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 Rees; 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."

_____

Jeovanna Rubio, TRMC
Assistant City Secretary

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Administration
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Kimberly Brawner, Assistant City Manager
CC:	Robert Ranc, City Manager
Intiated by:	Kimberly Brawner
Date:	March 11, 2025
Re:	Discussion regarding the Development Services Processes Evaluation (Brawner)

Action Requested:
Discussion regarding the Development Services Processes Evaluation (Brawner)

Background Information:
On July 9, 2024, the City Council executed a contract with Baker-Tilley to analyze the development process within the City of Celina. Their analysis focused on department structure, staffing, operations, and professional development. Baker Tilley completed both in-person and virtual meetings with staff and stakeholders. Three focus groups were created for builders, engineers & planners, and developers. Baker-Tilley also completed 10 individual interviews with various users. The participants in the individual interviews ranged from high users, school districts, and small business owners. Baker Tilley also met with 12 staff members involved in the development review and inspection processes. Staff completed multiple roundtable meetings to develop and review the process maps as the study progressed. The assessment identified several key findings and developed 27 recommendations. The recommendations focused on people, processes, policies, and technology. This presentation is a summary of their findings.

Legal Review:
NA

Supporting Documents:
1. Celina_Development Services_Permit Process Assessment_Updated Final Report 03.2025
2. Final Dev Process Review Study Presentation

Financial Consideration:
NA

Staff Recommendation:
NA



Permitting Process Assessment Project Report

March 2025

bakertilly

March 4, 2025

Ms. Kimberly Brawner, Assistant City Manager
City of Celina
142 N Ohio St.
Celina, TX 75009

Dear Kimberly:

Baker Tilly is pleased to transmit this project report that contains our analysis, assessment, and recommendations for improving development services and processes in the City of Celina. The goals set by the City included identifying opportunities to streamline development services, organization and processes, improving customer service, and identifying best practices to guide the recommended changes and improvements.

Since August, we have worked closely with you and Celina staff to review existing practices, prepare process maps for key development applications, assessed plans review, inspections, the Development Review Committee process, workload and staffing needed to achieve regulatory compliance across multiple City departments. Additionally, we assessed the use of technology and improvements to eliminate manual processes that will result in time savings for staff and applicants.

Baker Tilly's assessment of the development permitting process resulted in 27 recommendations that address organization and staffing, processes and policy, and enhancements to overall communication and transparency through technology upgrades.

Thank you for the opportunity to assist the City of Celina with this important project.

Sincerely,

Caitlin Humrickhouse, Principal
Baker Tilly Advisory Group

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Figure 1. City of Celina Organization Chart 9

Executive Summary

The City of Celina engaged Baker Tilly to conduct a comprehensive review of its development and permitting processes. This assessment aimed to identify opportunities for streamlining procedures, enhancing customer service, and improving overall efficiency. The review covered various stages of the permitting process, including intake, plan review, permit issuance, inspections, and project completion.

Baker Tilly's approach was thorough and multifaceted, involving interviews and focus groups with City leadership, staff, and customers. The team reviewed relevant policies, procedures, and departmental data, analyzed workload data and cycle times for project reviews, and developed process maps to visualize the development process.

Stakeholder engagement was a critical component of the assessment. Baker Tilly conducted interviews and focus groups with a diverse group of stakeholders, including City staff, developers, builders, planners, and engineers. These sessions provided valuable insights into the operational challenges and opportunities of those directly involved in the permitting process. The feedback highlighted the need for better coordination and communication, the impact of staffing levels on process efficiency, and the challenges posed by the current technology systems.

The report assesses the following areas of interest including organizational design, workload, customer experience, policy and procedure, technology, training and professional development and regulatory compliance. Key observations and recommendations are organized around the themes of people, process, policy, and technology. The assessment identified several key findings and 27 recommendations. A summary list of the recommendations is included as Attachment A. Baker Tilly’s analysis is organized into four primary areas of focus, as described below.

- People: Improved inter-departmental coordination and communication are needed to avoid conflicting plan review comments and enhance customer service. Insufficient staffing levels lead to process delays and inefficiencies. Recommendations include hiring additional planners, permit technicians, building inspectors, and IT support, as well as enhancing training and professional development opportunities.
- Process: Establishing uniform plan review times across departments is crucial to reduce delays. Ensuring consistent interpretation and application of codes and regulations will help streamline the process. Improved communication with applicants about changes to regulations and application requirements is also recommended.
- Policy: Clear and consistent policies and regulations are essential for efficient operations. Regular updates to the City’s ordinances and guidelines are recommended. Joint training sessions for plan reviewers and inspectors will ensure uniform understanding. City staff have recently initiated a weekly meeting to review the application of codes to ensure consistency.
- Technology: The MyGov system has usability issues and lacks integration across departments. Recommendations include fully investing in MyGov’s functionality or replacing it with a more effective system. Implementing artificial intelligence (AI) -based plan review systems and improving access to digital tools for inspectors in the field will enhance efficiency. City staff have recently initiated demonstrations of one or more AI systems to assist with streamlining and reducing cycle times for plan review.

This report provides a strategic plan for operational enhancements that will support Celina’s rapid growth and development. By addressing the identified issues and implementing the recommended changes, the City can improve its permitting processes, enhance customer service, and ensure sustainable development.

Introduction

The City of Celina engaged Baker Tilly to conduct an operational review of the City's development and permitting-related processes. This review includes intake, plan review (revisions and resubmittals), permit issuance, inspections and project completion in Celina. As part of this engagement, Baker Tilly has assessed cross-departmental and outside agency involvement in the permitting process from pre-application to project completion. Baker Tilly has examined the use of technology and documented workflow to identify opportunities for improvement.

As part of our analysis, we completed the following activities:

a) Conducted interviews and focus groups with City leadership, staff, and outside consultants who work within the permitting process;

b) Reviewed relevant policies, procedures, process details, and information available on the City's website and additional details clarified through discussions with City staff;

c) Reviewed and analyzed departmental workload data, cycle times of project reviews, and staff activities;

d) Developed observations and conducted analysis from these activities; and,

e) Developed recommendations for operational enhancements based on national best practices.

This approach developed a cohesive and diligent process to collect and analyze local insights and data to properly contextualize operations within the City with consideration of rapidly increasing development activity and key City priorities. This report seeks to assist the City in guiding operational enhancements that will have a meaningful impact and can support staff in their daily duties.

Background

The City of Celina is in the Dallas-Fort Worth Metroplex of North Texas, located between the major arteries of Preston Road to the east and the future Dallas North Tollway to the west. The majority of Celina is in Collin County, but some properties in the City are in Denton County. Celina had a population of 16,739 at the 2020 U.S. Census of population, and according to 2023 U.S. Census estimate, the City has experienced substantial population growth over the period. Between 2020 and 2023 the population of the City more than doubled to 43,317.

The City of Celina is currently the fastest-growing city in the United States for a city of its size (population of 20,000 or more), with a growth rate of 26.6%. According to the U.S. Census Bureau, this is 53 times greater than the overall U.S. growth rate of 0.5% in the same period. Using its current strategic plan, the City has prioritized responsible growth through development that leverages Celina's unique qualities. Additionally, the Dallas North Tollway's expansion through Celina will promote the potential for new business development and openings and thousands of new housing units. The City's growth is poised to continue at a meteoric pace.

Celina is known for its strong sense of community, quality education, and strategic location. As the City continues to experience substantial growth and development, it is essential to ensure that its permitting processes and operations are efficient, effective, and aligned with industry best practices. Baker Tilly was tasked with conducting a comprehensive operational review of the City's permitting process. This included examining the City's permitting processes and operations, covering aspects such as organizational structure; departmental and individual participation in the process; policies and procedures; technology utilization; stakeholder engagement; and customer service. This draft report includes Baker Tilly's analysis, findings and recommendations based on the assessment.

Demographic Information

The demographic profile of Celina is diverse and evolving. The population includes a significant proportion of young residents, with 5.4% under the age of five and 29.4% under eighteen. Additionally, 11.7% of the

population is 65 and older, indicating a balanced age distribution. The gender composition is nearly even, with females making up 46.2% of the population. Racially, the City is predominantly White (68.2%) but also includes Black or African American (6.4%), Asian (8.0%), and Hispanic or Latino (16.6%) communities. Notably, 14.5% of residents identify as two or more races; and 13.2% of the population is foreign-born, reflecting Celina's growing multiculturalism.

	2000	2010	2019	2020	2021	2022	2023	2024
Population	3,092	6,028	16,299	17,808	23,880	34,207	43,317	51,820
Rate of Change (Year to Year)	N/A	94.95%	170.39%	9.26%	34.10%	43.25%	26.63%	19.63%

Housing and Living

Celina boasts a high rate of homeownership, with 90.5% of housing units being owner-occupied. The median home value stands at $412,100, indicative of a robust housing market. The City comprises approximately 7,008 households, with an average household size of 3.05 people. Most of Celina's housing is single-family homes with an increased focus on subdivisions and planned communities. Celina attracts a family-oriented community with opportunities to access schools and green space.

Education and Economy

Education is a strong focus in Celina, with 96.6% of residents having at least a high school diploma and 53.4% holding a bachelor's degree or higher. This high level of educational attainment supports a skilled workforce, contributing to the City's economic vitality. The civilian labor force participation rate is 68.9%. While the base of residents is educated and generally more well-off, many of these folks work in neighboring areas within the Dallas-Fort Worth Metroplex. Anecdotally, those who work in the City cannot afford to live in the City, indicating that many of the local government workers, including professionals, teachers, firefighters, etc. work in Celina but live elsewhere.

Celina Strategic Plan

The following strategic goals are included in the 2024 – 2026 Celina Strategic Plan. Goals 1, 3, 4, 5, 6 and 9 provide guidance and insight for improving permitting processes and systems.

1. **Be the Life Connected.** Living a Life Connected. is about fostering long-term relationships with residents, visitors and businesses. Focus areas include policy decisions, governance, and partnerships that keep residents, visitors and businesses invested long term.
2. **Be the Unique City.** This goal aims to make Celina a top experiential city. This is accomplished by integrating tourism, arts, culture, heritage, events, and placemaking initiatives into the fabric of Celina, creating memorable experiences for residents, visitors and businesses alike. Through partnerships and community engagement, Celina is fostering creativity and connection and making our City a beacon of cultural vitality.
3. **Be the City of the Future, Connected to its Past.** Celina is built on the shoulders of innovative, forward-thinking leaders. In a time of unprecedented growth, Celina must have foresight to anticipate and plan for long-term challenges and opportunities. Focus areas include long-term and resiliency planning, vision development and risk management.
4. **Be the City Built on Public Safety.** Safety and security are two of the most basic human needs; and one of the biggest drivers of quality of life in cities. Public safety and emergency services are a strength, and we intend to fortify them.
5. **Be the City of Sustainable Economic Growth.** Economic development takes on many forms and with 78-square miles and a geographical position envied across North Texas, Celina can have it all. But how does Celina approach this growth to fortify the community? These objectives speak to finding a balance between economic prosperity and community development.

6. **Be the City of Innovative Infrastructure.** Efficient, reliable infrastructure is a necessity in a high-growth city. With limited resources and a high demand for new infrastructure, a pragmatic approach is required to adequately fund and develop infrastructure.
7. **Be the City of Small Business.** Celina is known for our small, local businesses; they are the heart of the community. Celina recognizes their importance to their quality of life and economic sustainability.
8. **Be the City that Shares Our Story.** Celina wants to share our story through what they say, what they publish, the improvements they construct and the things we do. Transparency is paramount to an educated community that fosters a sense of inclusivity and drives community engagement and participation.
9. **Be the City of Servant Leaders.** This goal focuses on strengthening Celina's proud tradition of selfless service to neighbors and the community. We will build upon Celina's legacy of service by continuing to strengthen and improve opportunities for volunteerism for residents and businesses alike. The City of Celina will also continue to build an organization of servant leaders committed to providing excellent customer service to residents, businesses, and stakeholders, ensuring that their satisfaction and well-being remain their primary focus in all interactions.

Methodology and Approach

The City of Celina engaged Baker Tilly to conduct a comprehensive review of the development and land use review and permitting processes and identify recommendations for improvement. The project began in August 2024 with a kickoff meeting attended by the Baker Tilly team and Celina's City Manager, Assistant City Manager, and other key City staff including the directors of Development Services, Engineering, Planning, and Public Works; the Building Official, Fire Chief, Fire Marshal, Commercial Permitting Manager, and the Public Services Analyst. Baker Tilly obtained information to inform our analysis and recommendations in this report through various activities shown below.

Baker Tilly's review of the City's permitting process included interviews with City staff and stakeholders; focus groups with developers, builders, planners, and engineers who have worked on projects in Celina; review of relevant policies and departmental data; facilitation of sessions to prepare process maps for both residential and commercial new construction; and a comparison with national best practices to identify ways to improve the City's current processes, communications, and the use of technology.

The analysis phase included the following elements:

- Conducted 12 employee interviews and 10 interviews with stakeholders, primarily from the development and building community and the Celina Independent School District (ISD) and Prosper ISD. We conducted three focus groups with over 30 members of the development, building, planning, and engineering sectors who do business with the City to discuss ongoing operations and observations about the City's development process, and obtain ideas for enhancements to processes and technology;
- Reviewed the City's policies, procedures, and permitting applications related to the development process, which included a review of the City's website and digital access to these materials by the public;
- Analyzed workload data for the Development Services Department to determine the volume of reviews conducted by staff, cycle times for reviews and permits, and customer interactions during projects;
- Assessed the current use of technology for land use and permitting applications by City staff for managing existing workload and customer service; and,
- Compared conclusions, key themes and observations from data gathering, engagement with City staff and applicants with national best practices.

These components and Baker Tilly's analysis allowed the team to conduct an effective assessment of Celina's Development Services, including, staffing, organizational structure, workload, processes and procedures workflow, and the use of technology and manual processes. We also developed an understanding of how key staff communicate within and across departments and with outside agencies to carry out key development services processes (intake, project and plan review, permitting, and inspections) and the tools used to manage the process.

Throughout this report Baker Tilly uses the following terminology: themes, observations and recommendations to structure the report.

1. **Theme:** A summary of common topics derived from interviews with employees and customers about permitting processes in Celina. The themes provide collective insight for understanding how City staff and applicants interact and communicate at key points during the process. The themes also provide important inputs for developing our observations and offer important thoughts for decision makers to consider.

2. **Observation:** A set of statements that reflects what Baker Tilly has learned about the permitting process based on our project activities, including interviews, informal discussions, review of pertinent background materials and resources, and meetings with the City's project team. Observations are the basis for supporting recommendations to improve or remedy current issues and impediments to development permitting workflow.
3. **Recommendation:** A proposed course of action to improve Celina's permitting process based on observations and best practices. Recommendations are set forth to help the City focus on key steps for realizing improvements and streamlining the permitting process.

Organization, Structure and Data

Celina Permitting Services Organization and Structure

There are four primary City departments involved in the application and approval process for development and land use permits. Each department has specific responsibilities in the process and are briefly described below.

1. **Administration**

   Administration plays an oversight role in the development approval process with key department heads such as the Development Services Director and Assistant Managers overseeing the City's development functions.

2. **Strategic Services**

   Geographic Information Systems (GIS) is a division of Strategic Services. GIS resources are used by the development community to obtain information about the physical environment which assists with decision making. Key functions performed by the GIS Division are zoning and land use, asset management, infrastructure planning, real time data for public safety, and community engagement through interactive maps.

3. **Development Services Department**

   Planning

   This Division oversees planning and zoning within the City. Planning staff review site plans, rezoning requests, variances, and subdivision plans to ensure they align with the City's comprehensive plan and zoning ordinances. Commercial permits and residential permits functions are within the Planning Division.

   Building

   This Division handles the issuance of building permits for commercial and residential projects. Staff of the Division review construction plans to ensure compliance with building codes and conduct build and trades inspections throughout the construction process.

   Code Enforcement

   This Division does not directly participate in the development review process but provides an important supporting role. Code Services has the necessary tools, codes, standards, and expertise to protect the health and well-being of Celina's residents and the environment.

4. **Public Works Department**

   Public Works is responsible for reviewing the technical aspects of development projects related to stormwater runoff and improvements in the right-of-way. This includes ensuring review of design and construction for development related infrastructure such as roads, drainage systems, and utilities that will be deeded to the City.

5. **Engineering Department**

   The Engineering Department is a key contributor in the development services review processes. Engineering reviews subdivision plats, private development engineering plans, and inspects construction to ensure that design of public improvements and infrastructure meets State and local codes, are built to proper standards and adheres to approved civil plans.

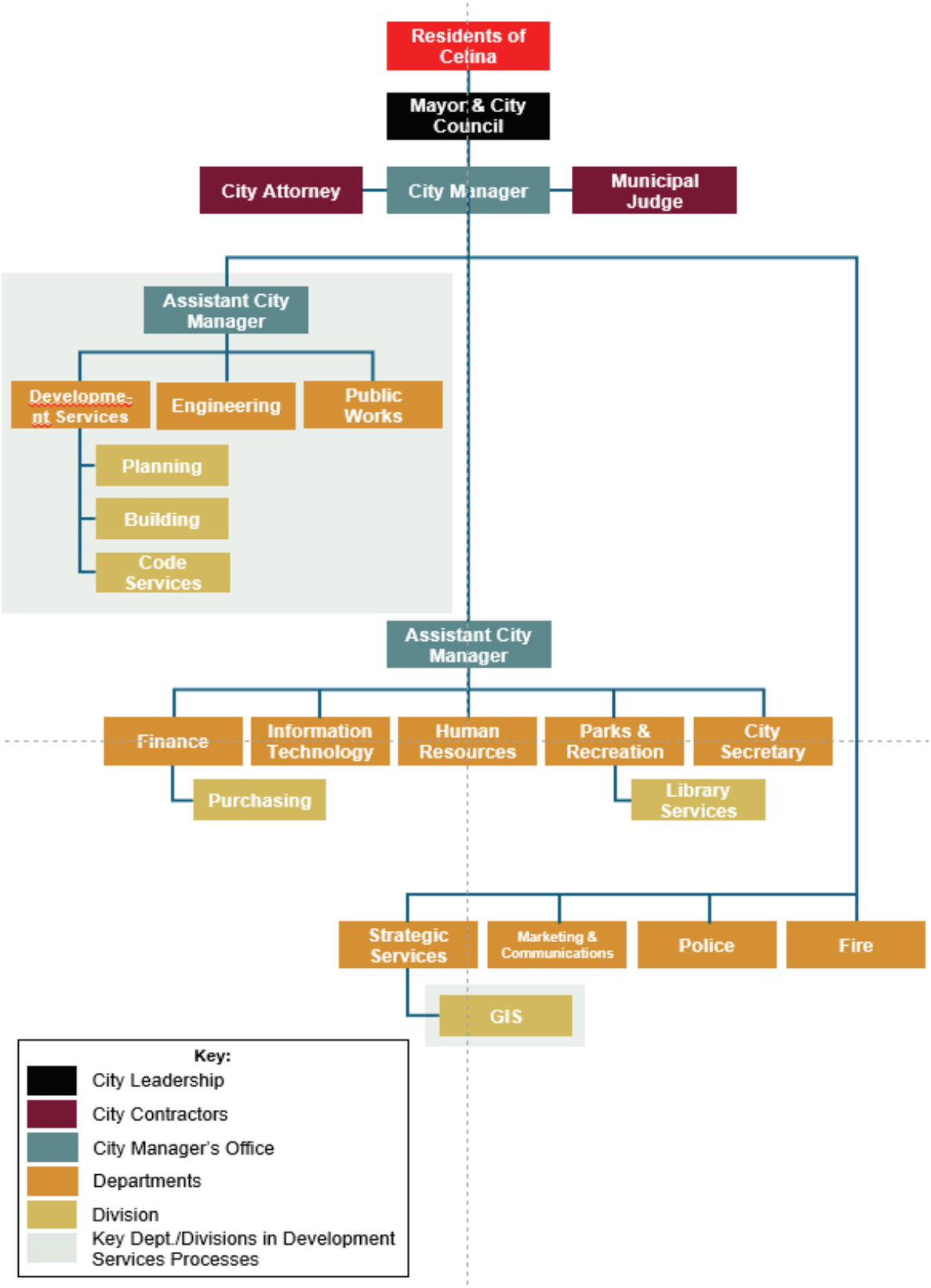
6. **Fire Department**

   The Fire Prevention Division reviews planning and building permits for fire safety. Fire Prevention is a key component of the development services pipeline, engaging with applicants at the start through the end of the journey.

Indirect support and involvement in the development and permitting processes are provided by the Celina Economic Development Corporation (EDC). The EDC is a dedicated nonprofit organization. EDC is governed by a seven-member Board of Directors appointed by the Celina City Council. EDC staff work to incentivize new business development in the City and encourage potential applicants to engage with city departments to understand how Celina's development happens and what to expect during the review, permitting and construction processes. The functional responsibilities represented above in the departments of Community Development, Public Works and Fire are typical of those found in most cities that staff and manage land-use and development permitting processes.

Figure 1 includes the existing organization structure for development and permitting services in Celina.

Figure 1. City of Celina Organization Chart



Staffing Levels

Throughout the stakeholder engagement phases of the project, Baker Tilly staff heard anecdotally from City employees and applicants that each group perceives the development permitting functions to be understaffed due to increasing application submittals and the resulting workload. Based on this prominent theme, Baker Tilly analyzed current staffing (positions filled and vacant), and budgeted staffing increases for Development Services and related departments in fiscal year (FY) 2021-22 and FY 2024-25. Budgeted positions were determined based on organizational charts provided by the City and included in the FY 2024-25 Adopted Budget. Filled positions were determined based on data received from the City's Human Resources Department for current staffing as of January 22, 2025. Changes in staff, that have occurred since this date are not reflected in this report. Public Works staffing counts are not included in the data charts below as there are few roles with direct participation in Development Services plan review.

Table 1 lists the positions within the Development Services Department, indicating the number of filled and vacant positions. Out of 36 positions, four are vacant. While not considered especially large, these four vacancies are rooted in critical functions with few redundancies in staffing to support the workload (e.g., both Building Plans Examiner and Chief Building Inspector roles are vacant). The Building Division had the largest share of personnel within the Development Services Department, representing 22 of the 36 positions listed below.

Table 2 lists the engineering-level positions within the Engineering Department, indicating the number of filled and vacant positions. These engineering positions have specific roles in the Development Review process. Some information regarding the personnel was difficult to obtain. Similarly, Table 3 illustrates the positions within the Fire Department that participate in the development review process, and the number of those positions that are filled and vacant.

Table 1. Development Services Department - Positions Budgeted and Filled

Department/Division	Position Title	Budgeted Positions (FY 2024-25)	Positions Filled (Jan. 2025)
Development Services	Director of Development Services	1	1
Planning Division	Director of Planning	1	1
Planning Division	Permitting Manager	1	1
Planning Division	Long Range Planning Manager	1	0
Planning Division	Planning Manager	1	1
Planning Division	Development Coordinator	2	2
Planning Division	Senior Planner	3	2
Planning Division	Planning Technician	1	1
Building Division	Building Official	1	1
Building Division	Assistant Building Official	1	1
Building Division	Permitting Manager	1	1
Building Division	Permit Technician	2	2
Building Division	Chief Building Inspector	2	1
Building Division	Building Inspector	11	11
Building Division	Senior Plans Examiner	2	2
Building Division	Plans Examiner	2	1
Code Services	Director of Code Services	1	1

Department/Division	Position Title	Budgeted Positions (FY 2024-25)	Positions Filled (Jan. 2025)
Code Services	Health Inspector	1	1
Code Services	Code Enforcement Officer II	1	1
	TOTAL	**36**	**32**

Table 2. Engineering Department - Positions Budgeted and Filled

Department/Division	Position Title	Budgeted Positions (FY 2024-25)	Positions Filled (Jan. 2025)
Engineering	Director of Engineering	1	1
Engineering	Sr. Civil Engineer	3	2
Engineering	Civil Engineer	3	1
Engineering	Engineer in Training**	1	2
Engineering	Construction Manager	3	2
Engineering	Sr. Construction Manager	1	1
Engineering	Sr. Construction Inspector***	2	4
Engineering	Construction Inspector	5	2
Engineering	Public Service Analyst	1	1
Engineering	Right-of-way Inspector	1	1
	TOTAL	**22**	**17**

***There is a discrepancy between the number of Engineers in Training (1) on City organizational charts and Human Resources provided staff counts (2).*
****There is a discrepancy between the number of Sr. Construction Inspectors (2) on city organizational charts and Human Resources provided staff counts (4).*

Table 3. Fire Department - Positions Filled and Vacant

Department/Division	Position Title	Budgeted Positions (FY 2024-25)	Positions Filled (Jan. 2025)
Fire Department	Fire Inspector/Captain	2	2
Fire Department	Fire Protection Specialist	1	1
	TOTAL	**3**	**3**

Table 4 outlines the FTE positions proposed for FY 2024-25 and changes from FY 2021. Over the past three fiscal years, all departments/divisions have grown. The Development Services Department and Engineering Department have shown the most notable FTE increases, with 13 FTEs and 9 FTEs, respectively.

Over the last few years, Celina has taken steps to review its staffing model and make adjustments to the number of positions when warranted. Table 4 shows the number of full-time staffing positions in the Development Services Department that were proposed in the FY 2024-25 budget, and the increases to those position allocations since FY 2021.

Table 4. Development Services and Related Departments - FTE Position Changes

Division	FTE in FY 2024-25 Budget	FTE Changes from FY 2021 Fiscal Year End Summary[1]
Development Services	36	23 (+13)
Engineering	22	13 (+9)
Fire	3	N/A
GIS	4	2 (+2)
TOTAL	**65**	**24**

In addition to the assessment of staffing, Baker Tilly also reviewed the skill levels along with license and certification requirements for Development Services staff to assess current staffing and skills with service delivery.

Skills Assessment

A knowledgeable and well-trained staff is critical for the provision of high-quality municipal services. Baker Tilly was tasked with analyzing staffing and professional development by reviewing professional development plans and a skills assessment. For the skills assessment, Baker Tilly looked at each staff position that is involved in Celina's development review process; and gathered data on the education, previous experience, and required licenses or certifications that are needed of candidates before they may be hired by the City. Appendix A includes a detailed listing of the required education, experience, and certifications by position within Development Services, Engineering, and Fire Departments.

Of the 20 positions listed in Appendix A, only one position description (Senior Planner) does not require a professional license or certificate; however, a significant amount of professional work experience is required for that position before a candidate is considered for employment with the City. Celina has requirements in place to ensure that its workforce possesses the knowledge, skills, and experience necessary to provide essential services to the public and safeguard City standards for development activity.

Table 5 summarizes the positions in the Development Services Department that require specific professional certificates or licenses and compliance with International Code Council requirements by the incumbent(s).

Table 5. Development Services and Fire Departments - ICC Certifications by Position

Position	Number of Positions	Meets ICC Requirements
Building Official	1	Yes
Assistant Building Official	1	Yes
Chief Building Inspector	**1**	Yes
Building Inspector	10	Yes, for nine incumbent staff
Senior Plans Examiner	2	Yes
Plans Examiner	1	N/A
Commercial Permitting Manager	1	Yes
Residential Permitting Manager	1	Yes

[1] Comprehensive Annual Financial Report - Fiscal Year Ended September 30, 2021

Position	Number of Positions	Meets ICC Requirements
Permit Tech/ Permit Tech – Residential Permits	2	Yes
Development Coordinator – Commercial Permits	2	Yes
Fire Protection Specialist	1	Yes

Several positions in the Engineering Department have a role in the development review process. All City of Celina technical engineering positions require either a Texas Professional Engineer's license, or a Texas Engineer in Training license. Table 6 lists the engineering positions in Celina that participate in the development review process, and if professional license requirements have been met.

Table 6. Engineering Department - Professional Licensing by Position

Position	Number of Positions	Meets Professional License Requirement
Director of Engineering	1	Yes
Senior Civil Engineer	2	Yes
Civil Engineer	1	Yes
Engineer In Training	2	Yes

Overall, City staff tasked with development review responsibilities are educated, experienced, and possess the necessary licenses or certificates needed to effectively carry out their duties.

Professional Development

While it is important to have a workforce that is experienced and educated, it is equally important to have an organizational culture that encourages continuous growth and learning. These activities keep employees informed about best practices, knowledgeable about current practices, and aware of emerging trends in their respective professions. The City's culture encourages and promotes the professional development of employees in many ways.

The Human Resources webpage indicates that work-related professional associations, memberships, professional certifications, licenses and continuing education, and tuition reimbursement are all part of the employee benefits package. This indicates a commitment to training and professional development of City employees. For some positions, the City provides incentive pay when employees obtain higher professional standards than are required by their position.

Each department maintains internal training budgets allocated for employee training, development and continuous improvement, Each employee is given a training allowance, and professional-level employees are encouraged to attend one professional conference each year with the costs paid by the City. Engineers, planners, and building officials have sufficient funding to attend a minimum of one conference annually, and several employees can attend multiple training opportunities each year. The City encourages its staff to actively participate in professional organizations. Internally, employee groups hold monthly lunchtime programs to educate their fellow employees on current issues of importance, while simultaneously providing staff with a forum to practice their public speaking and presentation skills.

Professional Progression Plans are in place for many positions, providing employees with a roadmap of the skills, experience, training, and licenses needed to advance one's career at Celina. Engineering, Public Works, and Development Services have established these plans as part of the succession planning effort.

As part of an employee's annual evaluation, an individual training plan is identified, outlining the training and licenses required for that individual to advance to the next higher level of employment. At an employee's annual evaluation, training needs and goals are identified and scheduled, as needed. While professional progression plans have not been formally adopted as a citywide practice, these plans assist employees with understanding what skills, knowledge, training, and professional licenses are needed before they can successfully compete for promotional opportunities.

Each year, the City offers all employees the opportunity to anonymously give feedback about their employment experience and provide suggestions for areas of improvement in the Employee Engagement Survey. The most recent survey was conducted in 2023. It had a high participation rate, with 92% of City staff participating in the survey. One element of the survey asked a series of questions regarding professional growth, and the employees gave the City high marks in this area. The majority of respondents agreed that they have continuous opportunities to learn and grow professionally, that the work they do is challenging, and that their career aspirations can be achieved at Celina. This speaks to a culture where employees are supported in their careers, are given work assignments that both challenge their abilities and help them grow professionally, and that employees can take advantage of growth opportunities that are presented in the City.

Workload Data

Table 7 details the number of applications received by the Building and Planning Division within the Development Services Department for the last four calendar years. Some information regarding the total number of applications was difficult to obtain. For example, the Planning Division was unable to provide a complete number of application estimates, as it receives many applications through email and has not implemented a data tracking system. For a detailed list of the application types classified as Commercial versus Residential please see Appendix B. The Building Division handled 17,485 residential applications, while the Planning Division processed 7,151 commercial applications, indicating a steady workload with an increase in recent years.

Table 7. Development Services Department - Applications Submitted, CY 2021-2024

Year	Applications Submitted
Building Division (residential)	
2021	4,101
2022	3,818
2023	4,247
2024	5,319
TOTAL	**17,485**
Planning Division (commercial)	
2021	1,394
2022	1,454
2023	1,835
2024	2,468
TOTAL	**7,151**

Table 8 details the number of applications accepted, permits issued, and Certificates of Occupancy (COs) issued for residential and commercial building applications over the past four years. The data show a high acceptance rate for the Building Division.

Residential applications have shown a steady increase in the number of submittals and applications accepted for review and processing over the last four calendar years, with 2022 showing a decrease in applications submitted, accepted, and permits issued. COs issued for residential applications have continued to rise year-over-year. Commercial building applications (submitted and accepted) have also continued to increase over the past four years. Issued permits and COs have varied, with a decline in COs in 2023 compared to previous years. It is important to note that not all applications submitted result in the issuance of a CO, which is required for occupancy of a residential or commercial structure, thus CO's will appear low compared to applications submitted and accepted. The top ten most common applications for residential permits include: Building New Single Family, Building New Single Family, Building Solar System, Building Roof, Building Pool, After Hours Inspections, Building Misc, Building Electrical, Building Plumbing, Building Shade Structure. The top ten most common applications for commercial permits include: Right of Way, Sign, New One Family Rental, Civil, Planning - Plat Submittal, Commercial Accessory Structure, Commercial Irrigation, Fire - Sprinkler, New One Family Rental, and Misc Commercial. Overall, the data reflects the Division's ongoing efforts in managing building applications and permits, with some variations in activity levels over the years.

Table 8. Development Services Department - Applications, Permits, and Certificates of Occupancy, 2021-2024

Year	Applications Submitted	Applications Accepted	Permits Issued	CO's Issued
Residential Building Applications				
2021	4,101	4,101	3,774	1,775
2022	3,818	3,818	3,104	1,952
2023	4,247	4,168	3,857	1,114
2024	5,319	5,333	5,017	2,676
TOTAL	**17,485**	**17,420**	**15,752**	**7,517**
Commercial Building Applications				
2021	1,394	1,394	818	91
2022	1,454	1,454	554	50
2023	1,835	1,814	806	243
2024	2,468	2,464	1,163	229
TOTAL	**7,151**	**7,126**	**3,341**	**613**

Note: Not all applications submitted result in the issuance of a CO, which is required for occupancy of a residential or commercial structure, thus CO's issued will appear low compared to applications submitted and accepted.

Table 9 shows the percentage of permits issued relative to the total applications received for residential and commercial building applications. Residential applications have a high issuance rate, averaging 90%, while commercial applications have a lower issuance rate, averaging 47%, indicating a steady issuance rate with a slight increase in recent years.

Table 9. Applications Received and Permits Issued, CY 2021-2024

Year	Total Applications Accepted	Permits Issued	Percent of Permits Issued
Residential Building Applications			
2021	4,101	3,774	92%

Year	Total Applications Accepted	Permits Issued	Percent of Permits Issued
2022	3,818	3,104	81%
2023	4,168	3,857	93%
2024	5,333	5,017	94%
TOTAL	**17,420**	**15,752**	**90%**
Commercial Building Applications			
2021	1,394	818	59%
2022	1,454	554	38%
2023	1,814	806	44%
2024	2,464	1,163	47%
TOTAL	**7,126**	**3,341**	**47%**

On an annual basis, both commercial and residential applications are subject to inspections as part of the construction approval process. Over the past three calendar years, over half the overall building inspections have been approved. As represented in Table 10, the average inspection approval rate is 54.2%, with a notable increase in the number of inspections conducted each year, reflecting the growing development activity in Celina. The CY 2021 to 2024 average totals do not include data for the entirety of CY2024, as the 2024 data only includes January through July, and the number of approved inspections for the remaining five months of the year was not provided for this analysis.

Table 10. Building Inspections Workload, CY 2021-2024

Year	Total Inspections	Inspections Approved	Percentage Approved
Building Inspections			
2022	70,672	35,810	50.7%
2022	70,672	35,810	50.7%
2023	83,306	47,726	57.3%
Jan-July 2024	51,681	N/A	N/A
AVERAGE	**71,399**	**38,685**	**54.2%**

Stakeholder Engagement

Stakeholder engagement involved three main components: employee interviews, customer interviews, and focus groups with key community stakeholders including builders, engineers, and developers. Each phase was designed to capture the perspectives and key characteristics of the stakeholders, ensuring that their positive experiences, insights into challenges, and suggestions for improvement were included in the overall observations and recommendations.

Summary Themes from Applicants, Customers and Staff

Baker Tilly conducted interviews and focus groups with applicants, customers, and City staff directly involved in the permitting process. These sessions aimed to understand departmental functions, staffing levels, and tracking systems, ultimately identifying common themes to inform our recommendations for improvement.

The key themes identified through the data collection and analysis are summarized below.

i. **Support for Development and Growth:** There are inconsistent perceptions about the policy and organizational support for development in Celina, particularly in terms of understanding the nexus between economic benefits of development and quality of life in Celina (i.e., expanded community services and new/improved public infrastructure are the direct result of funding generated by new development). Delays by the City in building public infrastructure improvements and high impact fees were common concerns expressed by applicants and customers.

ii. **Staffing, Workload, and Empowerment:** Current staffing levels are resulting in process delays and internal inefficiencies. Staff are cooperative and generally responsive but have high workloads, causing slower response times for applicant inquiries and site plan reviews. Consistent staff turnover (and the corresponding loss of institutional knowledge) and a four-day work week contribute to this issue, with staff occasionally working on days off to manage their tasks. Decision-making processes are often slow and centralized at higher levels as employees typically escalate decisions up the chain of command, leading to delays in project approvals and other inefficiencies.

iii. **Process Consistency and Efficiency:** Significant delays in the permitting and review processes are a major concern. Initial plan reviews typically take four to six weeks, with subsequent reviews requiring an additional two to three weeks each. These delays adversely affect project timelines and costs. Contributing to these delays are inconsistencies in the interpretation and application of codes and processes. Development applicants and customers have expressed frustration with unclear or overly stringent regulations and policies that often seem arbitrary. They frequently encounter new requirements introduced during the approval process, which they were previously unaware of, leading to extended review times and additional costs.

iv. **MyGov and Systems Efficiency:** Issues with the usability and integration of technology systems, particularly MyGov version 5.0, are prevalent. The MyGov update implemented in June 2023 is harder to use than the prior software version. MyGov users report it is not fully functional across departments, leading to out-of-sequence inspections, missed inspections, and other project delays. Submittals for Commercial Permits are submitted via email rather than through the online portal. Submitting applications and resubmittals with plans is often unsuccessful because file attachments are too large to upload. Other manual systems, such as tracking project status in Excel, are used to accomplish functions that MyGov could perform, resulting in timesaving that could be devoted to other work functions.

v. **Communication, Customer Service, and Coordination:** Poor communication and gaps in customer service are recurring issues. Delays in email responses and lack of proactive updates lead to frustration among customers. Customers reported they often feel like they are imposing when seeking help/answers to questions, and there are delays in receiving responses from City staff to phone messages and emails. Further, proactive

communication about changes to applications, requirements, etc. is inconsistent or ineffective at reaching customers. Staff have made efforts to place checklists and project packets on the City website, while Marketing and Building staff send out email blasts to the building community two months prior to process and regulatory changes take effect Despite the City's proactive communication tactics, customers reported feeling that they are not adequately notified about changes to application requirements before they apply.

vi. **Coordination between different departments is often lacking**: Poor communication leads to fragmented and inefficient processes. Conflicting requirements or feedback from departments adds to confusion and delays experienced by customers. Staff have expressed that MyGov does not currently meet their needs or have functionality to track projects.

Process Mapping

In conjunction with extensive stakeholder engagement, process mapping workshops were essential for understanding current Development Service operations and workflow, including applicant activities, staff reviews, decision points and key communication and customer touch points. Using a cross-departmental workshop to discuss and document key process steps (from pre-application to project completion) allowed staff participants from Development Services, Public Works, Engineering and the Fire Marshal's office to collectively identify process pain points and areas for improvement. These workshops included frontline staff, supervisors and managers from the divisions of Planning, Building, Engineering, and Fire Prevention, as they are the primary drivers of the processes. The as-is process maps, included as Attachment B, cover work steps, decision points, resubmittals and approvals from an initial customer inquiry to the issuance of certificates of occupancy.

City staff met to map as-is processes for two project types:

- Residential - New Construction
- Commercial - New Construction

The processes mapped were selected in partnership with Celina project sponsors and based on the volume of current projects and expectations for future staff demand. City staff were strong advocates of their process ownership, pinpointing areas where improvements could be made and identifying where efforts to streamline current processes have occurred or are underway. Development of the as-is/current state workflow yielded several important observations and findings.

Key Observations identified from the process map workshops were:

i. **Manual Processes.** Process mapping sessions illuminated the significant use of manual tasks to manage current workflows. This included reliance on Excel tracking sheets to track project status and organize internal responsibilities. Opportunities to use MyGov software to gather project status and tracking information could be a valuable tool to reduce staff time spent on manual tracking. Staff have expressed that MyGov does meet their needs for tracking capabilities.

ii. **Significant Reliance on Email Communications.** Currently most of the communication with customers and internally between staff occurs over email. Staff have a process for managing application status and intake through email which results in error, because of the volume of email that is received daily. Due to the reliance on email for follow-ups, status updates, and regular responses to application inquiries, staff spend significant time reading, replying to, and organizing emails. Finding opportunities for MyGov to process applications and manage communications, especially in the initial application intake stage could reduce staff time spent on email. In addition, understanding MyGov capabilities for pushing notifications to staff for projects ready for their review would eliminate human error and reliance on email communications. Staff expressed that push notifications can overwhelm inboxes and results in more rather than less work to check and recheck notification messages. In addition, staff expressed that MyGov does not work with Commercial Permits processes. MyGov relies on addresses to track projects, however, Commercial Permits does not typically have address information at the start of an application.

iii. **Ineffective Technology:** Process mapping conversations illuminated opportunities for improvement in the current process flow. Staff expressed concerns over the manual efforts required to enter information into MyGov and the lack of automatic tracking and notifications to staff and customers.

iv. **Key Process Owners:** Process mapping sessions showed that a few key process owners take significant ownership of project tracking and spearhead the administrative functions of the process. It is important that these high-level processes are understood by staff,

responsibilities are evenly distributed, and processes are documented and updated regularly to minimize breakdowns due to staff changes, vacations, or other absences.

Observations and Recommendations

As a preface to observations about and recommendations for Celina's permitting process, it is important to describe what embodies highly effective development permitting. In simple terms, people, policy, process and technology are the fundamental building blocks of a permitting process that – when optimized – performs effectively and efficiently in mutually supportive and productive ways that result in beneficial outcomes for the community and provide a satisfactory experience for all participants. The following summarizes the ideals of people, policy, process, and technology to which permitting processes aspire.

- ***People*.** A Celina team of dedicated, well-trained, supported, and empowered team members with a) an understanding of their role in and the mission of the permitting process (e.g., facilitating quality development in a timely and highly coordinated manner that results in a better community); and b) a mindset for excellence in internal and external customer service, efficiency, problem solving, continuous learning, and communication.

- ***Policy*.** Intentional, internally consistent, and mutually reinforcing sources of authority (i.e., policies and ordinances) that communicate expectations for development. These sources of authority should be aligned amongst Celina departments and divisions and represented to the public. *Policies*, such as Comprehensive Plans and Design Guidelines, are adopted by the local legislative body (e.g., city council) through *resolutions* or *other actions,* and are intended to guide decision making and achieve specific goals. *Ordinances*, such as Building Codes, Zoning and Subdivision Ordinances, and Engineering Design Standards, are adopted by the local legislative body typically to implement policy. These ordinances are binding and enforceable laws (more rigid than policies) intended to result in outcomes that uphold public health, safety, and general welfare, and are often called standards, codes, requirements or regulations.

- ***Process*.** Clear and efficient application intake systems, whether through MyGov or a different system, and well-coordinated plan review, permitting, and inspection processes. Processes are most effective when they consistently result in approved plans and built environments that are in substantial compliance with applicable policies and ordinances of the local government – and applicable laws and regulations of other public agencies. For Celina, process effectiveness will involve clear communication and the ability to meet cycle time expectations.

- ***Technology*.** Integrated technology that efficiently and effectively carries out the functional needs of processes for and between staff and customers, reduces or eliminates the need for manual activities and/or workarounds, and facilitates transparency of information, project status, performance, and communications.

With the preceding as context, the following four sections provide observations about, and recommendations for, Celina's permitting process.

People: Organization and Staffing

The following observations and recommendations are focused on development permitting organization and processes in Celina.

Observation A. **There is insufficient inter-departmental coordination and communication during the development review process.**

1) Lack of coordination between departments and divisions leads to conflicting plan review comments.

2) Lack of a staff coordinator (or practice/method integrated within the process) to review and address conflicting review comments leads to delays in approvals and issuance of building permits.

3) Inconsistencies in processes and communication across departments lead to delays and confusion. Customers receive different answers and process guidance depending on which City staffer issues comments and advice.

4) While staff are generally helpful, there are gaps in proactive communication and support, making customers feel imposing when seeking help.

5) Widespread staff dissatisfaction with MyGov version 5.0 contributes to inefficient communication and coordination during the development review process.

Recommendations

Recommendation 1. **Establish a standing monthly or quarterly communication (e.g., splash screen on MyGov or City website, City social media sites, newsletter, blog, listserv, etc.) to all permitting process applicants and staff to communicate new requirements, changes and updates.** It is best practice to provide notice about changes to forms, code and regulatory interpretations, and other pertinent news that affects development in the City of Celina. These regular public communications will ensure transparency with developers, contractors, and community members to ensure that relevant updates are shared via multiple media channels.

Recommendation 2. **Create a centralized communication platform to improve communication, coordination and information access between departments and with customers.** Celina should undertake a procurement process to replace MyGov with a proven system that maximizes communication, coordination, and information access for both departments and customers.

Observation B. **The Development Review Committee (DRC) is effective and opportunities to utilize it for maximum benefit and efficiency should be continuously assessed.**

1) Customers appreciate the information provided at DRC meetings and see it as an effective tool that could be refined and expanded to improve efficiency as opportunities are identified.

2) The terms “pre-application meeting,” “pre-development meeting,” “pre-submittal meeting,” and “DRC meeting” are sometimes used interchangeably, which confuses the applicant or potential applicant. For example, Pre-Application Meeting is referenced in Celina Site Plan Checklist and Celina Zoning (Rezoning/PD/SUP) Checklist; Pre-Development Meeting is referenced in Celina Planning Public Meetings Schedule - 2025, etc.

3) DRC lacks a clear source of authority in the City of Celina Zoning and Subdivision Ordinances that identifies purpose, intent, applicability, authority, and responsibilities. While

DRC functions are included in the subdivision ordinance, there is no mention of the DRC (role and function) in the Zoning Ordinance; and the DRC does not appear to be integrated (from a Code of Ordinances standpoint) within the larger system of review.

4) While the role of the DRC is formally practiced, there is not a clear link and guidance between the discussion and feedback from a DRC meeting and an applicant's next steps (e.g., plan resubmissions and approvals).

Recommendations

Recommendation 3. Select and use one term to reference the Development Review Committee (DRC) meeting to ensure consistent communication with applicants and customers. The current use of multiple terms for the DRC meeting/process (including "pre-application meeting," "pre-submittal meeting," "pre-development meeting," and "development review committee meeting") confuses applicants. Based on interviews, focus groups, and primary terminology in the Code of Ordinances and Commercial Permit Packet, Baker Tilly recommends the use of Development Review Committee (DRC) meeting (at which different activities occur – see below DRC Agenda recommendation).

Recommendation 4. Create and add a new Section 14.01.116 to Article 14.01, ADMINISTRATION to the City of Celina Zoning Ordinance. The new section should include the purpose, intent, applicability, authority, and responsibilities of the DRC. The section should also clarify provisions regarding the DRC in the Subdivision Ordinance to ensure consistency with the newly created section of the Zoning Ordinance.

Recommendation 5. Assess the need to amend the City of Celina fee schedule by establishing a fee for pre-application review by the Development Review Committee. The DRC provides value for both development applicants and the City, as preliminary feedback is provided that can facilitate a more efficient process. Sometimes, DRC is used by prospective applicants to "test the waters" of their project and, depending on feedback, the project may not proceed to a formal submittal. Recognizing that the City makes a significant investment staffing DRC, assessing the need to introduce a fee for DRC could be warranted to reinforce the value of staff time. The filing fee would be non-refundable; however, if a project application is submitted for full entitlement/permit, the fee could be applied toward the outstanding balance of the entitlement/permit cost.

Recommendation 6. Establish a standing agenda for the DRC that could include such items as the following:

a) Items for pre-application, pre-development, or pre-submittal review;
b) Applications for consideration and review status by the DRC members;
c) Review and discussion of Code interpretations;
d) Applications needing a third or subsequent round of review;
e) Items for process improvement or amendments; and,
f) List of required attendees.

Recommendation 7. Establish a public calendar year schedule for the Development Review Committee (DRC) for preliminary review (or conceptual review) applications. The DRC calendar could include the following information (or similar) so that the City of Celina functionally prioritizes:

a) DRC Information Submittal Deadline;

b) Consolidated DRC Staff Comments (on drainage, access, water, sewer, fire, etc.) Submittal Date;
c) Development Review Committee (DRC) Meeting Date;
d) Date Written Comments are Sent to Applicant; and,
e) Applicant Acceptance of DRC Written Comments (recommend that if applicant does not respond to DRC written comments within 10 business days of receipt, then it is assumed that the notes are accepted by the applicant).

Observation C. **Position vacancies and increasing workload cause workflow delays and lengthens processing cycle times.**

When considering current staffing and future potential hiring, the data analysis of staffing trends and feedback from stakeholder interviews reveal insightful considerations. Particularly, future hiring should be based on workload and projected development patterns, whereby the City adds staff based on existing goals and annual re-evaluation of staffing needs thereafter. The rationale for this approach is outlined as follows:

1) Based on hiring goals in the FY 2021-25 Adopted City Budgets, the Development Services Department and Planning and Building Divisions are currently understaffed by nine positions, including two vacancies. Current data from FY 2023-24 Budget indicates 27 filled staff positions with two vacancies. The adopted FY 2021-22 staffing target totals 30 positions, increasing to 36 positions in FY 2024-25. Note some difference in staffing figures can be attributed to GIS moving into Strategic Services, representing 3 staff members. While these three positions were not lost, they are no longer accounted for in Development Services staff counts. Additionally, the Engineering Services Department is allotted six positions for Senior Civil Engineer and Civil Engineer in the FY 2024-2025 budget and reported three vacancies. These Engineering Services staff increase the total staffing targets to 42 positions for FY 2024-2025. (Please reference Tables 1, 2, and 4 above for this data.)

2) Feedback received during interviews with City staff indicates that the Development Services Department and Planning and Building Divisions would benefit from up to 11 additional full-time equivalent (FTE) positions:

    - 1 FTE Principal Planner (focused on development agreements)
    - 2 FTE Senior Planners (focused on the pipeline of development applications)
    - 3 FTE Permit Technicians (to facilitate all dimensions and enhanced Development Review Committee functions (as included in Recommendations 6 and 7),
    - 1 to 2 FTE Building Inspectors (focused on inspections, in addition to training and office functions)
    - 1 to 2 FTE Building Plan Reviewers (focused on the pipeline of development review)
    - 1 FTE Information Technology Permit Technician (focused on supporting the technology used for development plan review and permitting, including MyGov and associated management reports).
    - Please note that the feedback did not include additional Engineering Services staff or relevant Fire Department staff.

3) If the City corrects the understaffing challenges and meets the FY 2024-25 hiring target, nine of the eleven positions noted in stakeholder interviews could be filled. This would leave two additional positions added to teams with high workloads plus three vacancies in Engineering Services for a total of five positions. Thereafter, the City should re-evaluate annual staffing trends and projected workload.

4) Staffing levels are also impacted by challenges caused by MyGov v5. Since migration from MyGov v4, Development Services staff have created various spreadsheets and other manual and paper-based workarounds to track the application and review status. The inability to use MyGov v5 slows down processes and overburdens staff with tedious tasks.

5) If the City meets its hiring targets and corrects the permitting software challenges – whether with MyGov or a different software provider – these changes can generate much-needed capacity and reduce staff burden. This in turn can reduce cycle times and improve customer service. If these two tasks can be accomplished, the City can re-evaluate its future staffing needs based on improved operations.

As a point of reference, comparisons to four cities in the Dallas-Fort Worth metroplex – Frisco, Garland, McKinney, and Plano – can be made to anticipate potential future staffing when Celina reaches full build-out. Both Garland and Plano have similar populations of 243,470 and 290,190, respectively, while Frisco and McKinney have current populations of 236,483 and 213,509, respectively, with Frisco increasing up to 330,000 at full buildout. Per the Celina Adopted Budget for FY 2024-25, Celina has a population over 42,000 within city limits and over 52,000 in its service area – and has a potential maximum buildout population of approximately 379,000 (per Celina 2040 Comprehensive Plan). Because Celina may need to continuously hire staff if development persists, these four peer cities can set potential benchmarks for future staffing levels. While staffing data is only one component of a complete peer comparison (others notably include growth projections, workload data, training programs, and technology efficiencies), Table 11 outlines staffing levels for the four cities, as presented in the most recent adopted budgets. Because the scope of work for this project did not include peer comparisons, the staffing data shown below is presented as a single element of comparison that should be supplemented with other relevant data to increase the accuracy of the analysis.

Table 11. Comparison of Budgeted FTE Positions with Frisco, Garland, McKinney, and Plano, Texas

Type of Development Pattern	*Rapid Growth*	*Under Development*	*Fully Built Out*		
Department	**Celina**	**McKinney**	**Frisco**	**Plano**	**Garland**
Building Inspections	25	59.5	39	41	16
Engineering	6	34.5	31	80	25
Planning	11	32	22	33	10
Total	42	126	92	154	51

Notes: For Celina, budgeted FTE positions for Building Inspections row includes Building and Code Inspections staff from Table 1. McKinney, Building Inspections row includes Building Inspections and Code Services staff, and the Celina Planning row includes Development Services and Planning staff from the FY25 adopted budget.
Source: Adopted FY25 City Budgets for Frisco, Garland, McKinney, and Plano (Texas).

With respect to potential future hiring in Celina, Garland is the closest peer comparison, based on population and staff size, that could be used to set thresholds for new budgeted positions. If Celina can fill and retain staffing for the 42 positions previously discussed, an additional nine positions across the three departments would be needed to achieve Garland's current level of budgeted FTE positions. Due to Celina's near-term pressures on employee capacity, these additional positions could be included in the City budget over the next one to three years. It is important to note, however, that Garland's staffing levels are lower than other peer communities because it is fully built out, which typically results in a lower volume of work for development services staff. As a result, the staffing levels for Garland should be considered as a

minimum for Celina. In contrast, the budgeted FTE positions of Frisco, McKinney, and Plano are far higher than Celina or Garland. Before selecting Frisco, McKinney, or Plano as peer comparisons for further staffing/FTE analysis, Celina should be judicious when increasing staffing in development departments to meet current demand to avoid over-hiring. When using a strategy of right-sizing staffing to meet demand, a key consideration should be the retention of institutional knowledge among individual employees that could be lost due to potential layoffs caused by over-hiring.

Recommendation 8. Hire new staff based on analysis of existing workload, staffing patterns, and anticipated increases in applications for residential, commercial, and industrial projects. This approach should adhere to existing hiring targets in the Adopted City Budget, incorporate optimized work activities through technology, and strategically assess staffing needs annually. This will help curb the turnover of staff and promote retention of existing staff.

People: Operations

Observation D. **The overall culture within the development permitting departments of the City is positive. Employees care about their role in customer service, are invested in their responsibilities facilitating development in Celina, and desire to improve the permitting process.**

Observation E. **The four-day work week leads to real and perceived customer service issues that include:**

1) Confusion calculating turnaround times. When turnaround times are conveyed in "business days," the calculation for Celina is different than other municipalities. For example, 10 business days in Celina means almost three weeks because there are only four business days in a City work week.

2) Staggered work schedules result in staff overlapping with one another and are not consistently available to coordinate or communicate with one another.

3) Staff attendance at DRC and other City meetings results in a less productive work week due to full schedules and a lack of available "free" work time for plan reviews during business hours, which often requires after-hours desk time.

4) Plan resubmittals and applications received by commercial permitting technicians in the latter half of the work week will often not be acknowledged until the following week.

5) Various schedules and working hours across departments can be confusing for customers. City Hall is open 7:30 am to 5:30 pm Monday through Thursday; however, individual departments and divisions have differing schedules.

Observation F. **Inadequate time, focus, and resources exist to provide professional development and training for staff.**

Observation G. **Communication issues between Fire and all other departments cause delays in the completion of reviews by Fire Marshal staff. This is primarily a technology issue caused by insufficient workflow assignment routing in MyGov.**

Recommendation 9. Establish a Development Review Committee customer service charter that outlines expected response times and service standards. This should include refining and/or reinforcing standards for timely *acknowledgment* of emails (e.g., within one business day), noting that a full response to the inquiry may occur at a later, date-certain time.

Recommendation 10. Introduce regular customer feedback mechanisms to continuously improve service quality (e.g., Happy or Not system for in-person and online interactions).

Recommendation 11. Develop a comprehensive professional development and training matrix to identify the type, frequency, source, and cost of internal and remote training for staff by position. Internal training should address review procedures and use of MyGov, and interpretation/application of policies to ensure consistent application of polices and regulations among all staff. External training should address customer service and a range of professional development topics.

Policy: Regulations and Compliance

Observation H. **Multiple sets of regulations with different timelines and staff reviewers are needed for approval of development applications, including one or more review processes, and compliance with adopted subdivision regulations. While compliance with City codes and regulations is adequate, review processes lack cycle time monitoring and clarity.**

Observation I. **Celina has multiple regulations that are applied to development applications (depending on application type), at various points in the review process. The existence of multiple sets and codes that govern development review and approvals is the standard, many municipalities have also adopted unified development codes. The unified code would combine the separate Celina codes into a single document, as listed below:**

1) Subdivision Regulations –Includes preliminary and final plats, public improvements and public facilities.
2) Zoning Ordinance – Includes land use regulations and site development standards for architectural design, landscaping, tree preservation, fencing, screening, parking and lighting.
3) Building Regulations – Includes construction codes and standards for residential and commercial buildings and trades (electrical, mechanical, plumbing, and HVAC).
4) Fire Prevention Codes and Ordinance - Regulations for commercial systems, fire suppression, underground fire mains, etc.

Observation J. **Complex regulations, policies and processes are difficult for even experienced applicants to navigate. There is inconsistent interpretation of zoning, building, and fire codes. Process clarity regarding the order of steps and approvals is often unclear, even after meetings with staff/DRC.**

Observation K. **Celina staff lack standard operating procedures for informing applicants about changes to regulations, applications and development procedures using the web and multi-media notifications.**

Recommendation 12. Ensure that a source of authority exists for all policy and code requirements related to decisions and actions for development permitting plan review comments and inspection comments. Regularly occurring omnibus updates to the City of Celina Zoning and Subdivision Ordinances should be based on issues and documented interpretations by the Director of Development Services per Section 14.01.204 of the Zoning Ordinance.

Recommendation 13. Prepare and maintain digital logs of Zoning and Subdivision Ordinance interpretations. Digital logs are handy and useful reference tools for staff and applicants, and for directing ordinance updates.

Recommendation 14. Require reconciled and internally consistent plan review comments before consolidated comments are returned to an applicant.

Recommendation 15. Assign responsibility for identifying conflicting plan review comments to the planning case manager. The review should occur prior to sending plan review comments to an applicant. Additionally, the planning manager should have sufficient authority to determine how conflicts should be resolved (either in discussion with the applicable reviewers or during a Development Review Committee meeting).

Recommendation 16. Implement joint training sessions for plan reviewers and inspectors to ensure uniform understanding and application of codes and interpretations issued by the Development Services director.

Process: Application Intake, Plan Review, Permitting and Inspections

Observation L. **Overall process cycle times are undefined.**

Observation M. **Long review and permitting timelines occur due to a first-in-first-out assignment queue.**

Observation N. **Inspection results frequently conflict with approved plans, due to lack of communication between plan reviewers and inspectors.**

Observation O. **Inspectors have difficulty accessing complete plan sets in the field, causing difficulties in the inspection and correction process and contributes to inconsistencies that negatively impact customers and completion cycle times. The process for accessing plans in the field is cumbersome and time-consuming. Inspectors can't open some documents on their iPads, which results in inspectors not reviewing approved plan sets and relying on what they see in the field and the Building Code. When approved plans are combined into a single digital document, inspectors are not able to view specific tabs, bookmarks or individual files pertinent to the inspection (e.g., architectural plans, plot plans, etc.).**

Recommendation 17. Provide clear, written guidelines and FAQs to help customers navigate application and regulatory requirements.

Recommendation 18. Include revision dates on all online checklists, forms, and resources to ensure that customers are using the most recent version.

Recommendation 19. Prepare a schedule of uniform plan review times that apply equally across every department involved in permitting (e.g., 10 days for first plan review, 5 days for second and subsequent reviews, etc.).

Recommendation 20. Investigate AI-based plan review systems to determine appropriateness for Celina. To accomplish this, consider preparing and issuing a Request for Expressions of Interest (RFEOI) to receive information from vendors of AI-based plan review systems.

Recommendation 21. Improve training and communication between inspectors and plan reviewers to resolve discrepancies between inspection correction notices and approved plans.

Recommendation 22. Ensure inspectors have access to approved plan sets and relevant information in the field.

Technology: Support and Functionality

Observation P. **Use of MyGov 5.0 was highlighted as an area needing improvement or replacement with another system, with issues in usability, integration across departments and other issues, as noted:**

1) Lack of MyGov support from the Information Technology Department and/or designation of an appropriate City employee as the administration's permit processing technology product owner.
2) Individual product support tickets to MyGov for addressing issues can take up to three weeks to complete. Tickets are resolved sequentially, not concurrently; however, this is not unusual.
3) Lack of documented product roadmap and/or lifecycle that documents MyGov's development.
4) Not all departments use the MyGov system.
5) Online application submittal issues, for example, if a customer selects the wrong permit type, the customer must force-restart the permit application.
6) Lack of understanding between current product functionality versus desired enhancements.
7) Applicant issues with document submission and resubmittal.
8) Website videos and instructions are insufficient.
9) Multiple manual processes are used by City staff for various reasons due to the lack of functionality of MyGov, v5.
10) Resubmittal of plans is done through email rather than MyGov.
11) Multiple MS Excel spreadsheets are used for tracking and reporting the status of commercial and residential permits.
12) Time tracking is not used to track task-related cycle times.
13) New application submittals are sent via email from Commercial Permits to Plan Review teams and placed into a folder created in the plan drive.
14) Internal routing process is managed through email for Commercial Permits.
15) Fee calculations are manual.

Commercial projects are manually entered because addresses are not assigned at application/project intake. Throughout our interactions with the City of Celina staff, a common point of contention was the ongoing lack of usability regarding the legacy MyGov system. Per City staff, this system lacks critical functionality, system support, and many other necessary items to support the City's Development team as the community continues to experience rapid growth and activity.

Furthermore, the additional frustration voiced by City staff involved the decrease in product usability from the most recent version update of the software. From commentary provided by staff, this update was completed with minimal technical support (neither from internal staff nor from the vendor) and led to an ongoing diminished experience from the City's end users.

Due to this prolonged poor experience with MyGov, the City has expressed a strong desire to transition to a new permit processing technology. In furtherance of this desire, City staff have undertaken efforts to identify products/systems that can support the City's permitting needs and have completed a preliminary gap analysis to further identify and clarify deficiencies within the current MyGov system and its desired replacement.

Prior to further refinement of the aforementioned gap analysis and acquisition of a replacement permit processing technology, a representative within the City's Information Technology (IT) Department or someone within the administration who displays a strong aptitude for technical project/program management should be assigned as the City's permit processing technology product owner. This designation will remove the administrative burden from the development team and provide the anticipated new system with much-needed day-to-day oversight (e.g., report development/processing, maintaining dialogue with the vendor, ensuring upkeep and refinement to the system). Following the identification of the individual responsible for oversight of the system, this product owner should maintain primary oversight for facilitating the completion of the existing gap analysis.

Once the needs assessment is complete, the City's product owner should conduct a cursory review of desirable permit processing systems to understand if other available systems would meet all or most of the City's needs documented in the prior assessment. If the City's product owner is satisfied with the available systems, the City should issue an RFP for the acquisition of a new land management system to replace MyGov (assuming appropriate funds have been allocated). This RFP should include content from the needs assessment and incorporate extensive insight/context regarding the City's technological environment and current and future development patterns. Please be advised that many of these systems utilize cooperative procurement opportunities that can allow the City to forgo the RFP process and expedite the replacement of MyGov.

Once the procurement document has been solicited and all bids have been received, the City's evaluation committee (which, at minimum, should incorporate representatives from Development, Finance, and Information Technology) will review the proposals and create a ranked shortlist of responses. Once the shortlist has been compiled, the evaluation committee should complete product demonstrations for each remaining vendor. After the demonstrations are completed, the evaluation committee will select the final vendor and begin contract negotiations.

Following completion of the procurement process, product implementation should begin. This implementation should be heavily structured/cadenced and led by Information Technology (ideally, the product owner is within IT and should assume primary responsibility for product implementation). During this phase, it is highly important to limit product customization outside the ordinary scope of the product. Excessive product modification limits product support from the vendor and creates unnecessary complexities when managing the new system.

Once the product is implemented, it is exceedingly important that the new system's product owner and leadership within IT maintain the product. Updates and enhancements to the new system should be monitored and implemented by IT staff. In addition, IT and Development staff should meet with the new vendor at a specified cadence to understand future product enhancements and its overall lifecycle.

Recommendations

Recommendation 23. Assign or recruit a designated individual in the IT Department to serve as the vested permit processing technology system product owner for the City. This employee would oversee appropriate product improvements/updates, serve as the sole point of contact between the City and the new system vendor and function as the City's subject-matter expert for utilizing the permit processing system.

Recommendation 24. Prepare and distribute a formal procurement document to identify and acquire a new permit processing technology system. This must be a proven system used effectively by other cities in the region that can be successfully supported within the City's available resources.

Recommendation 25. Ensure all departments with a role in development review have access to and are using the same system for plan review permitting and inspections.

Recommendation 26. Develop standard operating procedures for staff and customers to ensure accurate and optimal use of the newly acquired permit processing technology system.

Recommendation 27. Provide training for staff and customers on effective use of a newly acquired permitting system.

Attachment A — List of Recommendations

Recommendation 1. Establish a standing monthly or quarterly communication (e.g., splash screen on MyGov or City website, City social media sites, newsletter, blog, listserv, etc.) to all permitting process applicants and staff to communicate new requirements, changes and updates. 22

Recommendation 2. Create a centralized communication platform to improve communication, coordination and information access between departments and with customers..... 22

Recommendation 3. Select and use one term to reference the Development Review Committee (DRC) meeting to ensure consistent communication with applicants and customers.23

Recommendation 4. Create and add a new Section 14.01.116 to Article 14.01, ADMINISTRATION to the City of Celina Zoning Ordinance..... 23

Recommendation 5. Assess the need to amend the City of Celina fee schedule by establishing a fee for pre-application review by the Development Review Committee. 23

Recommendation 6. Establish a standing agenda for the DRC that could include such items as the following: 23

Recommendation 7. Establish a public calendar year schedule for the Development Review Committee (DRC) for preliminary review (or conceptual review) applications. 23

Recommendation 8. Hire new staff based on analysis of existing workload, staffing patterns, and anticipated increases in applications for residential, commercial, and industrial projects. 26

Recommendation 9. Establish a Development Review Committee customer service charter that outlines expected response times and service standards. 26

Recommendation 10. Introduce regular customer feedback mechanisms to continuously improve service quality (e.g., Happy or Not system for in-person and online interactions). 27

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Recommendation 23. Assign or recruit a designated individual in the IT Department to serve as the vested permit processing technology system product owner for the City. 30

Recommendation 24. Prepare and distribute a formal procurement document to identify and acquire a new permit processing technology system. 31

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Attachment B — As-Is Process Maps

As-Is Workflow Process Maps

Introduction

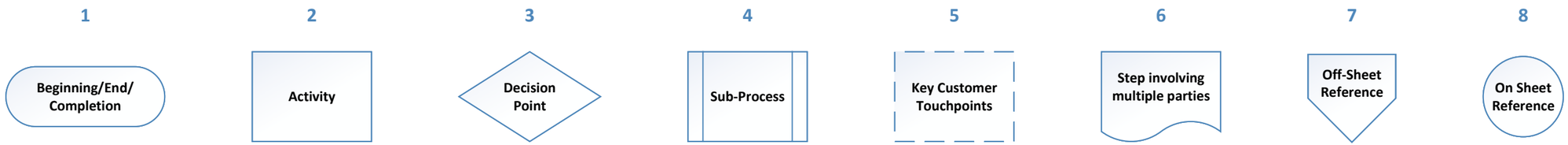
A process map series is a visual guide that outlines the steps involved in various procedures, helping users understand and navigate complex workflows. It works by breaking down each process into clear, manageable stages, providing detailed instructions and identifying key personnel involved. This approach ensures consistency, efficiency, and compliance with regulations. The impact of using process maps includes improved communication, streamlined operations, and enhanced overall productivity. Maps are meant to align departments on their shared coordination and communication, highlight inefficiencies, and track use of technology in the process.

The following process maps were prepared through a series of process mapping workshops with Celina staff and Baker Tilly in October 2024. The "as-is" maps depict current process steps across key divisions and key phases of the process.

Map 1 – Residential New Construction
Map 2 – Commercial New Construction

Each process map includes some or all of the following symbols: 1) the oval denotes the beginning, end or completion point in a process; 2) the square represents a process activity or step; 3) the diamond is a decision point; 4) the picture window represents a sub-process and has additional activity steps and decision points that are not shown on the process map; 5) an activity or shape with a dashed line signifies a key customer touchpoint; and 6) the banner is a process step that involves more than one party. 7) the pentagon is an off-sheet connector that links a process step to a step on another page; and 8) a circle indicates an on-sheet reference.

Process Map Symbols

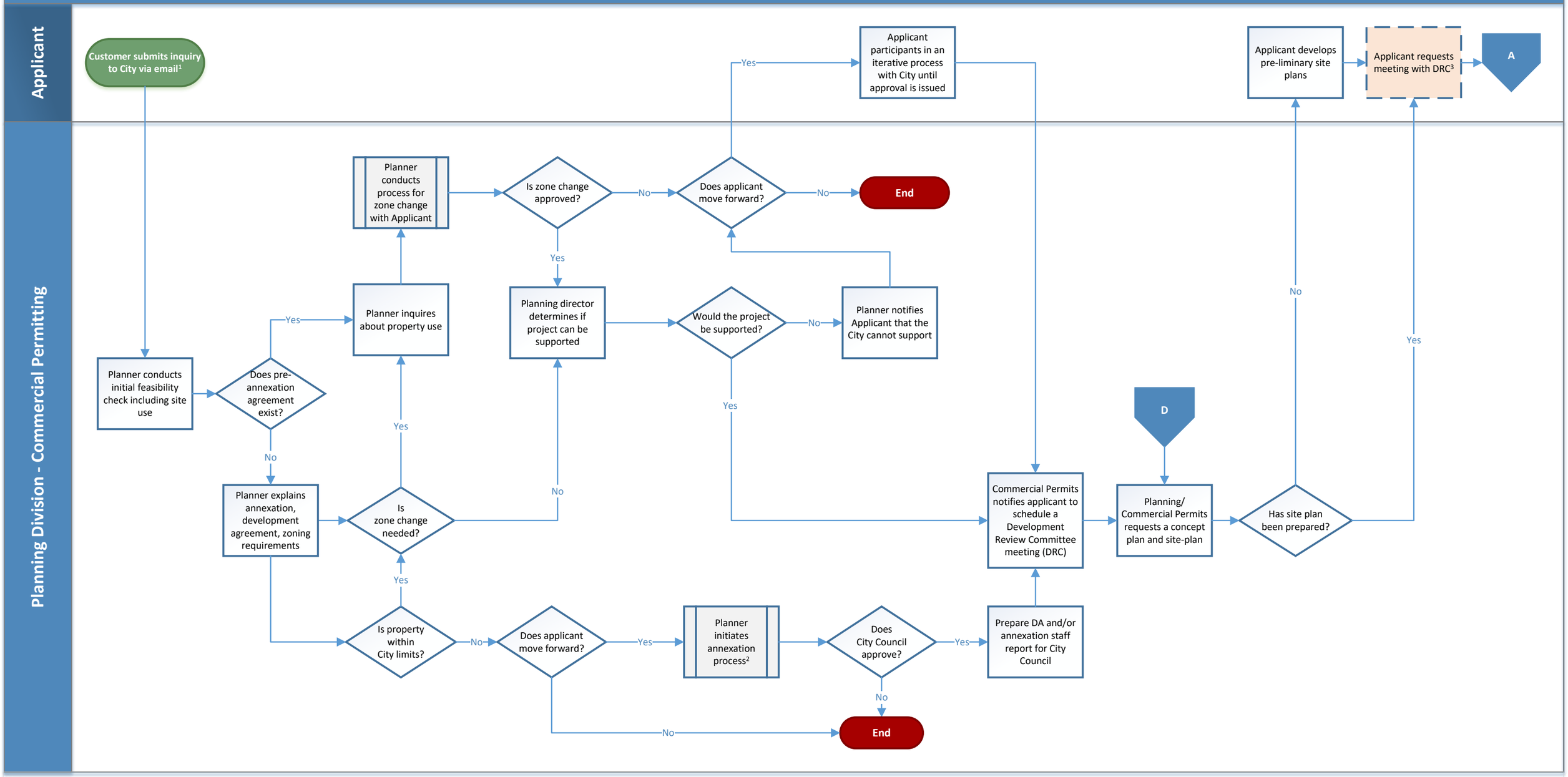


Legend

- Green Shading — indicates predevelopment review process.
- Blue Shading — indicates concurrent plan reviews conducted by all required reviewers, per pre-established workflows.
- Orange Shading — indicates a workflow managed by email.
- Yellow Shading — indicates a workflow that involves MyGov.
- Gray Shading — indicates a sub-process.
- Purple Shading — indicates a manual tracking process.

Residential New Construction Workflow (Map 1 – Page 1 of 9)

Pre-Application



Notes

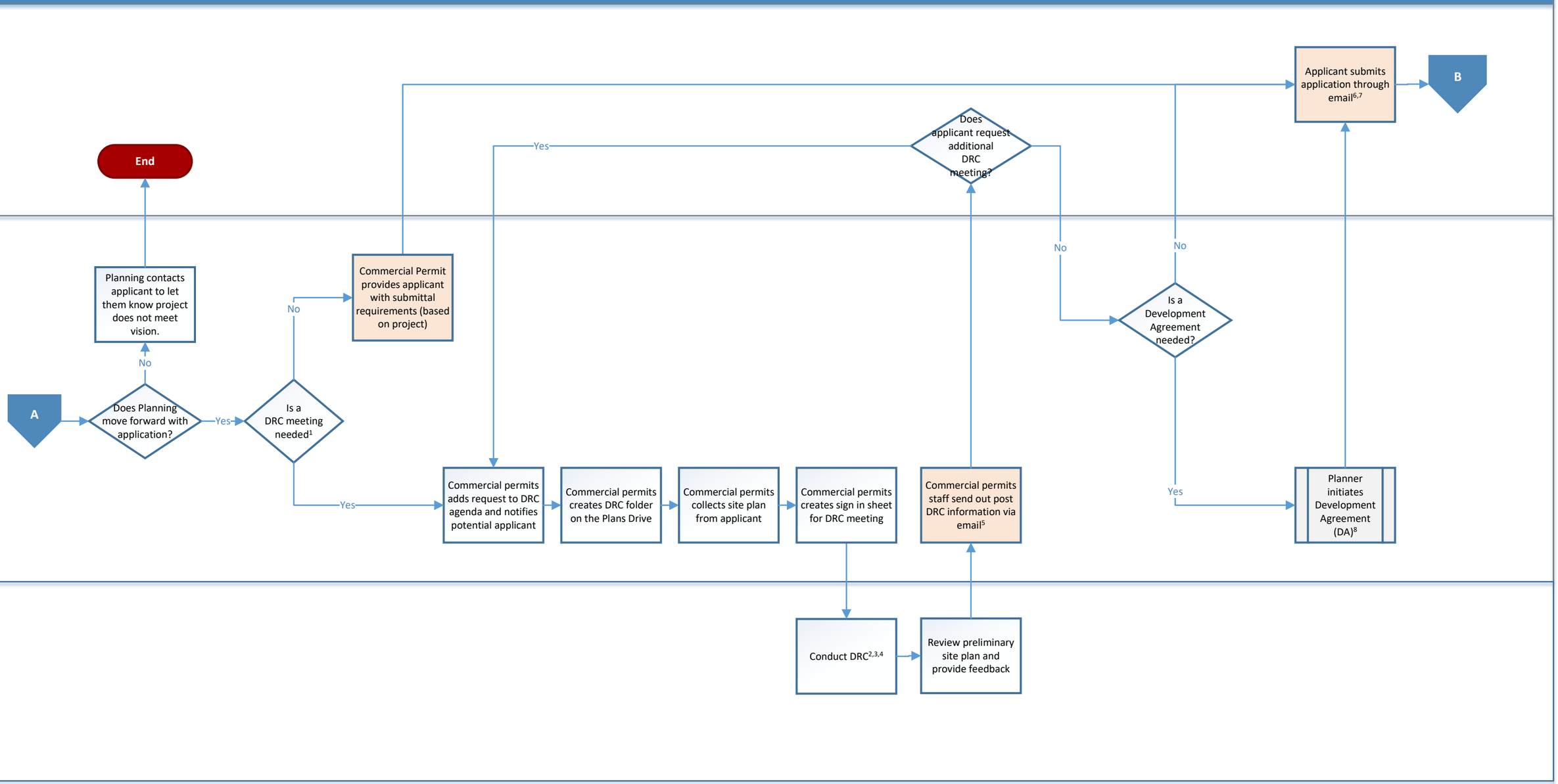
1. Initial project interest may come to a variety of departments, however, planning questions should be directed to Planning/Commercial Permits.

2. At this point, many applicants do not move forward in the process. However, if they do, the applicant will need to develop a Development Agreement and begin the Annexation process.

3. Some applicants may be asked to request an additional DRC meeting if original meeting did not have well developed site plans. Second DRC meeting is meant to provide more concise direction and advice for the project.

Residential New Construction Workflow (Map 1 – Page 2 of 9)

Development Review Committee



Notes

1. DRC meetings are not always warranted, customers reach out to planning@celina-tx.gov to determine if a DRC is required.
2. Customer must come to DRC with preliminary site plan. Some applicants come with more developed site plans than others. The more developed the site plan the more specific commentary departments may provide.
3. Departments included in a DRC vary but generally representatives from Planning, Building, Engineering, and Fire are present.
4. These meetings help identify pertinent information such as zoning, site and building design, access points, utilities, drainage, neighboring property plans/projects, the process, fees, and more. These meetings take place in person at the Annex Building located at 112 N. Colorado Street and are held every Wednesday morning between 9:00 am to 12:00 pm.
5. DRC follow-up includes attendance sheet, DRC checklist, contact information, application template.
6. Commercial projects cannot be applied for through MyGov. Submittal team creates each project in MyGov.
7. Applications are accepted based on next steps provided from the DRC. (For example: site plan or separate submittals of Civil, Plat and Building)
8. If a Development Agreement is needed, the applicant will submit a formal application to commercial permits, deal points will be negotiated between the applicant the city.

Residential New Construction Workflow (Map 1 – Page 3 of 9)

Planning Application Intake

Applicant

Planning Division - Commercial Permitting

B

Commercial Permitting Staff receive submittal via email

Commercial permits conduct initial completeness check[1]

Is DRC review complete?

No → D

Yes

Is application submittal complete? Can project be accepted?[2]

No → Commercial permits requests additional information via email

Commercial permits tags email/submittal as incomplete

Commercial permits files email in Commercial Submittal folder in Outlook with a 3 day rejection

Submit additional requested information

Commercial permits checks newly submitted information and determines completeness

Is application submittal complete?

No → (back to Commercial permits requests additional information via email)

Yes

Commercial Permitting moves application to commercial submittal folder from inbox

Commercial Permitting claims file via email

Commercial permits creates plans drive subdivision, phase, and project folders

Commercial permits creates MyGov location record for project

Commercial permits creates project on excel tracking spreadsheet with applicant contact information

C

Commercial permits route project to departments for review

Commercial permits assess application and plan review fee and creates invoice in MyGov

Commercial permits forwards applicant project ID and fees due via email[3]

Notes

1. Some applicants may submit without conducting a DRC, if this occurs Commercial Permits will route them back to a DRC meeting.

2. Commercial permits does research to determines if DRC has been completed and all information for the project request has been received (application, construction documents, etc.) Consults DRC next steps to ensure applicant is following the path laid our for the proposed project.

3. Move all associated emails to the sent folder.

Residential New Construction Workflow (Map 1 – Page 4 of 9)

Site and Civil Plan Review

Applicant

Applicant receives comments and makes revisions

Applicant resubmits revisions with response to comments to Commercial Permits

Planning Division - Commercial Permitting

Commercial permits receive plan review comments[3]

Commercial permits adds comments to internal folder as they are received

Commercial permits update internal folder and excel tracking spreadsheet

Have all comments been received?

Yes

Commercial permits change status to "Send Comments" on excel tracker

Commercial permits send combined comments to applicant via email[4,5,6]

Commercial permits updates excel tracker to "awaiting resubmittal," date last worked, and comments column

No

Send email to remaining departments requesting comments[7]

Is resubmittal complete with

No

Commercial permits request additional information from applicant

Commercial permits marks email as sent for response and moves email to resubmittal folder

Yes

Commercial permits creates resubmittal folder in plans drive

Commercial permits claim resubmittal in Outlook

Commercial permits updates MyGov status for reviewing departments

Commercial permits updates excel tracker

Commercial permits applies 4th and following fees (if applicable)

Commercial permits routes revision to the departments with outstanding comments

Commercial permits notifies applicant that their project is in review[8,9]

Commercial permits receive approvals, update excel, update MyGov, assignment of next steps

E

C

Reviewing Departments (Building, Planning, Health, Engineering, and Fire)

Receive plans and assign to case manager[1]

Case manager reviews plans and creates comments[2]

Case managers add comments to MyGov and send to commercial permits

Each department has a separate internal process for assigning/completing plan review.

Case Managers receive and review revised plans

Are plans approved?

Yes

Case manager enters approval in MyGov

Case manager notifies commercial permits of approval via email

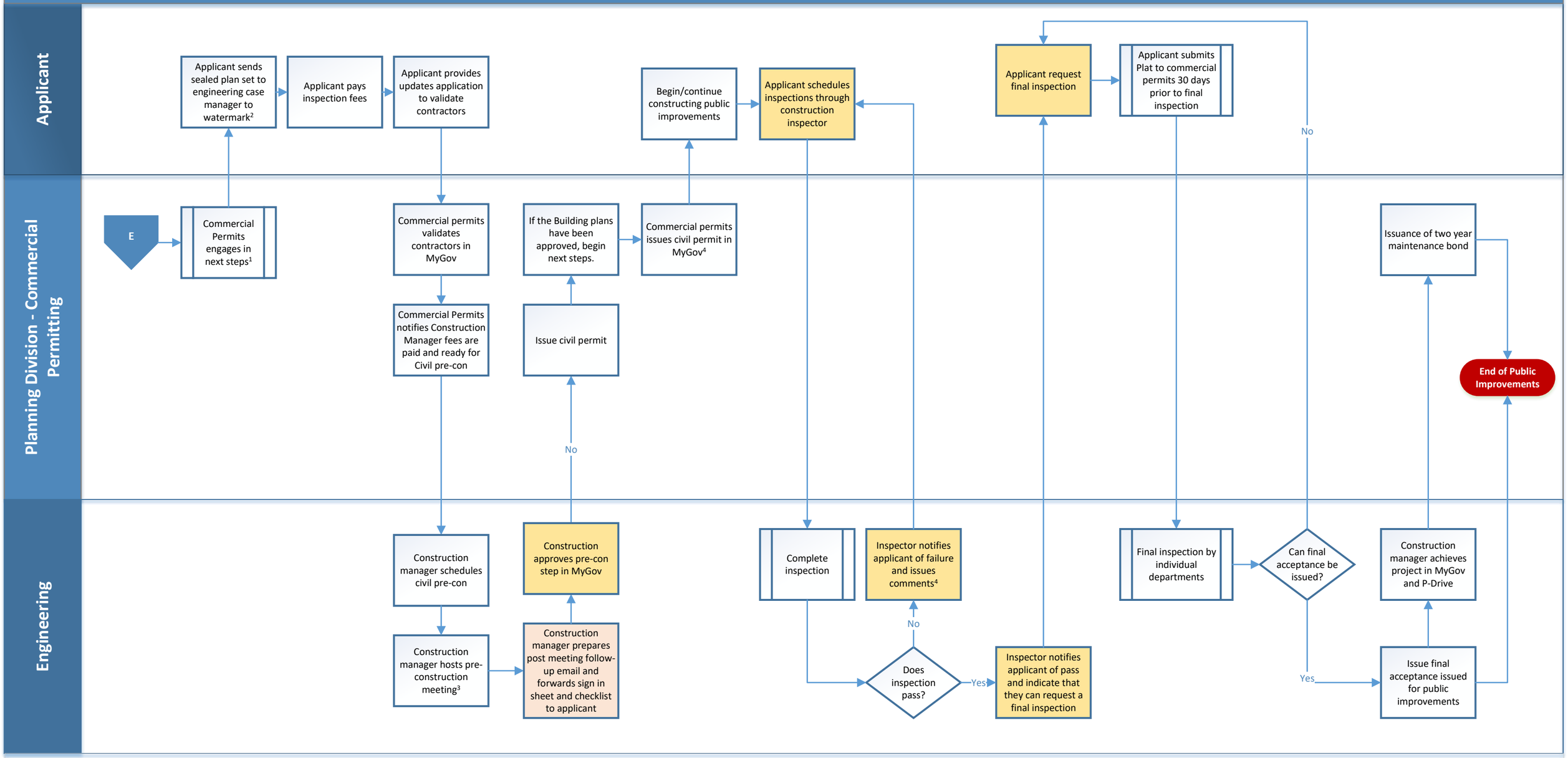
No

Notes

1. Planning tracks projects on their own project tracking list.
2. Engineering and Planning Case Managers review draft comments with Director prior to publishing comments.
3. Comments are gathered entirely over email. They are tracked from either one off emails from departments, replies to the original routing email, or through replies to the Monday weekly email.
4. Comments are sent out on Fridays. Comments are sent through out the week, or at worst on Fridays. Reviews takes approximately 20 days.
5. Email includes directions for resubmittal and directions to contact Case Mangers via email or set a meeting to discuss comments if needed.
6. Planning team sends plat and site plan comments.
7. If applicants request updates, Commercial Permits will inquire with remaining departments.
8. Move all associated emails to the sent folder.
9. Ask for payment of any outstanding applicant/plan review fees.

Residential New Construction Workflow (Map 1 – Page 5 of 9)

Civil Permit Issuance and Inspections



Notes

1. Next steps include assessing inspection fees, coordinating watermarked plans with engineering case manager, updating application to validate contractors, request utility services agreement, coordinate civil pre-construction meeting with construction manager.
2. Applicant brings two sets of 11x17 bound watermarked plans to the civil pre-con.
3. All departments are invited to pre-construction meeting (Fire, Building, Public Works, Planning Submittal Team, Engineering, TexDot*. Meeting led by construction manager.
4. Civil permit must be issued before building and other permits can be issued.

Residential New Construction Workflow (Map 1 – 6 of 8)

Building Plan Application Intake

Applicant

Start Residential Permitting

Building Plans Examiner offers meeting with applicant[1]

Submit individual permit applications in MyGov[2]

Applicant submits needed information

F

Applicant pays Plan Review Fees in MyGov or by check (triggers plans to be in "Review" status)

E

Building Division – Residential Permitting

F

Permit Technician reviews application (verifies addresses) and confirms uploads were submitted

Can application be accepted?

No

Permit Technician denies project and return to the applicant

Yes

Permit Technician accepts application in MyGov

Permit Technician downloads and renames required uploads

Permit Technician creates folder in P-drive for retention and plan review

Permit Technician updates MyGov with necessary information[5]

Permit Technician applies Plan Review Fee and issues invoice to applicant

Reviewing Departments (Building, Planning, Engineering)[4]

Notes:

1. Meeting purpose is to go over our plan review, permitting and building inspection processes and procedures to help them get through the permitting and building inspections processes and procedures.

2. Cannot submit for residential permit until civil is approved and engineering signs off on final acceptance.

3. Review includes verifying addresses.

4. Multi-Department Plan Review routing include Building, Planning, Engineering.

5. Enter subdivision, parcel ID, sets inspector area, verifies owner, property details, and additional information in MyGov and turns on or off required plan review and inspection steps in MyGov

Residential New Construction Workflow (Map 1 – 7 of 8)

Building Plan Review for Residential Lots

Applicant

Applicant emails corrected plans to Permit Technician

Pay invoice in MyGov or by check

Receive building permit

F

Building Division – Residential Permitting

G

E

Permit Technician emails all departments plans are ready for review

Permit Technician emails all comments to the applicant

Permit Technician uploads corrected plans to the P-Drive and issues review fee if needed[2]

G

Permit Technician applies the permit fees (consults GIS Directors spreadsheet)

Permit Technician generates invoice in MyGov and sends to applicant

Building permit automatically issued once payment has been completed

Reviewing Departments (Building, Planning, Fire, Engineering)

Receive building plans to review[1]

Can building plan be approved?

No

Enter comments/ revisions in MyGov

Yes

Issue approval in MyGov

Building Plan Review adds boiler plate comments and watermark.

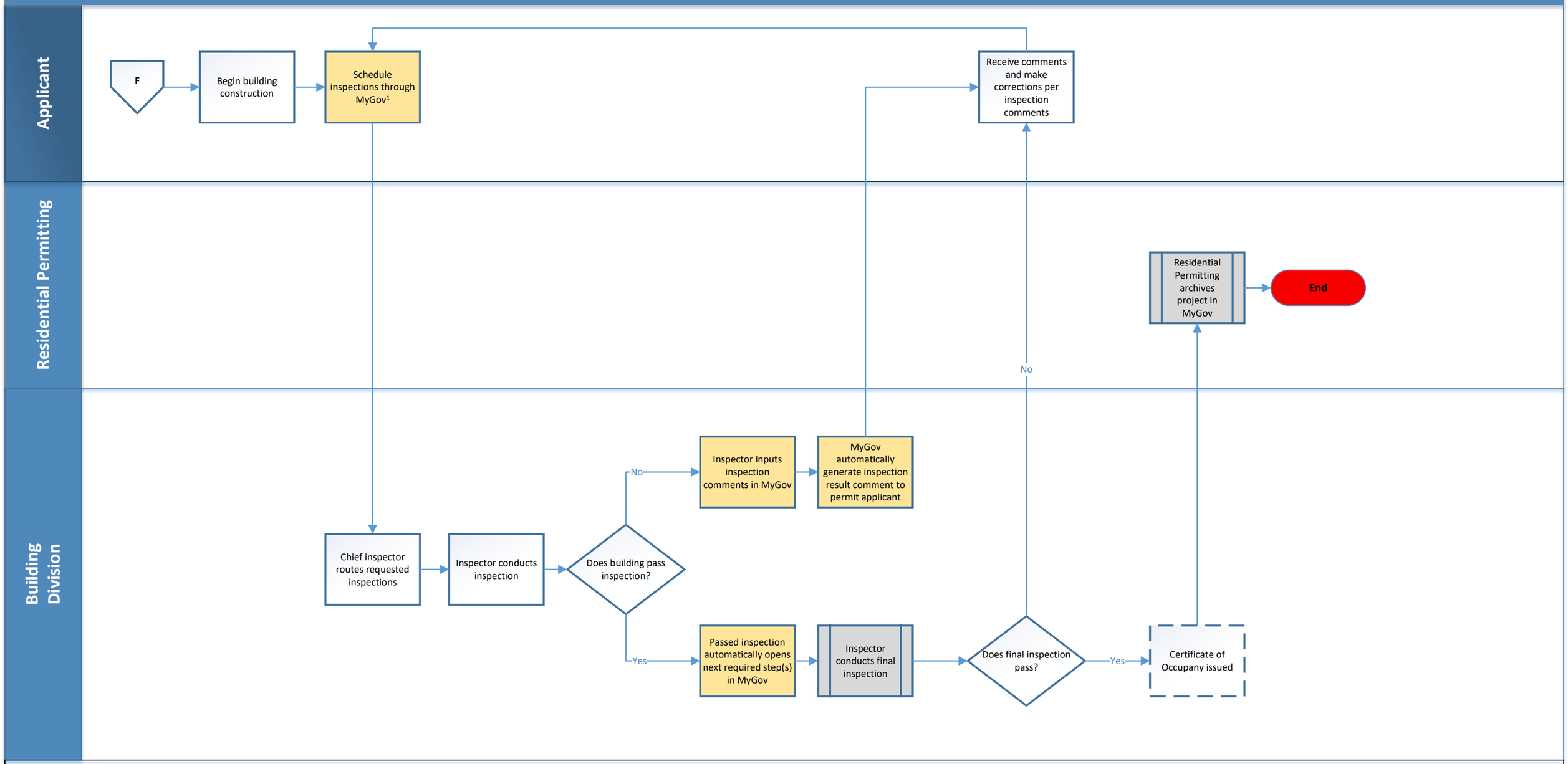
Building Official signs and locks the plans

Permit Technician uploads approved plans and approves Building Plan Review step in Mygov

Notes:
1. Multi-Department Plan Review routing include Building, Planning, Engineering.
2. An additional review fee is added after the 2nd review.
X. Multi-Department plan reviews are done on acre plue and downtown lots only.

Residential New Construction Workflow (Map 1 – Page 8 of 8)

Building Inspections and Certificate of Occupancy



Notes:

1. Inspections must be scheduled by 3:30 PM for next day inspection.
2. Building may call in 3rd party to help with inspections. This is usually on Fridays.
3. Inspection routing takes 1 -2 hours a day for two employees to route.
4. The average residential new home construction project has a minimum of 18 inspections that must pass prior to issuance of Certificate of Occupancy.

As-Is Workflow Process Maps

Introduction

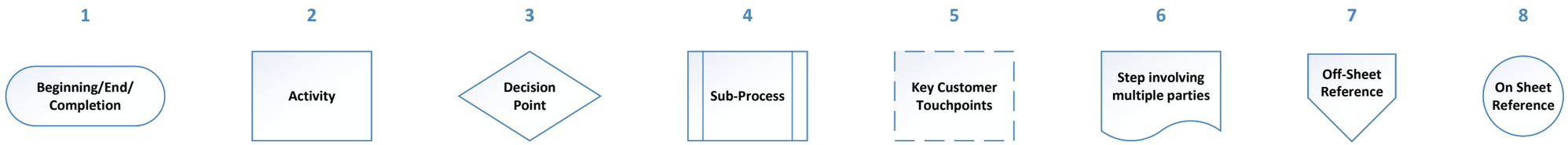
A process map series is a visual guide that outlines the steps involved in various procedures, helping users understand and navigate complex workflows. It works by breaking down each process into clear, manageable stages, providing detailed instructions and identifying key personnel involved. This approach ensures consistency, efficiency, and compliance with regulations. The impact of using process maps includes improved communication, streamlined operations, and enhanced overall productivity. Maps are meant to align departments on their shared coordination and communication, highlight inefficiencies, and track use of technology in the process.

The following process maps were prepared through a series of process mapping workshops with Celina staff and Baker Tilly in October 2024. The "as-is" maps depict current process steps across key divisions and key phases of the process.

Map 1 – Residential New Construction
Map 2 – Commercial New Construction

Each process map includes some or all of the following symbols: 1) the oval denotes the beginning, end or completion point in a process; 2) the square represents a process activity or step; 3) the diamond is a decision point; 4) the picture window represents a sub-process and has additional activity steps and decision points that are not shown on the process map; 5) an activity or shape with a dashed line signifies a key customer touchpoint; and 6) the banner is a process step that involves more than one party. 7) the pentagon is an off-sheet connector that links a process step to a step on another page; and 8) a circle indicates an on-sheet reference.

Process Map Symbols

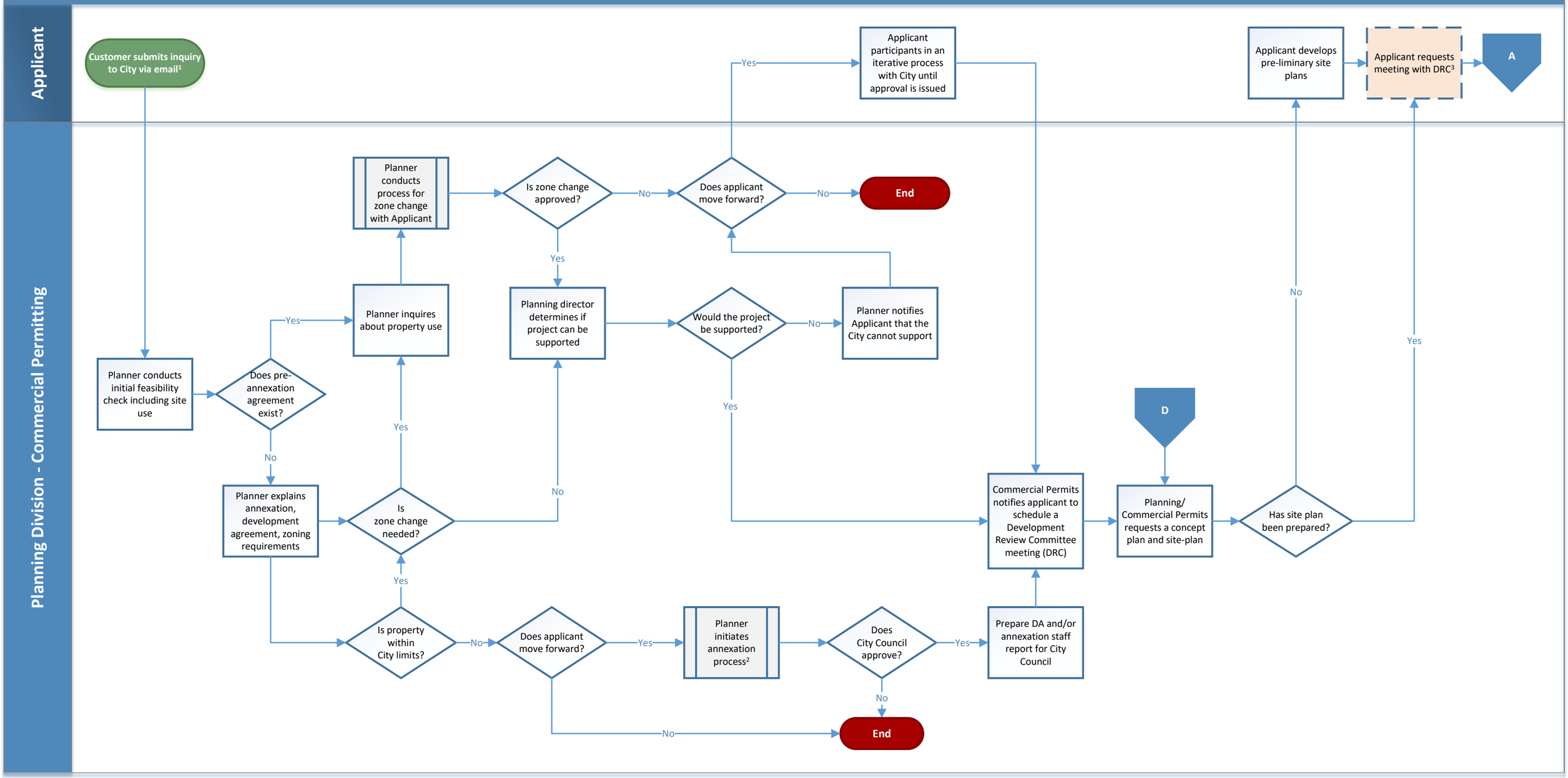


Legend

- Green Shading — indicates predevelopment review process.
- Blue Shading — indicates concurrent plan reviews conducted by all required reviewers, per pre-established workflows.
- Orange Shading — indicates a workflow managed by email.
- Yellow Shading — indicates a workflow that involves MyGov.

Commercial New Construction Workflow (Map 2 – Page 1 of 9)

Pre-Application



Notes

1. Initial project interest may come to a variety of departments, however, planning questions should be directed to Planning/Commercial Permits.

2. At this point, many applicants do not move forward in the process. However, if they do, the applicant will need to develop a Development Agreement and begin the Annexation process.

3. Some applicants may be asked to request an additional DRC meeting if original meeting did not have well developed site plans. Second DRC meeting is meant to provide more concise direction and advice for the project.

Commercial New Construction Workflow (Map 2 – Page 2 of 9)

Development Review Committee

Applicant

Applicant submits application through email[6,7]

B

Does applicant request additional DRC meeting?

Yes

No

End

Planning Division - Commercial Permitting

Planning contacts applicant to let them know project does not meet vision.

No

Commercial Permit provides applicant with submittal requirements (based on project)

No

A

Does Planning move forward with application?

Is a DRC meeting needed[1]

Yes

Commercial permits adds request to DRC agenda and notifies potential applicant

Commercial permits creates DRC folder on the Plans Drive

Commercial permits collects site plan from applicant

Commercial permits creates sign in sheet for DRC meeting

Commercial permits staff send out post DRC information via email[5]

Is a Development Agreement needed?

No

Yes

Planner initiates Development Agreement (DA)[8]

Development Review Committee and Departments

Conduct DRC[2,3,4]

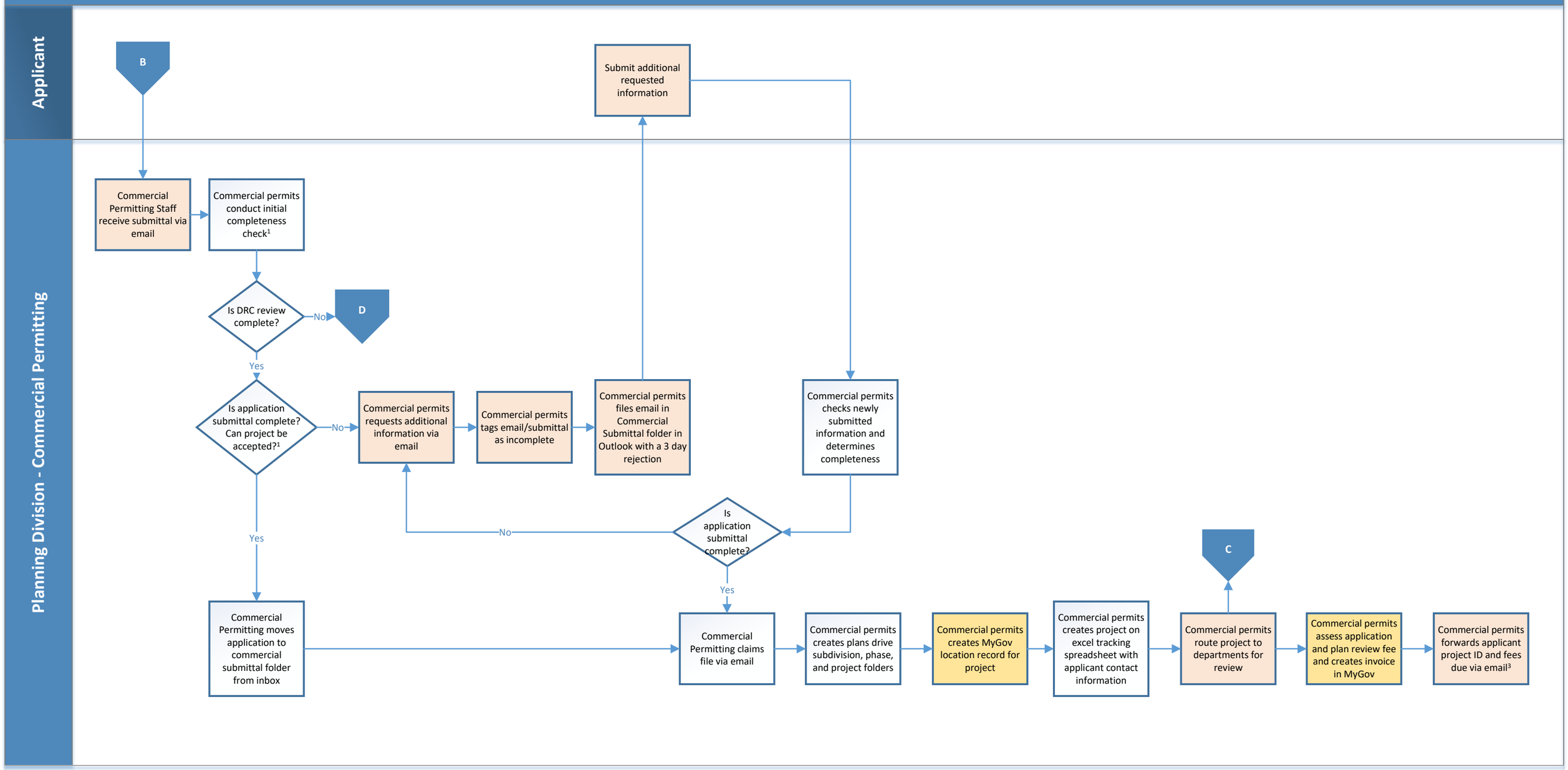
Review preliminary site plan and provide feedback

Notes

1. DRC meetings are not always warranted, customers reach out to planning@celina-tx.gov to determine if a DRC is required.
2. Customer must come to DRC with preliminary site plan. Some applicants come with more developed site plans than others. The more developed the site plan the more specific commentary departments may provide.
3. Departments included in a DRC vary but generally representatives from Planning, Building, Engineering, and Fire are present.
4. These meetings help identify pertinent information such as zoning, site and building design, access points, utilities, drainage, neighboring property plans/projects, the process, fees, and more. These meetings take place in person at the Annex Building located at 112 N. Colorado Street and are held every Wednesday morning between 9:00 am to 12:00 pm.
5. DRC follow-up includes attendance sheet, DRC checklist, contact information, application template.
6. Commercial projects cannot be applied for through MyGov. Submittal team creates each project in MyGov.
7. Applications are accepted based on next steps provided from the DRC. (For example: site plan or separate submittals of Civil, Plat and Building)
8. If a Development Agreement is needed, the applicant will submit a formal application to commercial permits, deal points will be negotiated between the applicant the city.

Commercial New Construction Workflow (Map 2 – Page 3 of 9)

Planning Application Intake



Notes

1. Some applicants may submit without conducting a DRC, if this occurs Commercial Permits will route them back to a DRC meeting.

2. Commercial permits does research to determines if DRC has been completed and all information for the project request has been received (application, construction documents, etc.) Consults DRC next steps to ensure applicant is following the path laid our for the proposed project.

3. Move all associated emails to the sent folder.

Commercial New Construction Workflow (Map 2 – Page 4 of 9)

Site and Civil Plan Review

Applicant

Applicant receives comments and makes revisions

Applicant resubmits revisions with response to comments to Commercial Permits

Planning Division - Commercial Permitting

Commercial permits receive plan review comments[3]

Commercial permits adds comments to internal folder as they are received

Commercial permits update internal folder and excel tracking spreadsheet

Have all comments been received?

Yes

Commercial permits change status to "Send Comments" on excel tracker

Commercial permits send combined comments to applicant via email[4,5,6]

Commercial permits updates excel tracker to "awaiting resubmittal," date last worked, and comments column

No

Send email to remaining departments requesting comments[7]

Is resubmittal complete with response to comments?

No

Commercial permits request additional information from applicant

Commercial permits marks email as sent for response and moves email to resubmittal folder

Yes

Commercial permits creates resubmittal folder in plans drive

Commercial permits claim resubmittal in Outlook

Commercial permits updates MyGov status for reviewing departments

Commercial permits updates excel tracker

Commercial permits applies 4th and following fees (if applicable)

Commercial permits routes revision to the departments with outstanding comments

Commercial permits notifies applicant that their project is in review[8,9]

Commercial permits receive approvals, update excel, update MyGov, assignment of next steps

E

C

Reviewing Departments (Building, Planning, Health, Engineering, and Fire)

Receive plans and assign to case manager[1]

Case manager reviews plans and creates comments[2]

Case managers add comments to MyGov and send to commercial permits

Each department has a separate internal process for assigning/completing plan review.

Case Managers receive and review revised plans

Are plans approved?

Yes

Case manager enters approval in MyGov

Case manager notifies commercial permits of approval via email

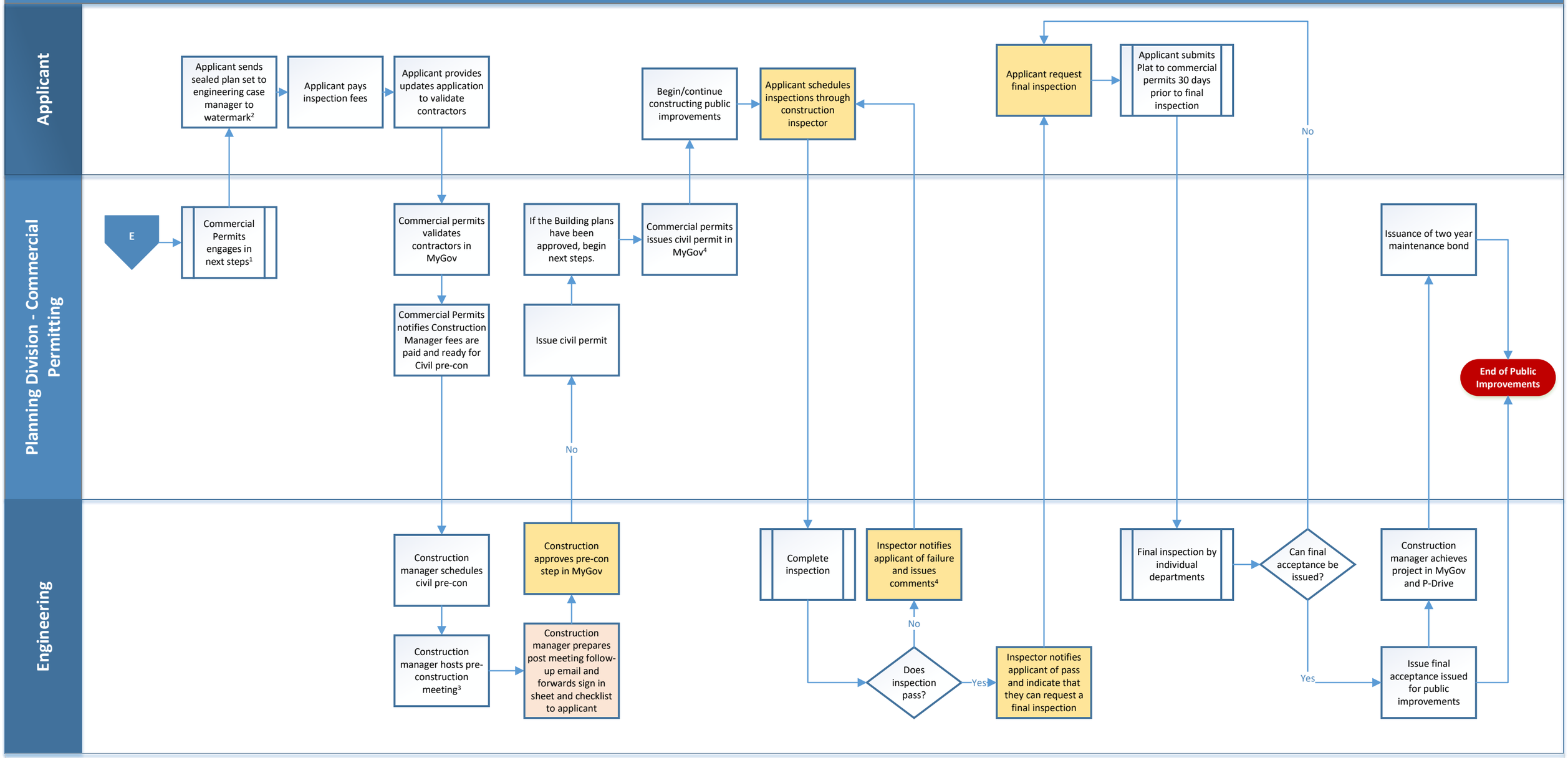
No

Notes

1. Planning tracks projects on their own project tracking list.
2. Engineering and Planning Case Managers review draft comments with Director prior to publishing comments.
3. Comments are gathered entirely over email. They are tracked from either one off emails from departments, replies to the original routing email, or through replies to the Monday weekly email.
4. Comments are sent out on Fridays. Comments are sent through out the week, or at worst on Fridays. Reviews takes approximately 20 days.
5. Email includes directions for resubmittal and directions to contact Case Mangers via email or set a meeting to discuss comments if needed.
6. Planning team sends plat and site plan comments.
7. If applicants request updates, Commercial Permits will inquire with remaining departments.
8. Move all associated emails to the sent folder.
9. Ask for payment of any outstanding applicant/plan review fees.

Commercial New Construction Workflow (Map 2 – Page 5 of 9)

Civil Permit Issuance and Inspections

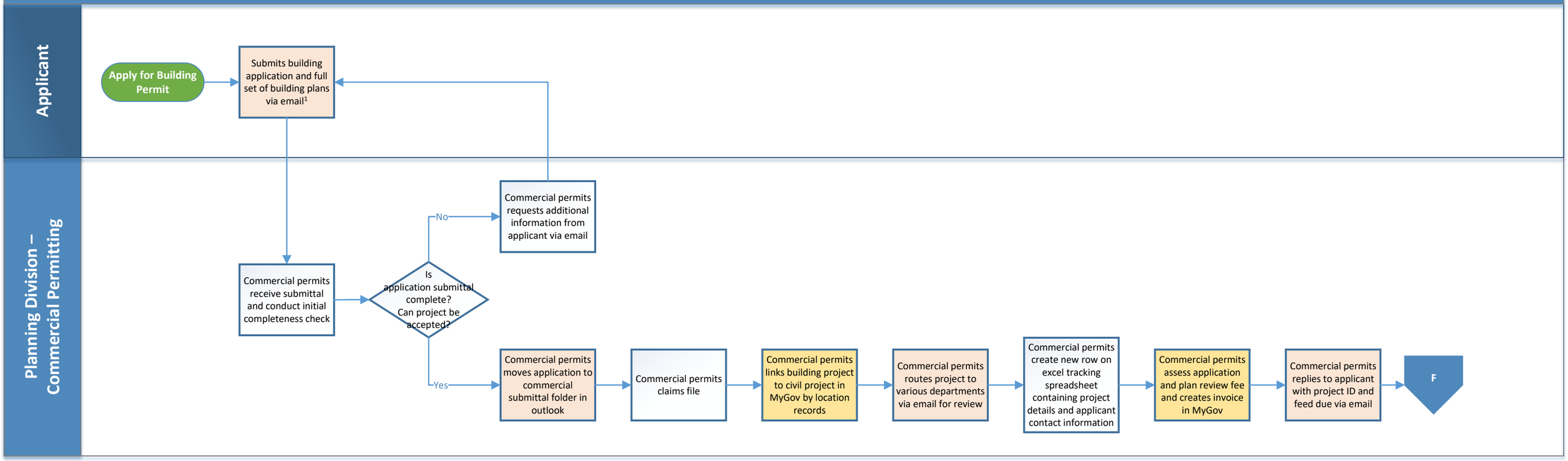


Notes

1. Next steps include assessing inspection fees, coordinating watermarked plans with engineering case manager, updating application to validate contractors, request utility services agreement, coordinate civil pre-construction meeting with construction manager.
2. Applicant brings two sets of 11x17 bound watermarked plans to the civil pre-con.
3. All departments are invited to pre-construction meeting (Fire, Building, Public Works, Planning Submittal Team, Engineering, TexDot*. Meeting led by construction manager.
4. Civil permit must be issued before building and other permits can be issued.

Commercial New Construction Workflow (Map 2 – 6 of 9)

Building Plan Intake



Notes:

1. Applicants can submit building application after DRC but cannot obtain permit prior to civil permit issuance.

Commercial New Construction Workflow (Map 2 – 7 of 9)

Building Plan Review

Applicant

Applicant receives comments and makes revisions

Applicant resubmits revisions with response to comments to Commercial Permits

Planning Division – Commercial Permitting

Commercial permits receives plan review comments and adds comments to internal folder

Commercial permits update excel tracker

Have all comments been received?

Yes

Commercial permits change status to "Send Comments" on excel tracker

Commercial permits send combined comments to applicant via email

Commercial permits updates excel tracker to "awaiting resubmittal," date last worked, and comments column

No

Send email to remaining departments requesting comments[5]

Does resubmittal include response to comments?

No

Commercial permits request additional information from applicant

Commercial permits marks email as sent for response and moves email to resubmittal folder

Yes

Commercial permits creates resubmittal folder in plans drive

Commercial permits claim resubmittal in outlook

Commercial permits updates MyGov status for reviewing departments

Commercial permits updates excel tracker

Commercial permits applies 4th and following fees (if applicable at fourth resubmission)

Commercial permits routes revision to the departments with outstanding comments

Commercial permits replies to applicant informing them that their project is in review[6,7]

Commercial permits receive approvals, update excel, update MyGov, assignment of next steps

G

Reviewing Departments (Building, Planning, Health, Engineering, and Fire)

F

Receive plans and assign to case manager

Case manager reviews plans and creates comments[2]

Case managers add comments to MyGov and send to commercial permits

Receive and revised plans

Are plans approved?

No

Yes

Case manager enters approval in MyGov

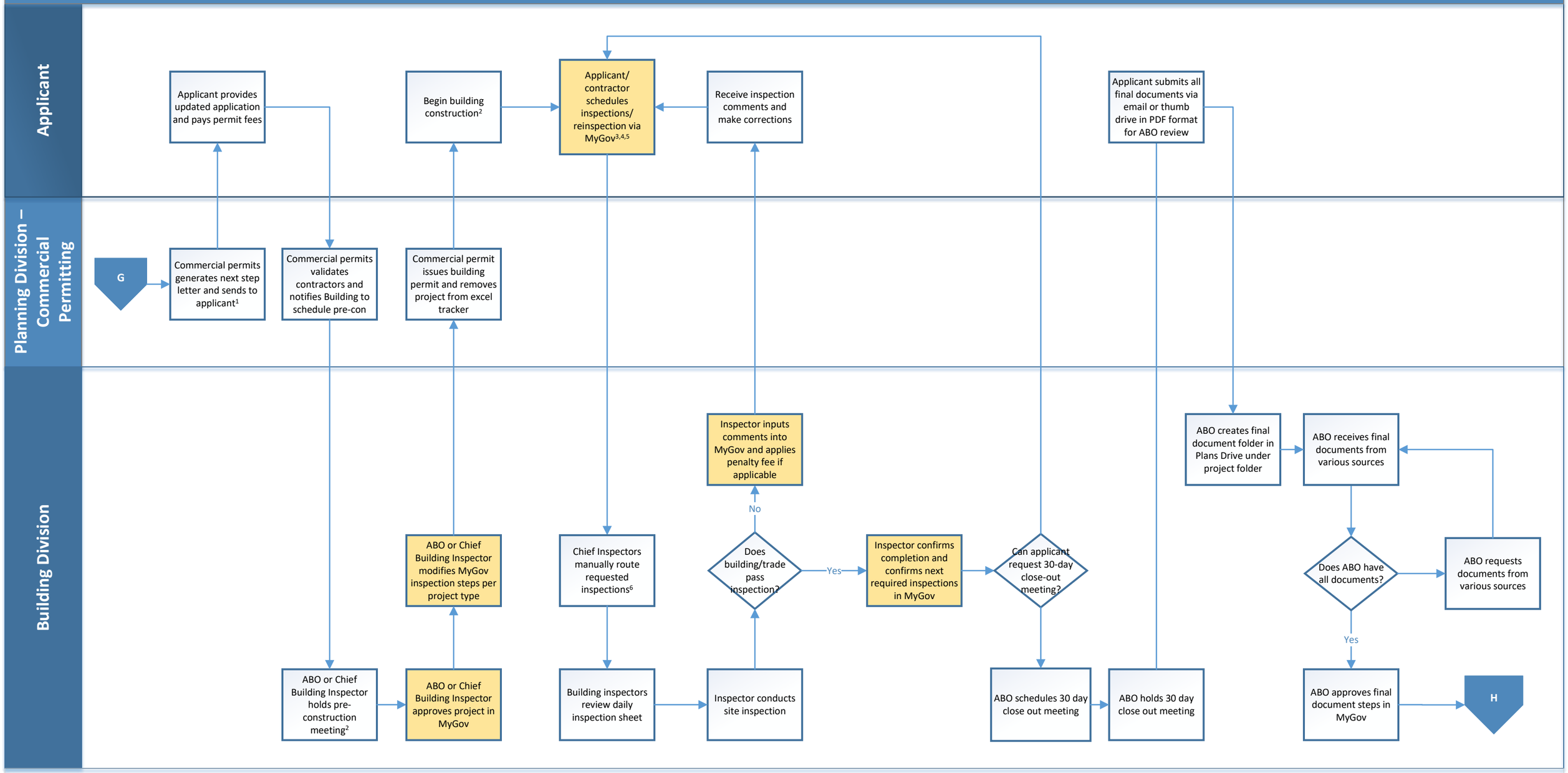
Case manager notifies commercial permits of approval via email

Notes:

1. Applicants can submit building application after DRC but cannot obtain permit prior to civil permit issuance.
2. Commercial building plans are routed to Building, Planning, Health, Engineering, Fire and Health (as needed).
3. Comments are sent out on Fridays. Review Takes approximately 20 days.
4. Email includes directions for resubmittal.
5. If applicants request updates Commercial Permits will inquire to remaining departments.
6. Move all associated emails to sent folder.
7. Ask for payment of any outstanding application/plan review fees.
8. Planning Team sends Site Plan and Plat comments to applicant.

Commercial New Construction Workflow (Map 2 – Page 8 of 9)

Building Inspections & Certificate of Occupancy

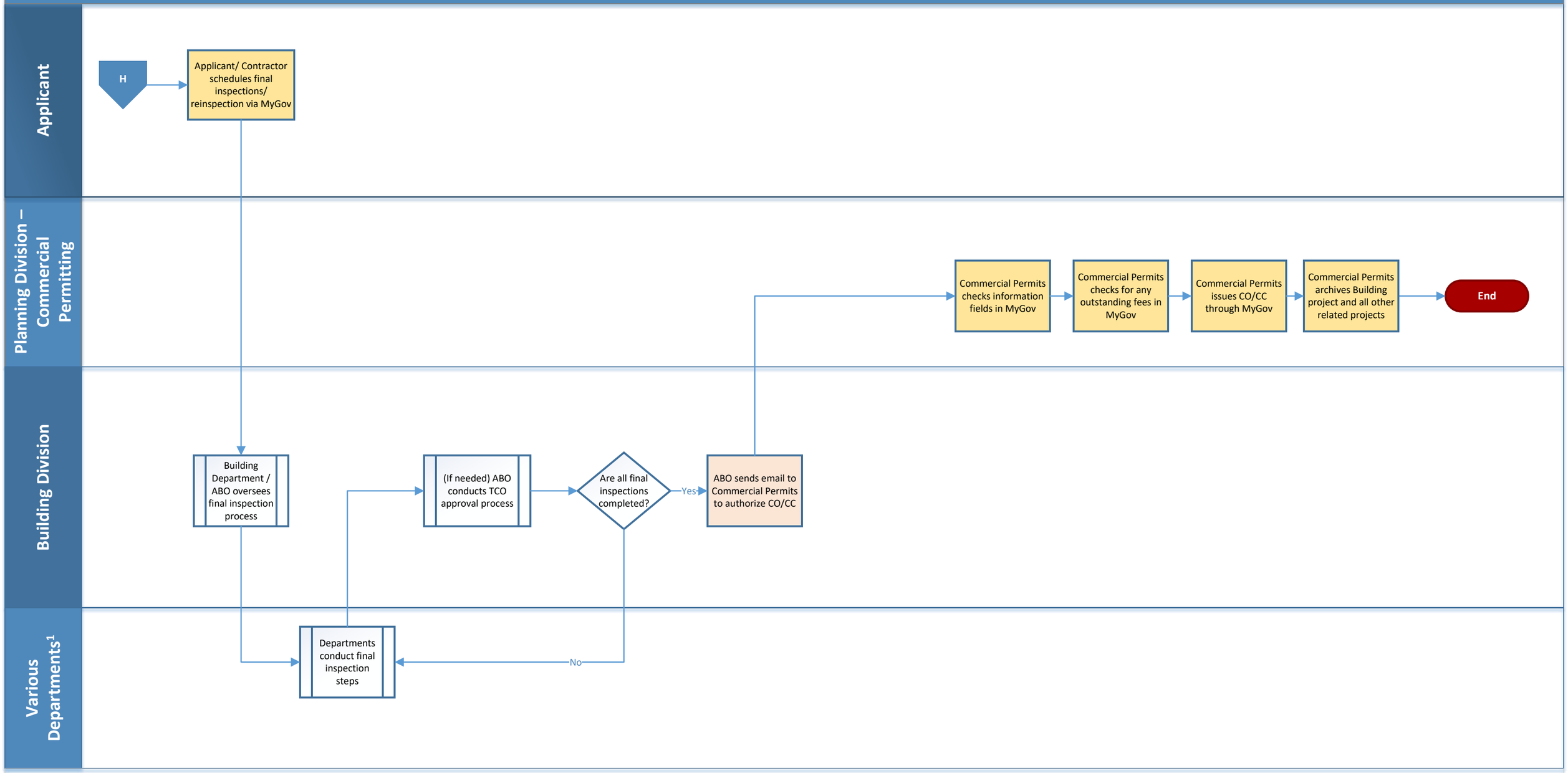


Notes:

1. Next steps include; assess permit fees, coordinate watermarked plans with Building division, request updated application to validate contractors, and coordinate addressing with GIS.
2. Pre-Construction meeting establishes expected inspections, construction hours, and confirms contractors.
3. Foundational elements must receive inspections first, then vertical elements may receive inspections.
4. Building may call in 3rd party to help with inspections. This is usually on Fridays.
5. Inspections must be scheduled by 3:30 PM for next day inspection.
6. Routing takes an hour for two employees to do.

Commercial New Construction Workflow (Map 2 – Page 9 of 9)

Final Inspections and CO



Notes:
1. Various departments include; Commercial Permits, Planning, Building, Engineering, Health, and Fire.

Appendix A - Required Education, Experience, and Licenses for Certain Development Services, Engineering and Fire Positions

Position	Degree/ Education Required	Previous Experience Required	Required Licenses and Certifications
Assistant Building Official	High School diploma or GED equivalent.	Three plus years of directly related Building Inspector experience and/or other experience in related fields	• ICC Certified Building Official certificate required • ICC Commercial and/or Residential Combination Inspector Certifications • ICC Commercial and Residential Energy certificates • Texas State Licensed Plumbing Inspector • Knowledge of State Irrigation Laws and Regulations
Building Inspector	High School diploma or GED equivalent.		• Two ICC Inspector's Certifications - Residential (electrical, plumbing, mechanical and building); a trade license may substitute for one ICC Certification and/or two years as an Inspector I or combination of both; or the ability to obtain two ICC Certifications within 18 months of employment • Texas State Board of Plumbing Examiners Inspector's License or the ability to obtain one within 12 months of employment • Knowledge of State Irrigation Laws and Regulations
Building Official	Bachelor's degree in Construction Design, Engineering, Environmental Management, or related field.	Five years of construction, building inspection and code enforcement experience, three years of which is in a managerial or supervisory role; or equivalent combination of education and experience.	• ICC Certified Building Official Certification • ICC certifications for building, electrical, mechanical, and plumbing inspectors; or equivalent combination of education and experience. • Texas State Plumbing Inspectors License

Position	Degree/ Education Required	Previous Experience Required	Required Licenses and Certifications
			• Texas Department of Health Code Enforcement Officer Certification. • Knowledge of State Irrigation Laws and Regulations
Chief Building Inspector	High School diploma or GED equivalent.	Three plus years of directly related Building Inspector experience, and/or other experience in related fields	• ICC Commercial and/or Residential Combination Inspector Certifications • Texas State Licensed Plumbing Inspector • Knowledge of State Irrigation Laws and Regulations
Development Coordinator – Commercial Permits	High School diploma or GED equivalent required and at least two or more years of college or technical training preferred in architecture, building technology, general construction, land use, urban planning, public administration, or a related field; or comparable equivalent; or an equivalent combination of education and experience preferred.		ICC or ICBO Permit Technician certification highly preferred. Candidates without the certification are required to obtain certification within one year from date of entry into position.
Director of Development Services	A minimum of a Bachelor's Degree in Urban Planning, Public Administration, or related field and eight years of urban planning and zoning project development and enforcement experience. Preferred: Master's Degree in Urban Planning, Public Administration or related field and five years urban planning and zoning project development and enforcement experience; or equivalent combination of education and experience.	Minimum of four years of management experience, including direct supervision of employees is required.	American Institute of Certified Planners (AICP) Certification required.

Position	Degree/ Education Required	Previous Experience Required	Required Licenses and Certifications
Permit Tech/ Permit Tech – Residential Permits	High School diploma or GED equivalent AND one year of experience in an office environment, preferably in a government environment; OR an equivalent combination of education and experience required.		Preference will be given to candidates with ICC Permit Technician certification. Candidates without the certification are required to obtain certification within one year of employment.
Planning Manager	Bachelor's degree in urban planning, landscape architecture, geography, or closely related field is required. A Master's degree in Urban Planning, Public Administration, or related field is preferred.	A minimum of five years of professional planning and development experience. Any equivalent combination of experience or training which provides the knowledge or abilities to perform assigned work will also be evaluated.	American Institute of Certified Planners (AICP) Certification is required within a year of starting the position.
Plans Examiner	High School diploma or GED equivalent supplemented by vocational/technical training in building plans review or building construction, plus five years of previous construction and/or building inspection experience in a combination of any of the following fields: architectural, engineering, electrical, HVAC, general construction, plumbing.	One year of municipal plan review experience, including commercial plans and/or single-family, related education or training. Education supplemented by vocational/ technical training in building plans review or building construction, plus five years of previous construction and/or building inspection experience in a combination of any of the following fields: architectural, engineering, electrical, HVAC, general construction, plumbing. Technical training may substitute for construction and/or building inspection experience. Experience in digital / electronic plan review.	• ICC Building or Residential Plans Examiner Certification or ICC Combination Plans Examiner Certification or the ability to obtain certification within one year of employment. • Additional ICC certification and/or certifications in any of the Mechanical, Electrical or Plumbing Trades preferred
Residential Permitting Manager	High School diploma or GED equivalent; two years of college required, Bachelor's degree preferred;	Five years of experience in general construction, contracting, land use, urban planning, architecture, public administration, building technology, or related field required.	ICC or ICBO Permit Technician certification highly preferred

Position	Degree/ Education Required	Previous Experience Required	Required Licenses and Certifications
		Two years of previous supervisory experience preferred; or an equivalent combination of education and experience	
Senior Planner	Bachelor's degree in urban planning, landscape architecture, geography, or closely related field is required.	A minimum of three to five years of professional planning and development experience.	
Senior Plans Examiner	High School diploma or GED equivalent. Vocational, Technical degree or trade license.	Minimum of four years of municipal plan review experience, including commercial plans and/or single-family or related education.	Four ICC Commercial or Residential Inspectors certifications (Building, Electrical, Plumbing and/or Mechanical) and two ICC Building, Mechanical, Electrical, Plumbing and/or Residential Plans Examiner Certifications. Preferred: • ICC Building, Mechanical, Electrical, Plumbing and/or Residential Plans Examiner Certifications • ICC Commercial or Residential Inspectors certifications (Building, Electrical, Plumbing and/or Mechanical) • Texas State Board of Plumbing Inspector's License. • Knowledge of State Irrigation Laws and Regulations • Vocational, Technical degree or trade license

Position	Degree/ Education Required	Previous Experience Required	Required Licenses and Certifications
Civil Engineer	Bachelor's degree in civil engineering or related field, and a minimum of five years of experience; or equivalent combination of education and experience.		Professional Engineer License preferred. If P.E. license is not from the State of Texas, selected candidate must obtain Texas Registered Professional Engineer license within six months from the date of employment. Applicants with an engineer-in-training certificate with five years of relevant experience may be considered with the requirement of obtaining P.E. license within one year from the date of employment.
Construction Inspector	High school diploma or GED equivalent is a minimum. Candidates with one year of college/trade school related to drafting, surveying, construction, or related technical curriculum can use that in place of one year of experience.	Minimum of five years of public works construction project experience.	Appropriate water and wastewater certifications from the Texas Commission on Environmental Quality one year after hire.
Construction Manager	Associate's degree related to drafting, surveying, utility construction, or related technical curriculum OR Bachelor's degree related to drafting, surveying, utility construction, or related technical curriculum	(Associate's degree candidates) Ten years construction experience related to the Civil Engineering Field (i.e. drafting, surveying, utility construction, or construction technology) (Bachelor's degree candidates) Four years of construction experience in the Civil Engineering Field (i.e. drafting, surveying, utility construction, or construction technology)	Preference will be given to candidates with a degree in Civil or Environmental Engineering or Engineering Technology. Preference will be given to candidates with a Certified Public Infrastructure Inspector License and/or water and wastewater licensing. If candidate does not possess certification, Class C water license and a Wastewater Collections II license will be required within 6 months of hire.
Director of Engineering	Bachelor's degree in Civil Engineering is required.	Ten or more years of experience in Engineering. Progressive managerial and supervisory experience is required. Municipal work with knowledge and skill in Traffic management is highly preferred.	Texas Registered Professional Engineer License
Engineer In Training	Bachelor's degree in civil engineering or closely related field.		Engineer in Training (EIT) required, or ability to obtain within six months of hiring date.

Position	Degree/ Education Required	Previous Experience Required	Required Licenses and Certifications
Senior Civil Engineer	Bachelor's degree related to civil engineering, engineering technology, or other engineering field, and a minimum of five years engineering experience in the Civil Engineering Field, one year of which is in a lead or supervisory role; or equivalent combination of education and experience. Municipal civil engineer experience and Master's degree preferred.		Must possess a Texas Registered Professional Engineer License
Fire Inspector/Captain	None specified	Minimum of six years paid experience with the Celina Fire Department or other career fire department on a full-time basis. Completion of Celina Fire Department's Step Up Captain Program.	Must be a certified or licensed Paramedic with the Texas Department of State Health Services. Hold an Intermediate Firefighter, current Driver/Operator with the Celina Fire Department, Fire Instructor II and Fire Officer II from the Texas Commission on Fire Protection.
Fire Protection Specialist	High school diploma or GED Associate's degree with an emphasis in Fire Science Technology, Engineering, or Architectural Degree or National Certifications in Fire Protection Systems	A minimum of six years of fire inspector and plan review experience	Strongly preferred - a Texas Commission on Fire Protection certification as a: • · Fire Inspector • · Fire Investigator • · Plans Examiner International Code Council Inspector I, Inspector II, and Plans Examiner certifications strongly preferred. National Institute for Certification in Engineering Technologies certifications.

[1] International Code Council
[2] International Conference of Building Officials

Appendix B — Workload Data Application Types

The City provided workload data to Baker Tilly that categorized application and permit types as either "Residential" or "Commercial." During this assessment, further analysis of the data required minor adjustments to these categories to build the workload time series analyses. The following list illustrates how the application and permit types were categorized for analysis.

Commercial

- Building Multi-Family (over 4 Res)
- Building New Two Family Rental (R)
- Capital Improvement Project
- CIVIL
- Commercial Accessory Structure (C)
- Commercial Addition Remodel (C)
- Commercial Fence
- Commercial Finish-out
- Commercial Irrigation (C)
- Commercial Occupancy Permit (C)
- Commercial Pool
- Commercial Solar
- Commercial Temporary Trailer (CTEMP)
- Demolition
- Demolition (DEMO)
- District 10 - Civil
- Earthwork
- Fire - Access Control
- Fire - Alarm System
- FIRE - Clean Gas Suppression System - Fire Alarm Releasing System
- Fire - Emergency Responder Communications System
- Fire - Gate Access
- Fire - Hood or Alternate Systems
- Fire - Pyrotech/Spc/Flame Effects
- Fire - Remote FDC
- Fire - Sprinkler (Commercial)
- Fire - Tent Permit
- Fire - Underground Fire Main
- Fire -Flam/Comb Liquid Storage Tank
- Floodplain
- Hardscape / Landscape
- Miscellaneous Commercial
- New Commercial Building
- New Commercial Shell

- New One Family Rental (MF)
- New One Family Rental (R)
- New Two Family Rental (MF)
- PLANNING - ANNEXATION
- PLANNING - Board of Adjustment
- PLANNING - Development Agreement
- PLANNING - Downtown Commission
- PLANNING - PLAT Submittal
- PLANNING - Right of Way Vacation
- PLANNING - SITE PLAN
- PLANNING - SPECIAL USE PERMIT
- PLANNING - Tree Removal Permit
- PLANNING - ZONING
- PLANNING - ZONING VERIFICATION
- PLANNING -DOWNTOWN (DIP) (RTRP)
- Retaining Wall
- Right of Way
- Screening wall
- Sign
- SWPPP
- Townhome
- TxDot

Residential

- After Hours Inspections
- Building Accessory Dwelling (R)
- Building Accessory Structure (R)
- Building Addition Remodel (R)
- Building Drilling & Well Permit
- Building Electrical
- Building Fence
- Building Flatwork
- Building Foundation
- Building HVAC
- Building Irrigation
- Building MISC (R)
- Building Multi-Family (over 4 Res)
- Building New Single Family (BLDSF)
- Building New Single Family (R)
- Building New Two Family Rental (R)
- Building Plumbing
- Building Pool (R)
- Building Roof

- Building Shade Structure (R)
- Building Solar System
- Building Storm Shelter
- Building Temporary Trailer (OLD TEMPLATE)
- Building Temporary Trailer (TEMPT)
- Fire - Burn Permit
- Fire - Sprinkler (Single Family)
- Promotional Event Permit
- Residential Fire Suppression System (RFSS)
- Residential Retaining Wall
- Solicitor / Vendor Permit
- Street Closure
- Townhome (BLDSF)
- Townhome (TH)

Life Connected.

City of Celina

Development Services Process Improvement

Presentation to Council

Tuesday, March 11, 2025

Baker Tilly Advisory Group, LP and Baker Tilly US, LLP, trading as Baker Tilly, are members of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities. Baker Tilly US, LLP is a licensed CPA firm that provides assurance services to its clients. Baker Tilly Advisory Group, LP and its subsidiary entities provide tax and consulting services to their clients and are not licensed CPA firms.

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Project Summary

Project Summary

The City of Celina engaged Baker Tilly to conduct a comprehensive review of its development and permitting processes. This assessment aimed to identify opportunities for streamlining procedures, enhancing customer service, and improving overall efficiency. Stakeholder engagement was a critical component of the assessment. Baker Tilly conducted interviews and focus groups with a diverse group of stakeholders, including City staff, developers, builders, planners, and engineers. The review covered various stages of the permitting process, including intake, plan review, permit issuance, inspections, and project completion.



Key Activities

- **12** Employees Interviewed
- **10** External Stakeholders Interviewed
- **30** Focus Group Attendees
- **2** Key Processes Mapped

Project Outcomes

- **16** Key Observations
- **27** Recommendations

Recommendations

SUMMARY

Analysis and Recommendations

The Celina Development Services Permit Process Assessment report resulted in 27 recommendations aimed at improving the efficiency and effectiveness. These recommendations focus on the following key elements;

- Enhancing inter-departmental coordination and communication, addressing staffing shortages, and improving customer service;
- Emphasizing the need for clear and consistent policies, streamlined application and review processes, and the adoption of advanced technology solutions;
- Establishing regular training and professional development opportunities for staff, the creation of a centralized communication platform, and the implementation of AI-based plan review systems to reduce cycle times and improve accuracy.

Overall, these recommendations aim to support Celina's rapid growth by ensuring a more efficient, transparent, and customer-friendly permitting process.

Recommendation Themes

Our Recommendations address People, Process, Policy, and Technology.



People

The "People" theme focuses on the human aspect of an organization. It includes assessing **the current skills** and competencies of employees, covers the clarity of **roles and responsibilities** within the organization, including identifying staffing gaps. Additionally, it looks at **workplace culture** and **employee engagement**, providing observations and suggestions to foster a positive and productive work environment for both employees and customers.



Policy

The "Policy" theme addresses the **governance and regulatory aspects** of the organization. It includes observations on the effectiveness of current **governance structures** with alignment on best practices. Ensuring compliance with relevant laws and regulations is a key focus, along with identifying and mitigating risks through policy adjustments. Recommendations involve updating policies or creating new ones to address emerging challenges and opportunities.



Process

The "Process" theme examines the efficiency and effectiveness of the organization's workflows and procedures. It involves **evaluating current processes** to identify areas for **improvement and optimization**. Recommendations include creating or updating standard operating procedures (SOPs) to ensure consistency and compliance with regulatory and quality standards. This theme also addresses the need for **continuous process** improvement.



Technology

The "Technology" theme evaluates the organization's IT infrastructure, software, and tools. It assesses the **adequacy and effectiveness of current technological resources** and identifies areas for improvement. This theme also explores **opportunities for technological innovation** and necessary upgrades to keep the organization competitive and efficient.

Recommendations

#	Recommendation
People: Organization and Staffing	
1	Establish a standing monthly or quarterly communication (e.g., splash screen on MyGov or City website, City social media sites, newsletter, blog, listserv, etc.) to all permitting process applicants and staff to communicate new requirements, changes and updates.
2	Create a centralized communication platform to improve communication, coordination and information access between departments and with customers.
3	Select and use one term to reference the Development Review Committee (DRC) meeting to ensure consistent communication with applicants and customers.
4	Create and add a new Section 14.01.116 to Article 14.01, ADMINISTRATION, to the City of Celina Zoning Ordinance.
5	Assess the need to amend the City of Celina fee schedule by establishing a fee for pre-application review by the Development Review Committee.

Recommendations

#	Recommendation
People: Organization and Staffing	
6	Establish a standing agenda for the DRC that includes such items as the following: a) Items for pre-application, pre-development, or pre-submittal review b) Applications for consideration and review status by the DRC members; c) Review and discussion of Code interpretations; d) Applications needing a third or subsequent round of review; e) Items for process improvement or amendments; and, f) List of required attendees.
7	Establish a public calendar year schedule for the Development Review Committee (DRC) for preliminary review (or conceptual review) applications.
8	Hire new staff based on analysis of existing workload, staffing patterns, and anticipated increases in applications for residential, commercial, and industrial projects. ▪ Baker Tilly has identified 11 FTE positions (see page 24 of the report)

Recommendations

#	Recommendation
People: Operations	
9	Establish a Development Review Committee customer service charter that outlines expected response times and service standards.
10	Introduce regular customer feedback mechanisms to continuously improve service quality (e.g., Happy or Not system for in-person and online interactions).
11	Develop a comprehensive professional development and training matrix to identify the type, frequency, source, and cost of internal and remote training for staff by position.
Policy: Regulations and Compliance	
12	Ensure that a source of authority exists for all policy and code requirements related to decisions and actions for development permitting plan review comments and inspection comments.
13	Prepare and maintain digital logs of Zoning and Subdivision Ordinance interpretations.
14	Require reconciled and internally consistent plan review comments before consolidated comments are returned to an applicant.
15	Assign responsibility for identifying conflicting plan review comments to the planning manager.
16	Implement joint training sessions for plan reviewers and inspectors to ensure uniform understanding and application of codes and interpretations issued by the Development Services director.

Recommendations

#	Recommendation
Process: Application Intake, Plan Review, Permitting and Inspections	
17	Provide clear, written guidelines and FAQs to help customers navigate application and regulatory requirements.
18	Include revision dates on all online checklists, forms, and resources to ensure that customers are using the most recent version.
19	Prepare a schedule of uniform plan review times that apply equally across every department involved in permitting (e.g., 10 days for first plan review, 5 days for second and subsequent reviews, etc.).
20	Investigate AI-based plan review systems to determine appropriateness for Celina.
21	Improve training and communication between inspectors and plan reviewers to resolve discrepancies between inspection correction notices and approved plans.
22	Ensure inspectors have access to approved plan sets and relevant information in the field.

Recommendations

#	Recommendation
Technology: Support and Functionality	
23	Assign or recruit a designated individual in the IT Department to serve as the vested permit processing technology system product owner for the City.
24	Prepare and distribute a formal procurement document to identify and acquire a new permit processing technology system.
25	Ensure all departments with a role in development review have access to and are using the same system for plan review permitting and inspections.
26	Develop standard operating procedures for staff and customers to ensure accurate and optimal use of the newly acquired permit processing technology system.
27	Provide training for staff and customers on effective use of a newly acquired permitting system.

Next Steps

Next Steps

- ***Prepare Draft Implementation Action Plan (IAP) –*** Baker Tilly will deliver a draft Implementation Action Plan after City Council considers the report recommendations.

  The draft IAP is a tool to prioritize and track the implementation of the project recommendations. The IAP sorts recommendations by priority providing a timeline, resources necessary to complete the task, and assigning a lead implementor.

- ***Staff report out with the Developers Roundtable.***
- ***Staff will follow up with implementation progress reports to City Council.***

Questions

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Public Works
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andrew Figueroa, Director of Public Works
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Andrew Figueroa
Date:	March 11, 2025
Re:	Discussion on water conservation for summer 2025.

Action Requested:
Discussion on water conservation for summer 2025. (Figueroa)

Background Information:
The City of Celina is committed to maintaining a reliable and sustainable water supply for our residents while effectively managing seasonal fluctuations in demand. Currently, our water subscription with the Upper Trinity Regional Water District (UTRWD) is 10 million gallons per day (MGD). While we have proactively requested an increase in this allocation, UTRWD has informed us that, due to system constraints, no additional supply will be available until Lake Ralph Hall becomes operational. We have already expressed our intent to secure additional resources as soon as they become available.

During the summer of 2024, UTRWD provided additional water beyond our subscribed amount to help meet peak demands. Our annual average water usage is approximately 6.4 MGD, which remains well within our allocation. However, during the summer months, demand rises significantly due to increased irrigation, reaching a peak of 11.8 MGD. While Celina has sufficient water to meet daily needs, managing peak summer demand is essential to ensure long-term sustainability.

Educating residents on responsible water use is a key priority. Lawns generally require only one inch of water per week, and brown grass is often dormant rather than dead. By promoting efficient irrigation practices, we can collectively reduce excessive demand and maintain a stable water supply throughout the summer. While enforcement measures—including fines—may be necessary for continued overuse, our primary focus will be education and outreach to encourage voluntary conservation. Many residents may be unaware of inefficient watering schedules,

particularly overnight irrigation, that contribute to excessive consumption. To support these efforts, we will collaborate with the marketing department to implement a comprehensive public awareness campaign. This effort will include social media outreach, educational videos, newsletters, neighborhood signage, and direct engagement with HOAs.

Additional mitigation strategies will encompass operational adjustments, leak detection efforts, irrigation system assessments, and the pursuit of alternative water sources. While Celina has sufficient water to meet the community's essential needs, proactive conservation during the upcoming summer will be vital in managing peak demand and maintaining a reliable supply for all residents.

Legal Review:
N/A

Supporting Documents:
1. Water Conservation Presentation

Financial Consideration:
N/A

Staff Recommendation:
N/A

Water Conservation 2025

Andrew Figueroa
March 11, 2025



WATER CONSERVATION & EMERGENCY RESPONSE STAGES

- **Water Conservation Stage**
- **Stage 1**
- **Stage 2**
- **Stage 3**



Stage	Requirements
Conservation Stage	▪ Year Round ▪ Twice Week Watering ▪ No Watering 10am – 6 pm ▪ Allowed Anytime: ▪ Handheld, drip irrigation or soaker hose
Stage 1 Drought Contingency & Emergency Response	▪ Similar Requirements as Above ▪ 30 Day Max Variance New Landscape
Stage 2 Drought Contingency & Emergency Response	▪ Once Week Watering ▪ 2 Hrs. Max Daily: ▪ Handled, drip irrigation or soaker hose ▪ No Replacement of Existing Landscape ▪ No New Pool Permits (option)
Stage 3 Drought Contingency & Emergency Response	▪ No Outdoor Irrigation Allowed ▪ Once Week Watering for 2 hrs. max only by: ▪ Handheld, drip irrigation or soaker hose ▪ Prohibit Pools – Splash Pads –Ornamental Fountains filling

ALLOWED WATERING DAYS

Water Conservation Stage & Stage 1

Last Digit of Address	Allowed Landscape Watering Days
1, 3, 5, 7, 9	Saturday and Wednesday
0, 2, 4, 6, 8	Sunday and Thursday
Commercial, Industrial & Institutional	Tuesday and Friday

Stage 2 and Stage 3

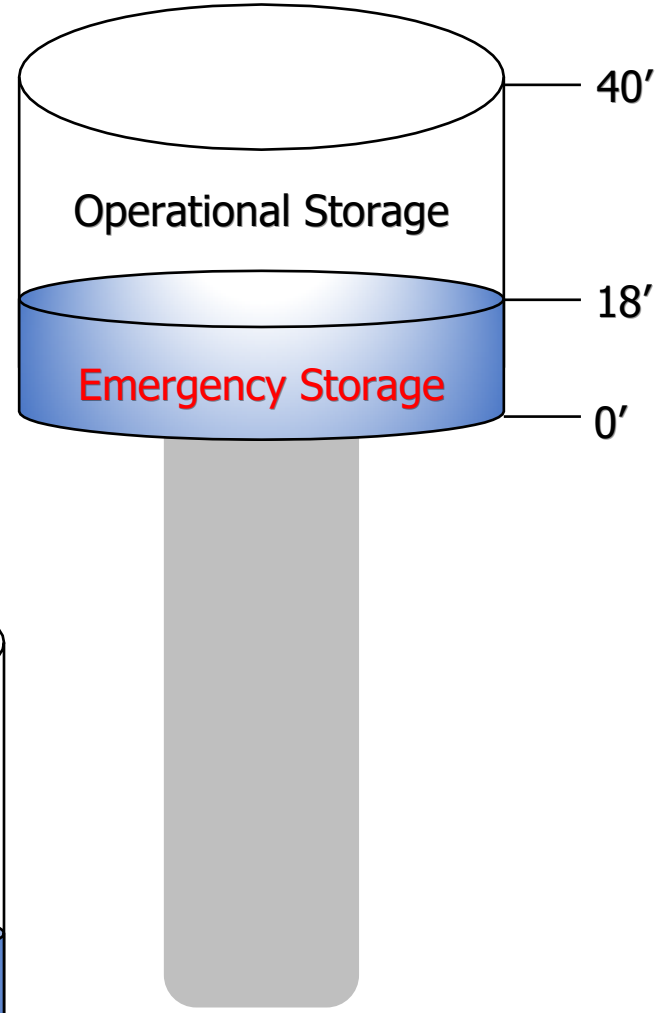
Last Digit of Address	Allowed Landscape Watering Days
1, 3	Monday
0, 2	Tuesday
5,7	Wednesday
4,6	Thursday
9	Friday
8	Saturday
Commercial, Industrial & Institutional	Sunday

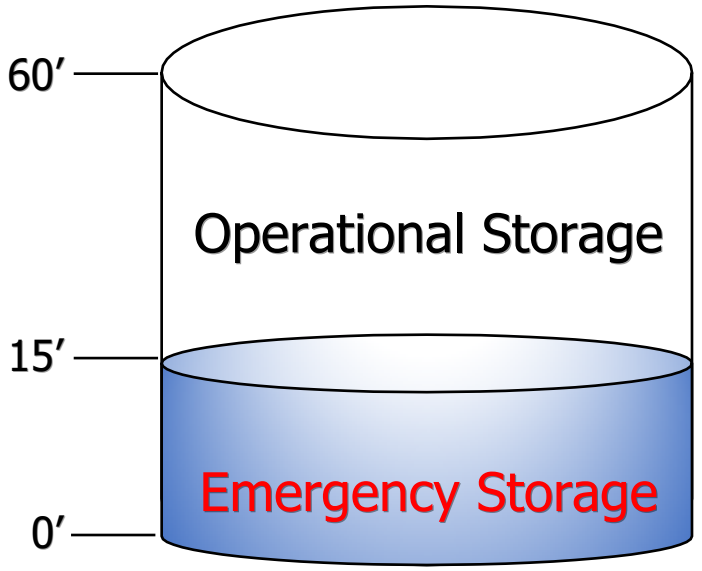
ENFORCEMENT

- 1st violation: customers will be notified by a sign or door-hanger
- 2nd violation: The City of Celina may request the resident to disconnect its irrigation system.
- 3rd violation: The City of Celina will disconnect water service and post notification of violation with reconnection fees, fines and / or citations;
- A fine of not less than $500.00 and not more than $2,000.00.
- Re-connection charge of $25.00 & and any reasonable cost incurred.
- Any police officer or code enforcement officer, or other employee designated by the city manager, may issue a citation to a person he/she reasonably believes to be in violation

OUR SYSTEM

- UTRWD – 10 MGD Subscription Rate
- 10 Million Gallons (MG) Total System Storage
  - 7 MG Ground Storage
  - 3 MG Elevated Storage
- Meters 16,865 January 2025
- Current Average 4.032 MGD





WATER METER CLASSIFICATION

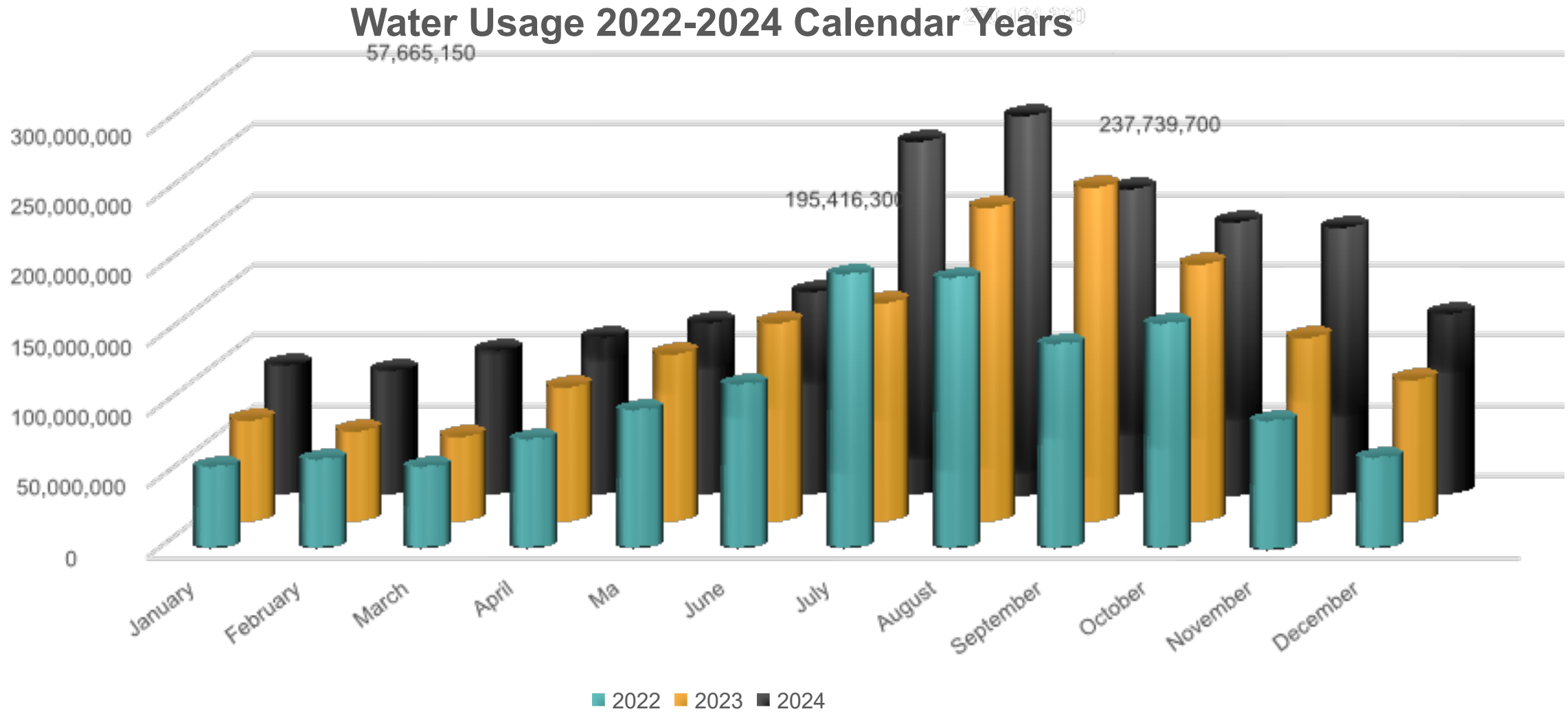
- Agriculture
- Commercial
- Church
- City
- Educational



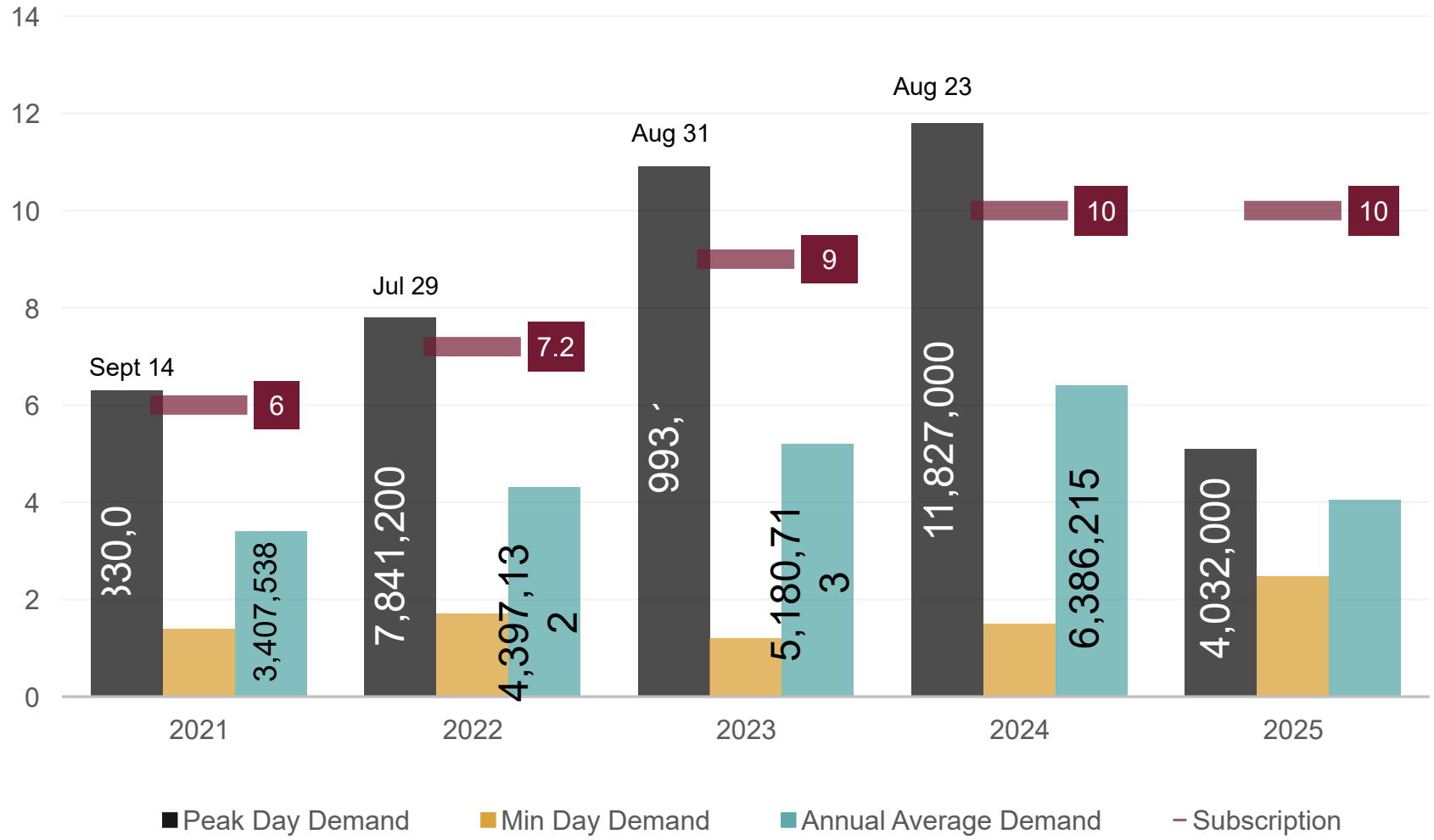
- Industrial
- Irrigation
- Multi- Family
- Single Family Residential



WATER USAGE


Water Usage 2022-2024 Calendar Years
61,172,300
57,665,150
195,416,300
237,739,700
300,000,000
250,000,000
200,000,000
150,000,000
100,000,000
50,000,000
0
January
February
March
April
Ma
June
July
August
September
October
November
December
2022
2023
2024

WATER DEMANDS & SUBSCRIPTION BY YEARS



SUMMER 2024

Key Stats

- UTRWD Max Day 11.7 MGD
  - July 5, 2024
- 40 Days Above Subscription
- 4020 Water Warnings
- 983 Repeat Offenders of Water Warnings
- No Citations Issued

Weather Conditions

Average Temperature:

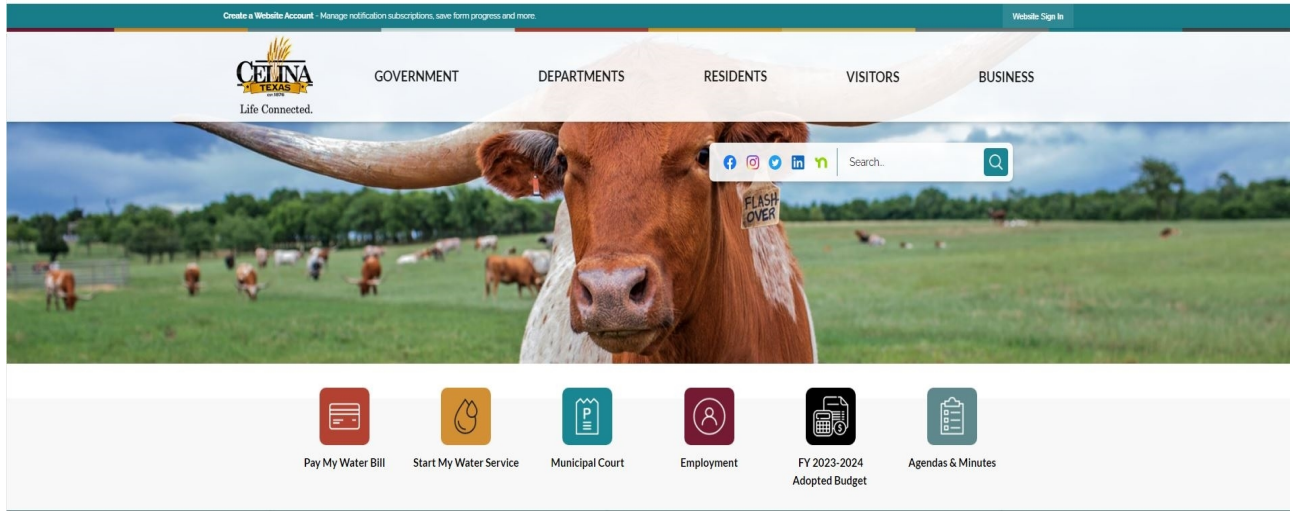
- June : 90.6
- July: 94.8
- August : 98.5
- September: 91.8

Total Rainfall in Inches:

- June : 4.2
- July: 1.1
- August : .2
- September: 4.55

OUTREACH

- In the Know Videos
- City's Website
- Monthly Utility Bill / HOA Outreach
- Social Media
- City Manager's Report
- Newsletter







MITIGATION

- Operational Adjustments
- Leak Detection
- Irrigation System Check-ups through MCM
- Construction Water Limitation
- Enforcement
- Implementation of Groundwater Resources
- UTRWD Second Feed Line – Harpool Plant Expansion – Lake Ralph Hall



SUMMARY

Key Take-Aways

- Responsible Water Usage
- Outreach
- Enforcement
- Future Water Resources



QUESTIONS?

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Administration
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Bradley Kearney, Strategic Services Director
CC:	Robert Ranc, City Manager
Intiated by:	Brad Kearney
Date:	March 11, 2025
Re:	School Championship Recognition Policy

Action Requested:
Discussion regarding a school championship recognition policy. (Kearney)

Background Information:
At the February 11, 2025 City Council Meeting, City Council discussed establishing a policy to honor high school state championship winners. Based on the discussion, staff developed a draft policy for City Council to provide feedback.

The key components of the policy are:

- The Mayor will issue a proclamation to recognize the hard work, dedication, and accomplishments of eligible high school students and teams that win a state or national-level championship.
- The proclamation will be issued at a regularly scheduled City Council Meeting.
- Staff will coordinate with Celina Independent School District and/or school staff to proactively identify eligible teams and individuals and to invite them to attend a City Council Meeting to receive their proclamation.
- It is limited to:
    - High schools located in the City - for teams.
    - High school students who are residents of Celina and attend a Celina Independent School District high school - for individuals.
    - Teams and individuals achieving a championship through a University Interscholastic League (UIL) competition or a similar state or national competition organization.

Legal Review:
Legal has not reviewed the draft policy.

Supporting Documents:
1. School Championship Recognition Policy Presentation
2. Draft School Champtionship Recognition Policy

Financial Consideration:
There are no financial considerations.

Staff Recommendation:
Not Applicable

SCHOOL CHAMPIONSHIP RECOGNITION POLICY

City Council Meeting
March 11, 2025



BACKGROUND

- February 11, 2025 – Work Session item to discuss high school championship recognition
- City Council requested a draft policy

PROCLAMATION

- Proclamation will be issued by Mayor to recognize the hard work, dedication, and accomplishments of eligible high school students and teams
- Proclamation will be issued at a regularly scheduled City Council Meeting

PROCESS

- Staff will coordinate with athletic directors, other activity directors, coaches, and/or CISD staff to proactively identify teams and individuals who have won championships
- Staff will coordinate with each team or individual to attend a City Council Meeting and receive their proclamation

CRITERIA

- Limited to high school students and teams
  - High school must be in the City of Celina - for teams
  - High school student must be a resident of Celina and attend a Celina Independent School District high school – for individuals
- Achieving a championship through a University Interscholastic League (UIL) competition or a similar state or national competition organization

FEEDBACK

- Does City Council have any feedback on the draft policy?

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SCHOOL CHAMPIONSHIP RECOGNITION POLICY

DRAFT

To be the *Life Connected.* City and to honor Celina high school students for their achievements, the City of Celina desires to establish a policy to recognize individual high school students and high school teams for winning championships. The purpose of this policy is to recognize high school champions with a proclamation at a regularly scheduled City Council meeting.

SCHOOL CHAMPIONSHIP RECOGNITION POLICY

Criteria

High school individuals and teams are eligible to receive a proclamation at a regularly scheduled City Council meeting for achieving a championship through a University Interscholastic League (UIL) competition or a similar state or national competition organization.

Team Eligibility

- The high school must be in the City of Celina.
- The competition must be organized by the UIL or a similar state-level or national-level competition organization.

Individual Eligibility

- The high school student must be a resident of the City of Celina and attend a Celina Independent School District high school.
- The competition must be an individual competition (not a team competition).
- The competition must be organized by the UIL or a similar state-level or national-level competition organization.

Proclamation

The Mayor will issue a proclamation to recognize the hard work, dedication, and accomplishments of eligible high school students and teams that win a championship. The proclamation will be issued at a regularly scheduled City Council meeting.

Process

City staff will coordinate with athletic directors, other activity directors, coaches, and/or Celina Independent School District staff to proactively identify teams and individuals that have won championships.

City staff will coordinate with each team or individual to attend a City Council meeting and receive their proclamation.

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CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, FEBRUARY 11, 2025
5:00 PM
MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Tubbs called the meeting to order at 5:00 PM.

Members Present:	**Members Absent:**
Mayor Ryan Tubbs	None
Mayor Pro Tem Andy Hopkins	
Deputy Mayor Pro Tem Mindy Koehne	
Council Member Philip Ferguson	
Council Member Eddie Cawlfield	
Council Member Wendie Wigginton	
Council Member Brandon Grumbles	

II. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Tubbs led the Pledge of Allegiance and Pastor Chris Carter let the 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.

Upon a motion by Council Member Cawlfield and a second by Mayor Pro Tem Hopkins, the Council voted six (6) for and none (0) opposed to authorize a Facilities Agreement with Foley Pools to establish certain restrictions and commitments on the subject property. The motion carried 6-0.

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

Mayor Tubbs recessed the meeting at 5:04 PM.

Mayor Tubbs reconvened the meeting at 6:18 PM.

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

Upon a motion by Council Member Cawlfield and a second by Mayor Pro Tem Hopkins, the Council voted six (6) for and none (0) opposed to approve Resolution 2025-05R to authorize the purchase of property at 502 N. Illinois St. The motion carried 6-0.

RESOLUTION NO. 2025-05R

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE NEGOTIATION AND EXECUTION BY THE CITY MANAGER OF CONVEYANCE DOCUMENTS NECESSARY TO EFFECTUATE THE

ACQUISITION OF REAL PROPERTY AT 502 N ILLINOIS ST. FOR THE FUTURE CONSTRUCTION OF THE DOWNTOWN CENTER; AND PROVIDING FOR AN EFFECTIVE DATE

Moved to Item V. C.

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)

Moved to Item IV.

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.

Bart Johnson spoke regarding the Celina Post Office.

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.

Pulled Items VII. I. and J. Council received a presentation regarding these items.

Upon a motion by Council Member Wigginton and a second by Mayor Pro Tem Hopkins, the Council voted six (6) for and none (0) opposed to approve the Consent Agenda. The motion carried 6-0.

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)

RESOLUTION NO. 2025-06R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, 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; PROVIDING FOR ALL NECESSARY ACTIONS; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

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)

ORDINANCE NO. 2025-07

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.

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)

RESOLUTION NO. 2025-07R

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA APPROVING THE PROPOSED CELINA CYBERSECURITY MITIGATION PROJECT FOR SUBMITTAL TO THE TEXAS PUBLIC SAFETY OFFICE'S (PSO) STATE AND LOCAL CYBERSECURITY PROGRAM.

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)

RESOLUTION NO. 2025-08R

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS ACCEPTING A PETITION CONCERNING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT; FINDING THE PETITION TO

BE COMPLIANT WITH APPLICABLE LAWS; APPROVING AND AUTHORIZING THE MAILING AND PUBLICATION OF NOTICE OF PUBLIC HEARING ON MARCH 11, 2025 REGARDING THE POSSIBLE CREATION OF A PUBLIC IMPROVEMENT DISTRICT; AND RESOLVING OTHER MATTERS IN CONNECTION THEREWITH

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)

RESOLUTION NO. 2025-09R

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS ACCEPTING A PETITION CONCERNING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT; FINDING THE PETITION TO BE COMPLIANT WITH APPLICABLE LAWS; APPROVING AND AUTHORIZING THE MAILING AND PUBLICATION OF NOTICE OF PUBLIC HEARING ON MARCH 11, 2025 REGARDING THE POSSIBLE CREATION OF A PUBLIC IMPROVEMENT DISTRICT; AND RESOLVING OTHER MATTERS IN CONNECTION THEREWITH

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)

RESOLUTION NO. 2025-10R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN "INTERLOCAL COOPERATIVE AGREEMENT" BETWEEN THE CITY OF CELINA, TEXAS AND MUSTANG SPECIAL UTILITY DISTRICT; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

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)

Mayor Tubbs opened the public hearing at 8:06 PM.
Mathias Haubert on behalf of the applicant for any questions Council may have.
Mayor Tubbs closed the public hearing at 8:07 PM.

Upon a motion by Council Member Grumbles and a second by Deputy Mayor Pro Tem Koehne, the Council voted five (5) for and one (1) opposed to approve Ordinance No. 2025-08. The motion carried 5-1. Council Member Wigginton opposed.

ORDINANCE NO. 2025-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS AN APPROXIMATELY 1 ACRE TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND #14 SURVEY, ABSTRACT NO. 167,

COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED WEST OF PRESTON ROAD AND APPROXIMATELY 450 FEET NORTH OF FRONTIER PARKWAY, WITHIN THE CITY LIMITS; AS DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B", ATTACHED HERETO AND INCORPORATED HEREIN TO BE DESIGNATED AS PLANNED DEVELOPMENT #67 WITH THE PRESTON ROAD OVERLAY (PRO) AND A SPECIFIC USE PERMIT PROVIDING FOR AN AUTO REPAIR, MINOR USE; PROVIDING FOR COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED $2,000.00 AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES AND INCLUDING PROVISIONS FOR THE AUTHORIZATION TO SEEK INJUNCTIVE RELIEF TO ENJOIN VIOLATIONS WHICH CONSTITUTE AN IMMINENT HAZARD OR DANGER TO PUBLIC HEALTH AND SAFETY; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

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)

Mayor Tubbs opened the public hearing at 8:18 PM.
Jeff Tucker representative from Murphy USA for any question Council may have.
Mayor Tubbs closed the public hearing at 8:19 PM.

Upon a motion by Council Member Ferguson and a second by Council Member Cawlfield, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2025-09. The motion carried 6-0.

ORDINANCE NO. 2025-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS AN APPROXIMATELY 2 ACRE TRACT OF LAND SITUATED IN LOT 1, BLOCK A, OF THE SUMMIT COMMONS ADDITION, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED AT THE NORTHEAST CORNER OF PRESTON ROAD AND GLENDENNING PARKWAY, WITHIN THE CITY LIMITS; AS DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B", ATTACHED HERETO AND

INCORPORATED HEREIN TO BE DESIGNATED AS COMMERCIAL, OFFICE, & RETAIL DISTRICT (C) WITH THE PRESTON ROAD OVERLAY (PRO) AND FOR A SPECIFIC USE PERMIT PROVIDING FOR AN AUTO, GAS PUMPS/FUELS SALES; PROVIDING FOR COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED $2,000.00 AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES AND INCLUDING PROVISIONS FOR THE AUTHORIZATION TO SEEK INJUNCTIVE RELIEF TO ENJOIN VIOLATIONS WHICH CONSTITUTE AN IMMINENT HAZARD OR DANGER TO PUBLIC HEALTH AND SAFETY; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

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)

Upon a motion by Mayor Pro Tem Hopkins and a second by Deputy Mayor Pro Tem Koehne, the Council voted five (5) for and one (1) opposed to approve Proposition 2 as it was originally written with the exception of changing it to May of 2025. The motion carried 5-1. Council Member Wigginton opposed.

Upon a motion by Mayor Pro Tem Hopkins and a second by Deputy Mayor Pro Tem Koehne, the Council voted six (6) for and none (0) opposed to approve Proposition 1 as written. The motion carried 6-0.

Upon a motion by Deputy Mayor Pro Tem Koehne and a second by Mayor Pro Tem Hopkins, the Council voted six (6) for and none (0) opposed to approve Proposition 3 as written. The motion carried 6-0.

Upon a motion by Mayor Pro Tem Hopkins and a second by Council Member Cawlfield, the Council voted six (6) for and none (0) opposed to approve Proposition 4 as written. The motion carried 6-0.

Upon a motion by Council Member Ferguson and a second by Council Member Cawlfield, the Council voted six (6) for and none (0) opposed to approve Proposition 5 as written. The motion carried 6-0.

Upon a motion by Deputy Mayor Pro Tem Koehne and a second by Council Member Ferguson, the Council voted six (6) for and none (0) opposed to approve

Proposition 6 with the additional language of beginning in May of 2025. The motion carried 6-0.

Upon a motion by Council Member Ferguson and a second by Council Member Wigginton, the Council voted six (6) for and none (0) opposed to approve Proposition 7 as written. The motion carried 6-0.

Upon a motion by Council Member Wigginton and a second by Deputy Mayor Pro Tem Koehne, the Council voted six (6) for and none (0) opposed to approve Proposition 11 as amended in the redline, eliminating Proposition 8 becoming Proposition 10. The motion carried 6-0.

Upon a motion by Council Member Ferguson and a second by Mayor Pro Tem Hopkins, the Council voted six (6) for and none (0) opposed to approve Proposition 9 as written becoming Proposition 8. The motion carried 6-0.

Upon a motion by Council Member Cawlfield and a second by Deputy Mayor Pro Tem Koehne, the Council voted six (6) for and none (0) opposed to approve Proposition 10 as written becoming Proposition 9. The motion carried 6-0.

Upon a motion by Mayor Pro Tem Hopkins and a second by Deputy Mayor Pro Tem Koehne, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2025-11R. The motion carried 6-0.

RESOLUTION NO. 2025-11R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ORDERING AND CALLING A SPECIAL ELECTION FOR THE PURPOSE OF VOTING ON PROPOSED AMENDMENT TO THE HOME RULE CHARTER; 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; PROVIDING FOR ALL NECESSARY ACTIONS; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

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)

Upon a motion by Council Member Grumbles and a second by Deputy Mayor Pro Tem Koehne, the Council voted six (6) for and none (0) opposed to approve an Economic Development Agreement by and between the Celina Economic Development Corporation, City of Celina, and Celina Chamber of Commerce. The motion carried 6-0.

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)

Upon a motion by Council Member Wigginton and a second by Mayor Pro Tem Hopkins, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2025-12R. The motion carried 6-0.

RESOLUTION NO. 2025-12R

A RESOLUTION OF THE CITY OF CELINA, TEXAS DETERMINING THE COSTS OF CERTAIN PHASE #2 IMPROVEMENTS TO BE FINANCED WITHIN 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 TO MAKE AVAILABLE FOR PUBLIC INSPECTION; CALLING A PUBLIC HEARING FOR MARCH 11, 2025 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN PHASE #2 OF THE SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SUCH PUBLIC HEARING; RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE.

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)

Upon a motion by Deputy Mayor Pro Tem Koehne and a second by Council Member Wigginton, the Council voted six (6) for and none (0) opposed to approve a second Amendment to add the Guaranteed Maximum Price for the construction of the Downtown Center Building in the amount of $59,050,752.00. The motion carried 6-0.

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)

Upon a motion by Mayor Pro Tem Hopkins and a second by Council Member Wigginton, the Council voted six (6) for and none (0) opposed to approve a Cost Share Agreement with the Parks at Wilson Creek. The motion carried 6-0.

X. ADJOURNMENT:

Mayor Tubbs adjourned the meeting at 9:31 PM.

_____
Ryan Tubbs, Mayor

_____ _____
Jeovanna Rubio, Assistant City Secretary Date

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Kimberly Brawner, Assistant City Manager
CC:	Robert Ranc, City Manager
Intiated by:	Kimberly Brawner
Date:	March 11, 2025
Re:	Fire Station #1 Remodel

Action Requested:
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)

Background Information:
The project will include multiple repairs at Station #1.This project will construct separate dorm areas, modify lockers, construct an additional dorm room, and repair the existing kitchen equipment. Exterior improvements include a new fence and faux turf area for the facility.

Vendor	**Cooperative**	**Contract Number**
Crossland	TIPS	22010702

The City maintains an executed Interlocal Agreement with the above cooperative agency. Chapter 271 of the Local Government Code authorizes cooperative purchases. Use of the contracts satisfies the competitive bidding requirement while saving time and funding in the development of specifications and duplication of work during the process.

Legal Review:
Contract has been previously reviewed and approved.

Supporting Documents:
1. Fire Station 1 Presentation
2. Location Map

3. Agreement with Crossland Construction for FS1 Remodel w exhibits_Partially Executed

Financial Consideration:
Funding is available in the current budget. Expenditures will not exceed funds appropriated, and funds will be committed to the purchase order.

Staff Recommendation:
Staff recommends awarding the proposed contract as presented.

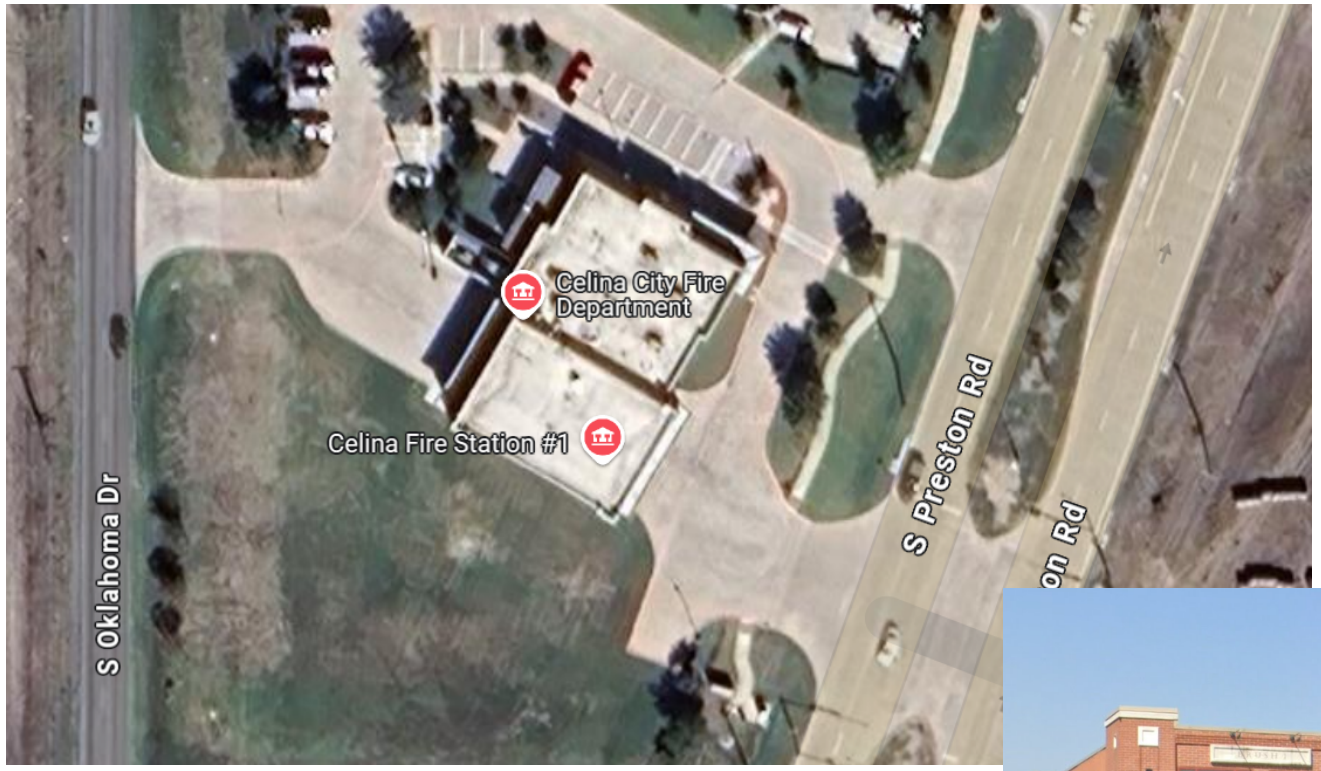
FIRE STATION #1 REMODEL

Kim Brawner

March 11, 2025



LOCATION MAP - 1413 S. PRESTON RD.





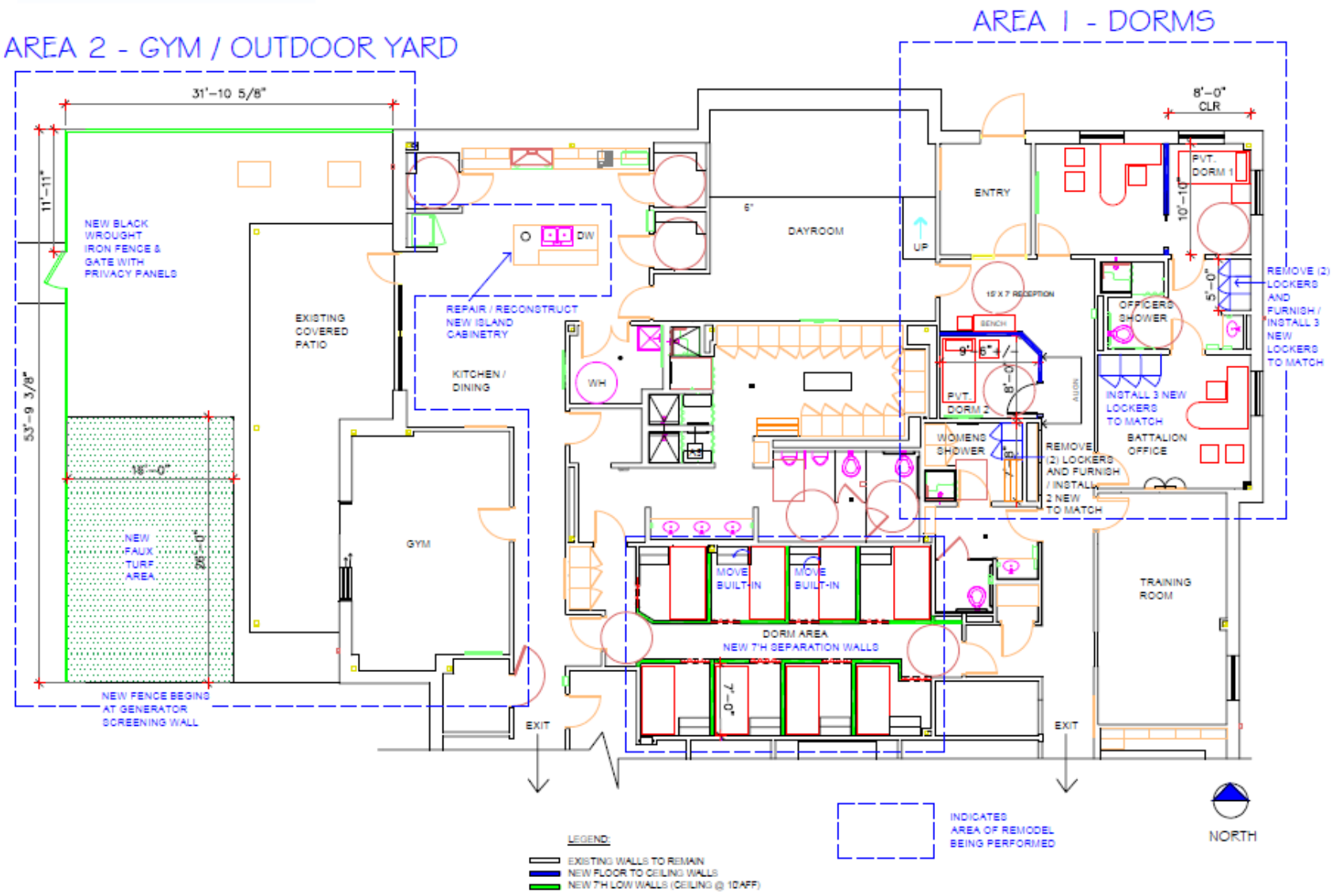
FACTS

Project Description: The remodel of Fire Station #1 includes:

- Kitchen Island repair / replacement

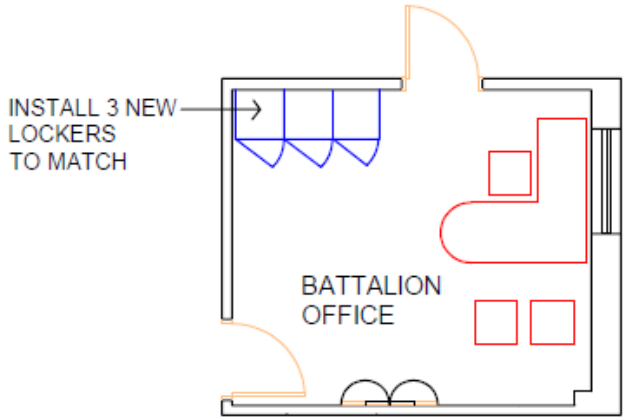
  includes resetting plumbing for sink and ice maker & relocating outlet
- Additional walls to provide private officer sleeping quarters

  includes adjustments to lighting, mechanical and fire sprinklers
- Additional low walls for existing dorm to provide privacy
- Additional (8) full height laminated lockers for officers and staff
- New 86 lin. ft. privacy fencing off the gym & exterior cooking space
- Repair existing gym walls / add outdoor exercise turf off gym



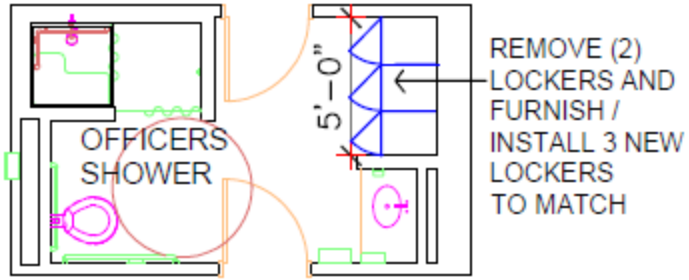
OVERALL FLOOR PLAN - SHOWING AREA OF REMODEL BEING PERFORMED

REPAIR EXISTING KITCHEN ISLAND & ADD STAFF LOCKERS

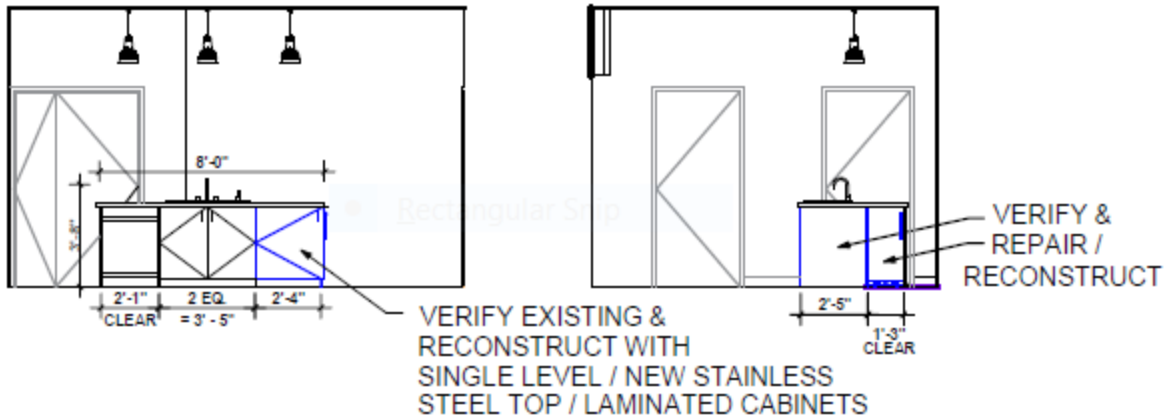


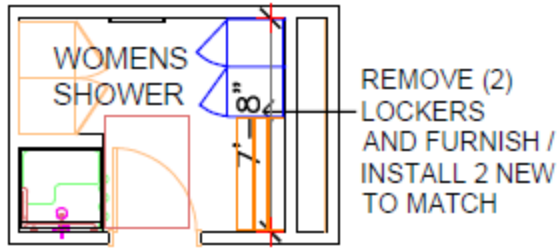
VERIFY LAMINATE FINISH:
FORMICA, 5884-58 CHESTNUT
WOODLINE

ADDITIONAL STAFF LOCKERS

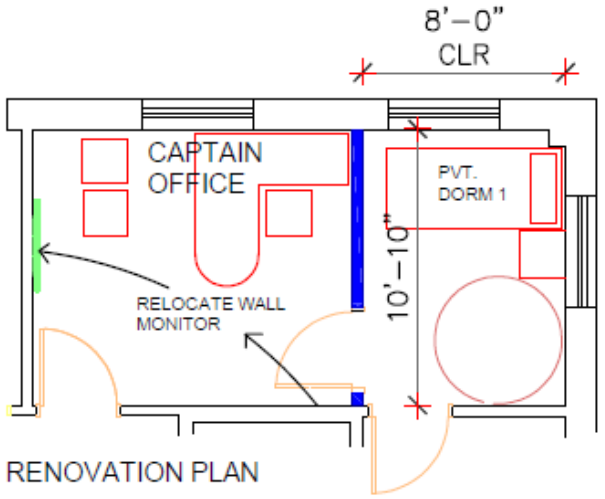


KITCHEN ISLAND RECONSTRUCTION

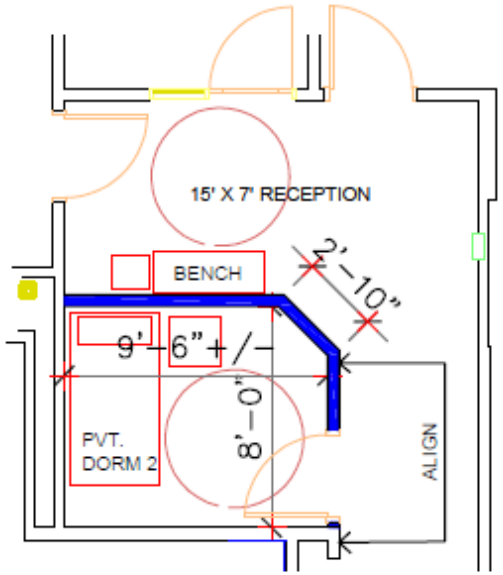




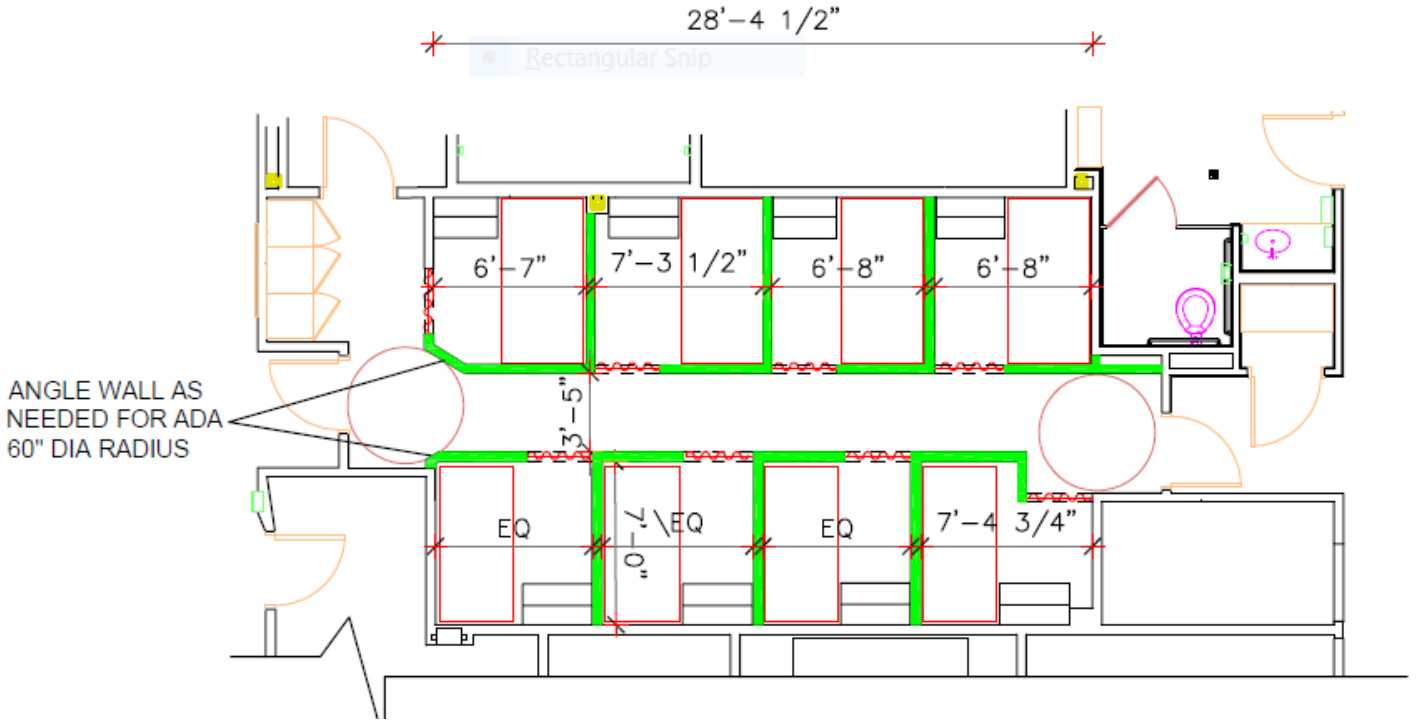
ADDITIONAL DORM ROOMS / SEPARATIONS



RENOVATION PLAN



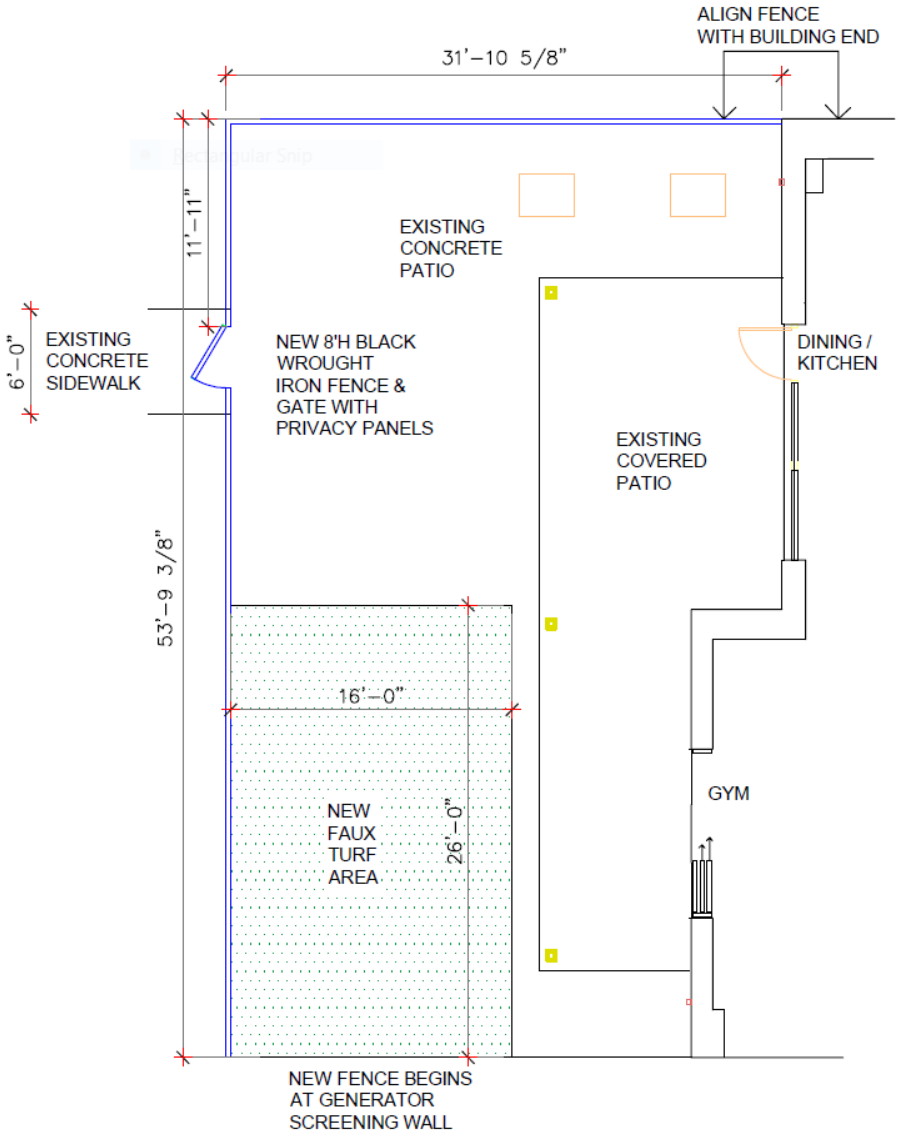
NEW DORM 2 / RECEPTION



LEGEND:

- EXISTING WALLS TO REMAIN
- NEW FLOOR TO CEILING WALLS
- NEW 7'H LOW WALLS (CEILING @ 10'AFF)

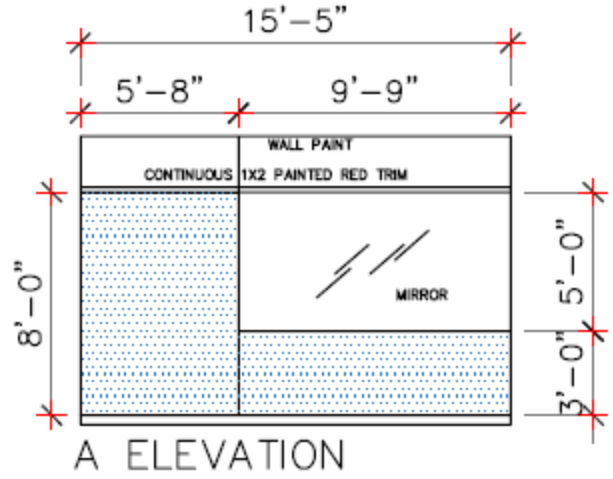
NEW FENCE FOR YARD AREA WITH TURF



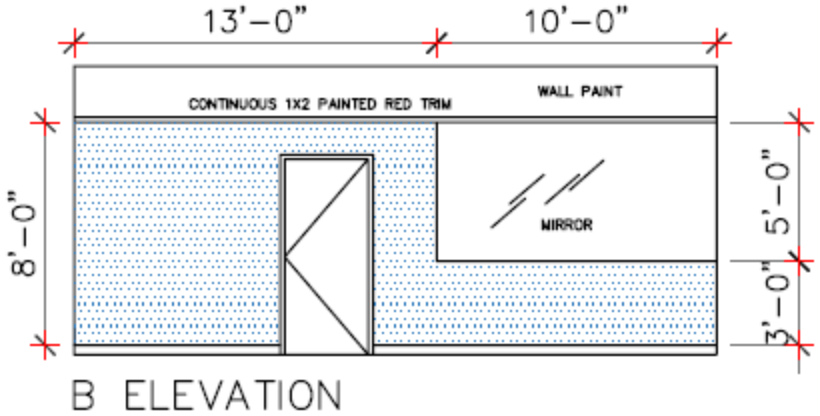
Furnish and install approx. 86 lin. ft. of new powder coated 8'H black wrought iron fencing with gate and privacy panels.

Furnish and install approx. 416 lin. ft. of synthetic turf for exercise area.

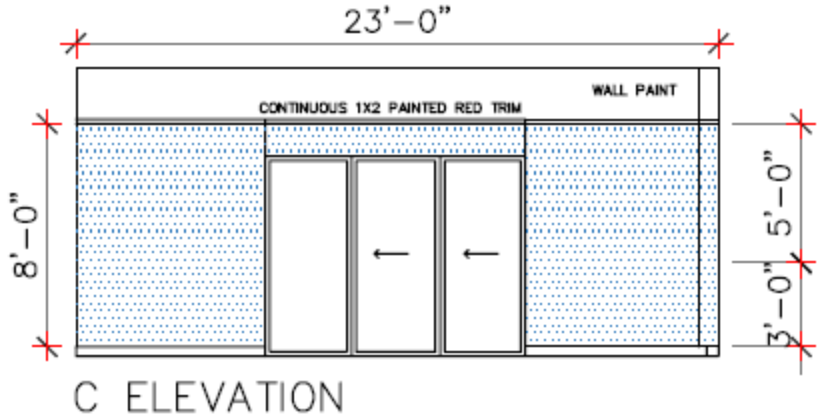
REPAIR EXISTING GYM WALLS, FLOORING ADD NEW MIRRORS



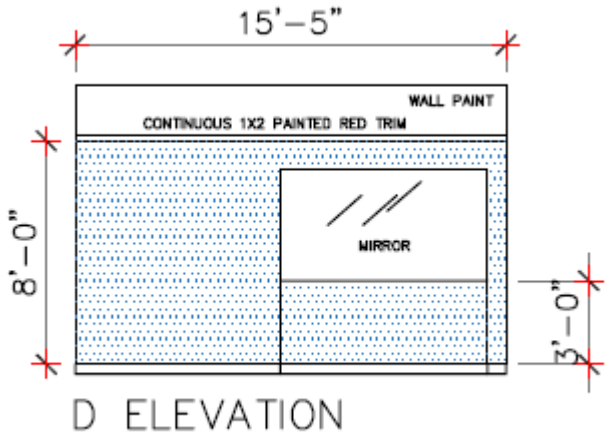
A ELEVATION



B ELEVATION



C ELEVATION



D ELEVATION

Patch and repair existing walls and rubber flooring.

Furnish and install new acoustical wall carpeting for wall

TIPPS GOVT. CONTRACT QUOTE

ESTIMATE SUMMARY

CROSSLAND CONSTRUCTION COMPANY, INC.

Project: Celina Fire Station No. 1 Remodel
Date: February 26, 2025
TIPS CONTRACT #: 22010702

BID PACKAGE	DESCRIPTION	TOTAL
01A	General Requirements	$ 10,250
02A	Demolition	$ 7,500
31A	Earthwork	$ -
32A	Landscaping & Irrigation	$ -
32B	Synthetic Turf	$ 6,994
32F	Fencing	$ 14,523
03A	Cast-in-Place Concrete	$ -
04A	Masonry	$ -
05A	Structural & Miscellaneous Steel	$ -
06A	Woods and Plastics	$ 15,000
07A	Roofing	$ -
07B	Waterproofing	$ -
07D	Metal Panels	$ -
08A	Doors & Hardware	$ 6,000
08B	Glass & Glazing	
08C	Overhead Doors	$ -
09A	Drywall & Acoustical	$ 17,315
09B	Flooring	$ 4,808
09C	Tile	$ -
09D	Painting	$ 13,381
10A	Specialties	$ 2,500
10B	Signage	$ -
10C	Pre-Fabricated Canopies	$ -
11A	Residential Appliances	$ -
12A	Window Treatments	$ -
21A	Fire Protection	$ 7,280
22A	Plumbing	$ -
23A	HVAC	$ 5,500
26A	Electrical	$ 10,080
27A	Communications	$ 1,000
27B	Audio/Visual	$ -
28A	Fire Alarm	$ 2,500
28B	Security	$ -
28C	Access Controls	$ -
	SUBTOTAL DIRECT COST OF WORK	**$ 124,631**
	Design/Estimating Contingency	$ -
	Construction Contingency	$ 5,919
	Inflation/Escalation Contingency	$ -
	Owner's Contingency	$ -
	Plan Review & Permit Fees	BY OWNER
	Impact / Tap Fees	BY OWNER
	General Liability Insurance	$ 827
	Buildier's Risk Insurance	$ 239
	Subcontractor Default Insurance (SDI)	$ -
	General Conditions	
	Payment & Performance Bond	$ 1,838
	Design Phase Fee	$ -
	Preconstruction Phase Fee	$ -
	Construction Phase Fee	$ 5,974
	TOTAL	**$ 139,428**


CELINA
TEXAS
EST. 1876
Life Connected.

CELINA TEXAS EST. 1876
Life Connected.

E CHERRY WOOD LN

S OKLAHOMA DR

S PRESTON RD

W GLENDENNING PKWY

E GLENDENNING PKWY

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Exhibit
Fire Station 1
City of Celina

2/27/2025

N W E S

0 165 330 Feet

CITY OF CELINA, TEXAS

Construction Agreement

This Agreement is made by and between the City of Celina, Texas, a home-rule municipality ("Owner") and **Crossland Construction** ("Contractor") for **Fire Station #1 Remodel**, ("Project"). In consideration of the premises, covenants and mutual promise contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged. The Owner and the Contractor hereby agree as follows:

Article 1: The Work

Contractor shall provide all labor, supervision, materials, and equipment necessary to perform all work required by the contract documents (Exhibit A) for the **Fire Station #1 Remodel** as defined and attached as Exhibit A the terms of which are incorporated herein by reference.

Article 2: Contract Documents

The Contract Documents shall consist of the following documents: (1) this Construction Agreement, Exhibit A and any properly authorized change orders. These Contract Documents are incorporated by reference into this Construction Agreement as if set out here in their entirety. The Contract Documents are intended to be complementary; what is called for by one document shall be as binding as if called for by all Contract Documents. It is specifically provided, however, that in the event of any inconsistency in the Contract Documents, the inconsistency shall be resolved by giving precedence to the Contract Documents in the order in which they are listed above.

Article 3: Total of Payments Due Contractor

For performance of the work in accordance with the Contract Documents, the City shall pay Contractor in current funds an amount not to exceed **One Hundred thirty nine thousand four hundred and twenty eight and zero cents ($139,428.00).** This amount is subject to adjustment by written change order acceptable to Contractor and the City.

Article 4: Dates to Start and Complete Work

Contractor shall begin work within ten (10) calendar days after receiving written notice to proceed from the City. All work required under the Contract Documents shall be completed within **XX Calendar days** calendar days after the date construction activity begins.

Article 5: Proof of Insurance Coverage

Contractor shall provide proof of insurance as listed in the insurance requirement document for itself and ensure that it and its subcontractors are maintaining the required limits.

Article 6: Compliance with Laws

Contractor shall be responsible for ensuring that it and any subcontractors performing any portion of the work required under the Contract Documents comply with all applicable federal, state, county, and municipal laws, regulations, and rules that relate in any way to the performance and completion of the work. This provision applies whether or not a legal requirement is described or referred to in the Contract Documents.

Article 7: INDEMNITY

THE CONTRACTOR DOES HEREBY COVENANT AND CONTRACT TO WAIVE ALL CLAIMS, RELEASE, INDEMNIFY AND HOLD HARMLESS THE CITY AND ALL OF ITS OFFICIALS, OFFICERS, AGENTS, EMPLOYEES AND INVITEES, IN BOTH THEIR PUBLIC AND PRIVATE CAPACITIES, FROM ANY AND ALL LIABILITY, CLAIMS, SUITS, DEMANDS OR CAUSES OF ACTION, INCLUDING ALL EXPENSES OF LITIGATION AND/OR SETTLEMENT, THAT MAY ARISE BY REASON OF DEATH OR INJURY TO PERSONS OR DAMAGE TO OR LOSS OF USE OF PROPERTY OCCASIONED BY ANY WRONGFUL INTENTIONAL ACT OR OMISSION OF THE CONTRACTOR, AS WELL AS ANY NEGLIGENT OMISSION, ACT OR ERROR OF THE CONTRACTOR, ITS OFFICIALS, OFFICERS, AGENTS, EMPLOYEES AND INVITEES, OR OTHER PERSONS FOR WHOM THE CONTRACTOR IS LEGALLY LIABLE WITH REGARD TO THE PERFORMANCE OF THIS AGREEMENT, AND THE CONTRACTOR WILL, AT ITS OWN COST AND EXPENSE, DEFEND AND PROTECT THE CITY AGAINST ANY AND ALL SUCH CLAIMS AND DEMANDS.

THE CONTRACTOR'S OBLIGATIONS TO THE CITY UNDER THIS PROVISION SHALL BE LIMITED TO THE APPLICABLE INSURANCE COVERAGE(S) THE CONTRACTOR IS REQUIRED TO PROVIDE IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS AGREEMENT PLUS ANY DEDUCTIBLE AMOUNT(S) TO BE PAID BY THE CONTRACTOR IN CONJUNCTION WITH SAID COVERAGE(S) FOR EACH OCCURRENCE GIVING RISE TO ANY SUCH LIABILITY, CLAIMS, SUITS, DEMANDS OR CAUSES OF ACTION. IF, HOWEVER, THE CONTRACTOR FAILS TO PURCHASE AND/OR MAINTAIN ONE OR MORE TYPES OF INSURANCE COVERAGE IN THE AMOUNT(S) REQUIRED BY THIS AGREEMENT, THE CONTRACTOR'S OBLIGATIONS TO THE CITY UNDER THIS PROVISION SHALL IN NO WAY BE LIMITED.

Article 8: Progress Payments

As it completes portions of the work, Contractor may request progress payments from the City. Progress payments shall be made by the City based on the City's estimate of the value of the work properly completed by Contractor since the time the last progress payment was made. The "estimate of the value of the work properly completed" shall include the net invoice value of acceptable, non-perishable materials actually delivered to and currently at the job site only if Contractor provides to the City satisfactory evidence that material suppliers have been paid for these materials.

The fact that the City makes a progress payment shall not be deemed to be an admission by the City concerning the quantity, quality, or sufficiency of Contractor's work. Progress payments shall not be deemed to be acceptance of the work nor shall a progress payment release Contractor from any of its responsibilities under the Contract Documents.

Five percent retainage will be withheld from progress payments.

Invoices for progress payments should be for the monthly period of the 1st – 30th/31st.

Article 9: Withholding Payments to Contractor

The City may withhold payment of some or all of any progress or final payment that would otherwise be due if the City determines, in its discretion, that the work has not been performed in accordance with the Contract Documents. The City may use these funds to pay replacement or substitute contractors to complete unfinished or defective work.

The City may withhold payment of some or all of any progress or final payment that would otherwise be due if the City determines, in its discretion, that it is necessary and proper to provide an additional source of funds to pay claims for which the City is entitled to indemnification from Contractor under the Contract Documents.

Article 10: Acceptance of the Work

When the work is completed, Contractor shall request that the City perform a final inspection. The City shall inspect the work. If the City determines that the work has been completed in accordance with the Contract Documents, it shall issue a written notice of acceptance of the work. If the City determines that the work has not been completed in accordance with the Contract Documents, then it shall provide Contractor with a verbal or written list of items to be completed before another final inspection shall be scheduled.

The work shall not be deemed to be accepted based on “substantial completion” of the work, use or occupancy of the work, or for any reason other than the Town's written notice of acceptance.

In its discretion, the City may issue a notice of acceptance covering only a portion of the work. In this event, the notice shall state specifically what portion of the work is accepted.

Article 11: Final Payment

After all work required under the Contract Documents has been completed, inspected, and accepted, the City shall calculate the final payment amount promptly after necessary measurements and computations are made. The final payment amount shall be calculated to include the estimate of the value of work properly completed since the date of the most recent previous progress payment; correct prior progress payments; and include other amounts previously withheld that are to be returned to Contractor, if any.

Final payment to Contractor shall not be due until Contractor provides full or partial releases of liens, or other evidence satisfactory to the City to show that all sums due for labor, services, and materials furnished for or used in connection with the work have been paid or shall be paid with the final payment. To ensure this result, Contractor consents to the issuance of the final payment in the form of joint checks made payable to Contractor and others. The City may, but is not obligated, to issue final payment using joint checks.

Final payment to Contractor shall not be due until Contractor has supplied to the City copies of all documents that the City determines are reasonably necessary to ensure both that the final payment amount is properly calculated and that the City has satisfied its obligation to administer the Construction Agreement in accordance with applicable law.

Article 12: Contractor’s Warranty

For a one-year period after the date specified in a written notice of acceptance of work, Contractor shall provide and pay for all labor and materials that the City determines are necessary to correct all defects in the work arising because of defective materials or workmanship supplied or provided by Contractor or any subcontractor.

At least forty-five (45) days before the end of the one-year warranty period, the City may make a warranty inspection of the work. The City shall notify Contractor of the date and time of this inspection so that a Contractor representative may be present. After the warranty inspection, and before the end of the two-year warranty period, the City shall mail to Contractor a written notice that specifies the defects in the work that are to be corrected, if any.

Contractor shall begin the remedial work within ten (10) calendar days after receiving the written notice from the Town. If Contractor does not begin the remedial work timely or prosecute it diligently, then the City may pay for necessary labor and materials to effect repairs and these expenses shall be paid by Contractor.

If the City determines that a hazard exists because of defective materials and workmanship, then the City may take steps to alleviate the hazard, including making repairs. These steps may be taken without prior notice either to Contractor. Expenses incurred by The City to alleviate the hazard shall be paid by Contractor.

Any work performed by or for Contractor to fulfill its warranty obligations shall be performed in accordance with the Contract Documents. Work performed during the two-year warranty period shall itself be subject to a one-year warranty. This warranty shall be the same as described in this article.

The City may make as many warranty inspections as it deems appropriate.

ARTICLE 13: NOTICES

All notices required by this Agreement shall be presumed received when deposited in the mail properly addressed to the other party at the address set forth herein or set forth in a written designation of change of address delivered to all parties.

City of Celina	**Contractor Mailing Address**
142 N. Ohio	731 Industry Way
Celina, TX 75009	Prosper, TX 75071
469-813-4194	
contracts@celina-tx.gov	

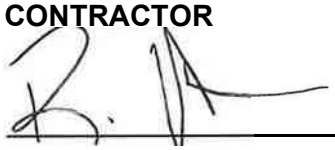
ARTICLE 14: SUPERVISION

The Contractor shall employ and maintain at the Project site only competent supervisory personnel. Absent written instruction from the Contractor to the contrary, the superintendent shall be deemed the Contractor's authorized representative at the site and shall be authorized to receive and accept all communications from the Owner.

Key supervisory personnel assigned by the Contractor to this Project are as follows:

NAME	FUNCTION
Ross Wisdom	Project Manager
John Franklin	Assistant Project Manager

EXECUTED in single or multiple originals effective on the 12th day of March 2025.

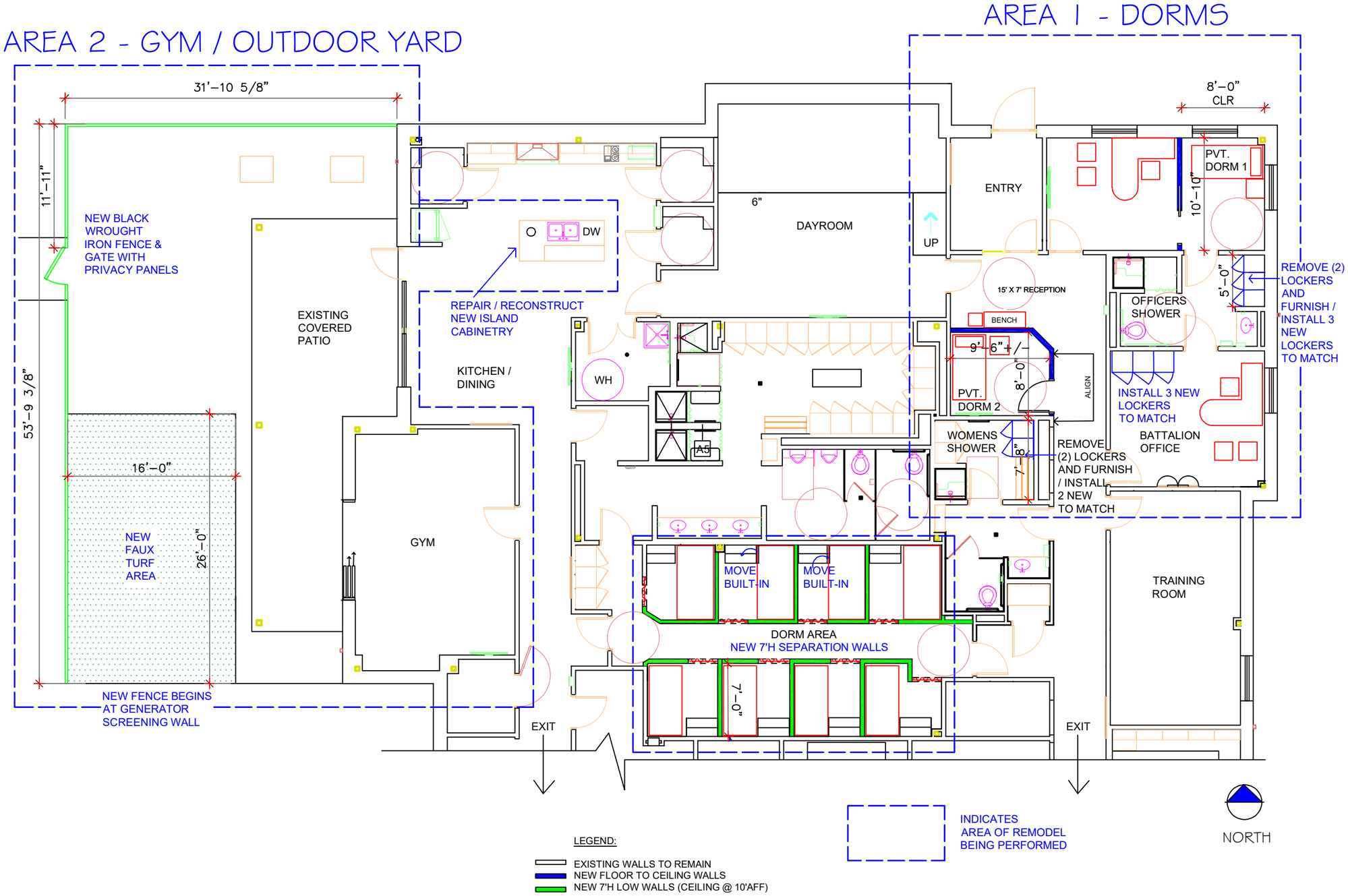
CITY OF CELINA, TEXAS	**CONTRACTOR**
	
Robert Ranc, City Manager	Signature
	Rocky Hussman - President Texas Region
	Printed Name & Title
	02/27/2025
Date	Date

ESTIMATE SUMMARY

Project: Celina Fire Station No. 1 Remodel
Date: February 26, 2025
TIPS CONTRACT #: 22010702

CROSSLAND CONSTRUCTION COMPANY, INC.

BID PACKAGE	DESCRIPTION	TOTAL
01A	General Requirements	$ 10,250
02A	Demolition	$ 7,500
31A	Earthwork	$ -
32A	Landscaping & Irrigation	$ -
32B	Synthetic Turf	$ 6,994
32F	Fencing	$ 14,523
03A	Cast-in-Place Concrete	$ -
04A	Masonry	$ -
05A	Structural & Miscellaneous Steel	$ -
06A	Woods and Plastics	$ 15,000
07A	Roofing	$ -
07B	Waterproofing	$ -
07D	Metal Panels	$ -
08A	Doors & Hardware	$ 6,000
08B	Glass & Glazing	
08C	Overhead Doors	$ -
09A	Drywall & Acoustical	$ 17,315
09B	Flooring	$ 4,808
09C	Tile	$ -
09D	Painting	$ 13,381
10A	Specialties	$ 2,500
10B	Signage	$ -
10C	Pre-Fabricated Canopies	$ -
11A	Residential Appliances	$ -
12A	Window Treatments	$ -
21A	Fire Protection	$ 7,280
22A	Plumbing	$ -
23A	HVAC	$ 5,500
26A	Electrical	$ 10,080
27A	Communications	$ 1,000
27B	Audio/Visual	$ -
28A	Fire Alarm	$ 2,500
28B	Security	$ -
28C	Access Controls	$ -
	SUBTOTAL DIRECT COST OF WORK	**$ 124,631**
	Design/Estimating Contingency	$ -
	Construction Contingency	$ 5,919
	Inflation/Escalation Contingency	$ -
	Owner's Contingency	$ -
	Plan Review & Permit Fees	**BY OWNER**
	Impact / Tap Fees	**BY OWNER**
	General Liability Insurance	$ 827
	Buildier's Risk Insurance	$ 239
	Subcontractor Default Insurance (SDI)	$ -
	General Conditions	
	Payment & Performance Bond	$ 1,838
	Design Phase Fee	$ -
	Preconstruction Phase Fee	$ -
	Construction Phase Fee	$ 5,974
	TOTAL	**$ 139,428**



OVERALL FLOOR PLAN - SHOWING AREA OF REMODEL BEING PERFORMED

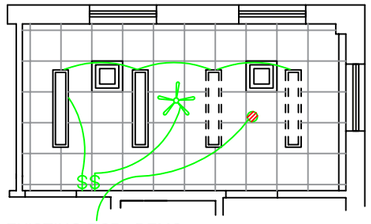
CONTACT: BARBARA HOSKINS
CITY OF CELINA CONSTRUCTION MGR.
BHOSKINS@CELINA-TX.GOV
(940) 453-7018

GENERAL CONTRACTOR:
TBD

SCALE: 1/8"= 1'
DATE: 12/30/24
REV. DATE:

CELINA FIRE STATION 1
1413 S. Preston Rd.
Celina, TX 75009

1



EXISTING RCP - DEMO

DEMO:
(2) EXISTING 1X4 PENDANT FIXTURES

FURNISH AND INSTALL:
(2) NEW LED DOWNLIGHTS ON DIMMER SWITCH

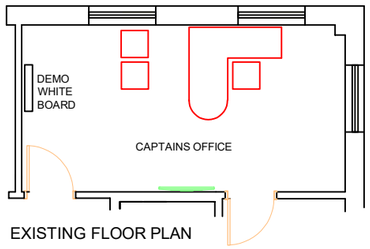
(1) NEW CEILING FAN WITH MULTI-SPEED SWITCH

(1) NEW EMERGENCY CALL LIGHT IN CAPTAIN OFFICE TO MATCH EXISTING AND ADDED TO EXISTING SWITCH / WIRING

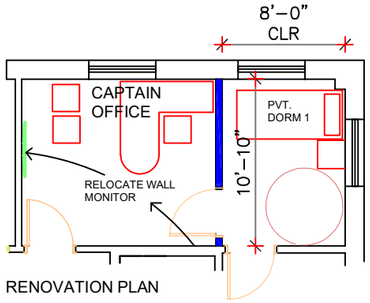
(1) NEW SMOKE DETECTOR TO MATCH EXISTING

RELOCATE EXISTING WALL MONITOR (FROM SOUTH WALL TO WEST WALL)
NEW DUPLEX OUTLET & DATA @ 65"AFF

PATCH / REPAIR CEILING WITH MATCHING 2X2 TEGULAR TILES
ARMSTRONG, 1774 DUNE
COLOR: WHITE



EXISTING FLOOR PLAN



RENOVATION PLAN

CONSTRUCT APPROXIMATELY 11'-0" LINEAR FEET OF NEW FULL HEIGHT WALL ON METAL STUDS PER PLAN.

FURNISH AND INSTALL NEW P-LAM DOOR ON METAL FRAME WITH PRIVACY LEVER LOCKSET HARDWARE TO MATCH EXISTING.

TAPE, BED AND REBED NEW WALLS. PATCH EXISTING WALLS AS NEEDED.
PAINT CAPTAINS OFFICE AND DORM TWO COATS INTERIOR EGGSHELL LATEX.

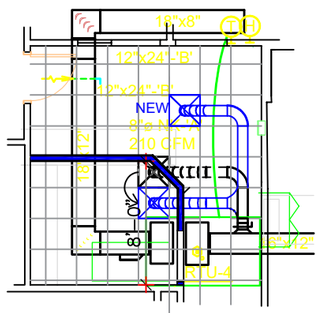
FURNISH AND INSTALL NEW BASE MOLDING TO MATCH EXISTING.
PAINT: SHERWIN WILLIAMS SW7015 REPOSE GRAY
2 COATS EGGSHELL LATEX
BASE: ROPPE 193, BLACK BROWN

NEW SOLID WOOD DOOR STAINED TO MATCH EXISTING.

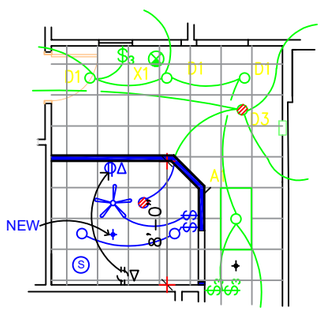
LEGEND:

EXISTING WALLS TO REMAIN
NEW FLOOR TO CEILING WALLS

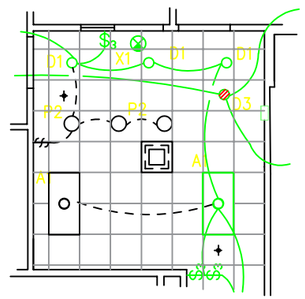
DORM ROOM 1 (CAPTAINS OFFICE)



RELOCATE (1) AND FURNISH & INSTALL (1) NEW HVAC SUPPLY



NEW DORM 2 / RECEPTION RCP



EXISTING RECEPTION - RCP DEMO

DEMO EXISTING:
(1) 2 X 4 LAY-IN FIXTURE
(3) PENDANT MOUNTED DECORATIVE FIXTURES

FURNISH AND INSTALL:
(2) NEW LED DOWNLIGHTS ON DIMMER SWITCH

(1) NEW CEILING FAN WITH MULTI-SPEED SWITCH

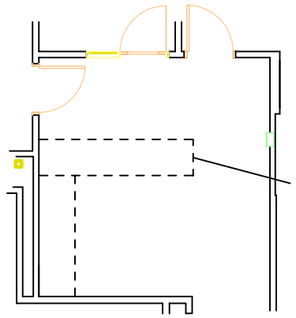
(1) NEW SMOKE DETECTOR TO MATCH EXISTING

(1) NEW EMERGENCY CALL LIGHT IN DORM - ADDED TO EXISTING SWITCH / WIRING

RELOCATE EXISITNG DUPLEX OUTLET AND DATA PULL TO NEW WALL @ 18"AFF

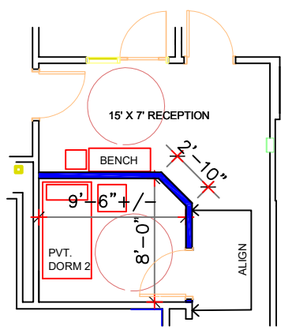
ADD (1) NEW FIRE SPRINKLER

PATCH / REPAIR CEILING WITH MATCHING 2X2 TEGULAR TILES
ARMSTRONG 1774 DUNE
COLOR: WHITE



EXISTING RECEPTION - DEMO

DEMO EXISTING CASEGOODS WITH GRANITE COUNTER TOPS



NEW DORM 2 / RECEPTION

CONSTRUCT APPROXIMATELY 18'-0" LINEAR FEET OF NEW FULL HEIGHT WALL ON METAL STUDS PER PLAN.

FURNISH AND INSTALL NEW P-LAM DOOR ON METAL FRAME WITH PRIVACY LEVER LOCKSET HARDWARE TO MATCH EXISTING.

TAPE, BED AND REBED NEW WALLS. PATCH EXISTING WALLS AS NEEDED.
PAINT RECEPTION AND DORM TWO COATS INTERIOR EGGSHELL LATEX,

FURNISH AND INSTALL NEW CARPET TILE IN DORM AND BASE MOLDING IN RECEPTION AND DORM TO MATCH EXISTING.

PAINT: SHERWIN WILLIAMS SW7015 REPOSE GRAY
2 COATS EGGSHELL LATEX
CARPET TILE: INTERFACE, EXPOSED 8691- COLOR TANNERY
BASE: ROPPE 193, BLACK BROWN

NEW SOLID WOOD DOOR STAINED TO MATCH EXISTING.

NORTH

0 1 4 8 12

LEGEND:

EXISTING WALLS TO REMAIN
NEW FLOOR TO CEILING WALLS

DORM ROOM 2 (RECEPTION SPACE)

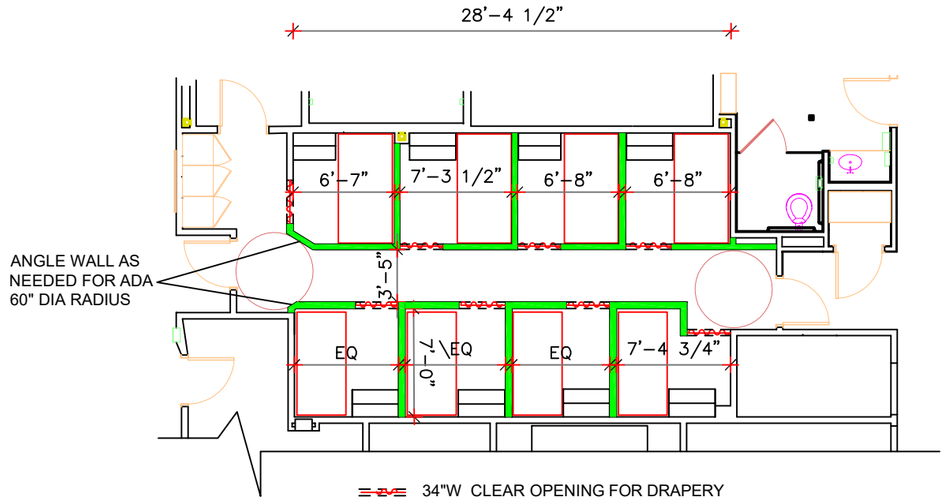
CONTACT: BARBARA HOSKINS
CITY OF CELINA CONSTRUCTION MGR.
BHOSKINS@CELINA-TX.GOV
(940) 453-7018

GENERAL CONTRACTOR:
TBD

SCALE: 1/8"= 1'
DATE: 12/30/24
REV. DATE:

CELINA FIRE STATION 1
1413 S. Preston Rd.
Celina, TX 75009

2



34"W CLEAR OPENING FOR DRAPERY
- 4" HEADER CONNECTING WALLS
ADD CORNER GUARD TO OUTSIDE
CORNERS FOR PROTECTION, TYP.

LEGEND:

EXISTING WALLS TO REMAIN
NEW FLOOR TO CEILING WALLS
NEW 7'H LOW WALLS (CEILING @ 10'AFF)

REMOVE / REINSTALL WALL BUILT-INS AS NEEDED
TO ACCESS WALLS FOR NEW CONSTRUCTION.

TAPE, BED AND REBED NEW WALLS AND PATCH EXISTING
WALLS AND PAINT 2 COATS EGGSHELL FINISH.

NOTE; EXISTING CEILING, LIGHTING, HVAC TO
REMAIN AS IS.

EXISTING CEILING HEIGHT IS 10 AFF.

DORM ROOM PRIVACY LOW-WALLS

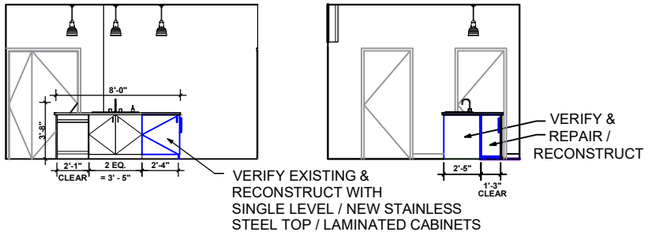
CONTACT: BARBARA HOSKINS
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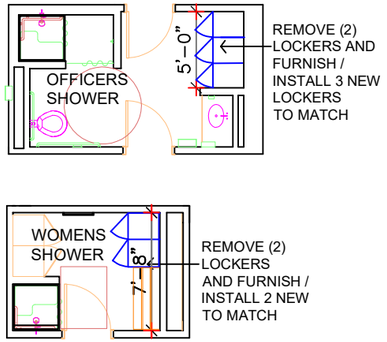
3

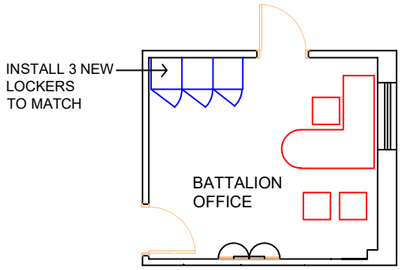


SITE VERIFY EXISTING DAMAGE AND FABRICATE / INSTALL NEW LAMINATED CABINETRY WITH HEAVY DUTY PIANO HINGES. REPLACE COMPROMISED BASE MOLDING. FURNISH AND INSTALL NEW STAINLESS STEEL COUNTER. NOTE: NEW DESIGN IS SINGLE LEVEL, NO TRANSACTION - RELOCATE ELEC. OUTLET TO SIDE OF ISLAND AS NEEDED.

VERIFY LAMINATE FINISH: FORMICA, 5884-58 CHESTNUT WOODLINE

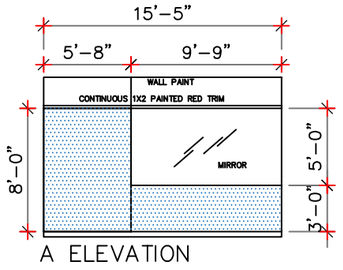
REPAIR EXISTING KITCHEN ISLAND @ TRASH RECEPTACLE



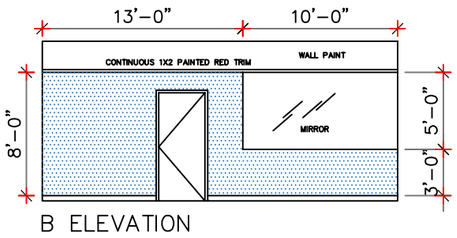


VERIFY LAMINATE FINISH: FORMICA, 5884-58 CHESTNUT WOODLINE

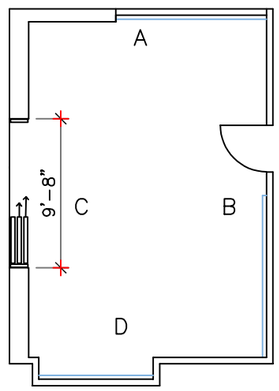
NEW BUILT-IN LOCKER LOCATIONS



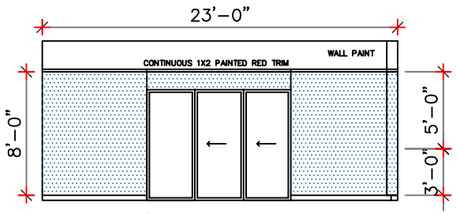
A ELEVATION



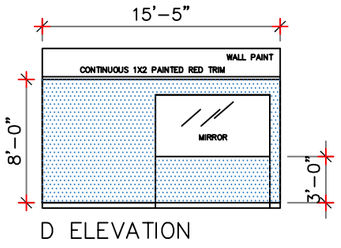
B ELEVATION



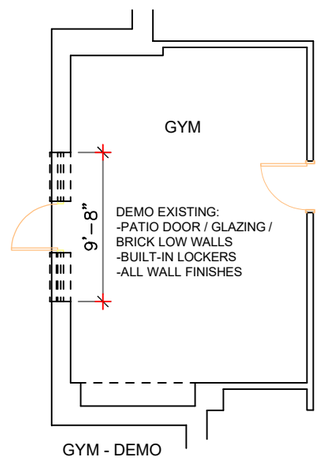
GYM FLOOR PLAN



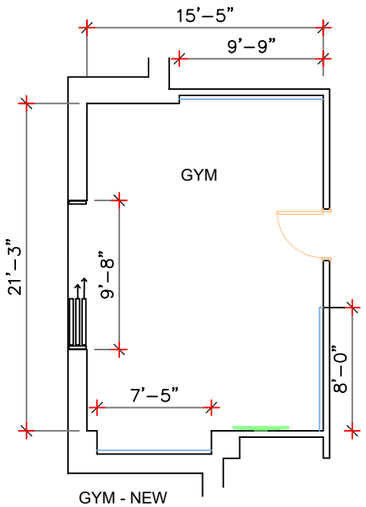
C ELEVATION



D ELEVATION



GYM - DEMO



GYM - NEW

RUBBER FLOORING:
CAPRICORK, RE-TIRE 9MM 36 X 36 TILES. COLOR: MOON ROCKS

BASE: ROBBE 4" RUBBER, BLACK

WALL PAINT: SW7015 REPOSE GRAY, EGGSHELL FINISH
TRIM PAINT: SW6868 REAL RED, SEMI-GLOSS FINISH

ACOUSTIC WALLCOVERING:
MAHARAM, WALLCOVERING SILENCE ASIL-30 ONYX BLACK, 54"W - CLASS A

CONSTRUCT NEW FINISHED OPENING AND FURNISH AND INSTALL NEW 7'-0"H X 9'-8"W SLIDING TEMP'D GLASS DOOR SET WITH KEY LOCK TO MEET 2021 IBC.
SITE VERIFY EXISTING GLAZING AND MATCH FRAMING FINISH.
CAULK FRAMING / EXISTING BRICK FACADE AS REQUIRED FOR WATERPROOFING AND INSULATION.

PATCH EXISTING WALLS AS NEEDED.
FURNISH AND INSTALL NEW WALL MIRRORS AND ACOUSTIC WALLCOVERING TO 8'AFF PER ELEVATIONS.
PAINT WALLS ABOVE TWO COATS EGGSHELL.
FURNISH AND INSTALL NEW 1X2 PAINTED TRIM AT TOP OF MIRRORS/ WALLCOVERING.

PATCH EXISTING RUBBER GYM FLOOR AT OLD LOCKER AREA .
FURNISH AND INSTALL NEW WALL BASE THROUGHOUT

LEGEND:

EXISTING WALLS TO REMAIN
NEW FLOOR TO CEILING WALLS

NORTH

0 1 4 8 12

GYM RENOVATION

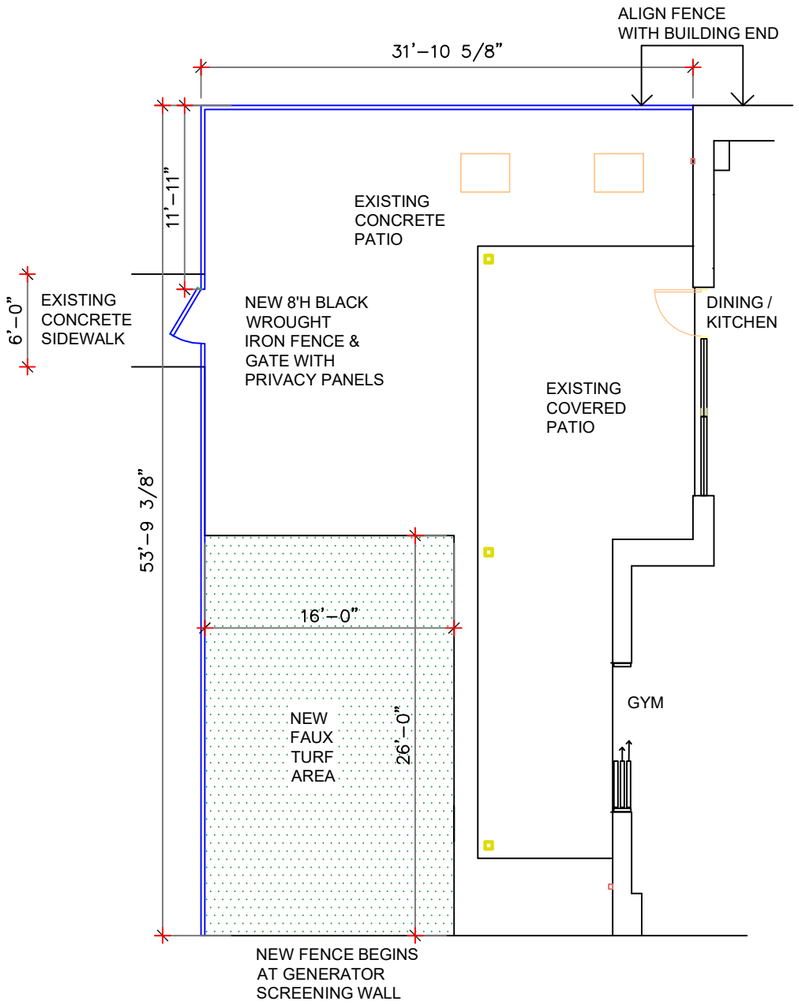
CONTACT: BARBARA HOSKINS
CITY OF CELINA CONSTRUCTION MGR.
BHOSKINS@CELINA-TX.GOV
(940) 453-7018

GENERAL CONTRACTOR:
TBD

SCALE: 1/8"= 1'
DATE: 12/30/24
REV. DATE:

CELINA FIRE STATION 1
1413 S. Preston Rd.
Celina, TX 75009

4



FURNISH AND INSTALL APPROXIMATELY 86 LINEAR FEET OF NEW DECORATIVE BLACK WROUGHT IRON FENCING WITH GATE AND PRIVACY PANELS (TO MATCH CELINA POLICE HEADQUARTERS ALONG PUNK CARTER PKWY). GATE HAS FREE EGRESS - NO LOCK.

MONTAGE INDUSTRIAL, MONTAGE II, 8'H MAJESTIC 2 RAIL FENCING WITH 8' PRIVACY PICKET PANELS AND CONNECTORS, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. AMERISTAR (888) 333-3422
WWW.AMERISTARPERMETER.COM

DEMO EXISTING GRASS AND PREPARE AREA FOR APPROXIMATELY 416 SQ. FT. OF NEW SYTHETIC TURF AREA (SLOPED TO DRAIN TOWARD WEST FENCE / PLANTINGS ON WEST SIDE OF FENCE).
FOREVER LAWN; PLAYGROUND / ACADEMY - FIELD GREEN
WWW.PLAYGROUNDGRASS.COM (866) 992-7876

SYNTHETIC TURF BASE REQUIREMENTS

The base shall be angular stone, leveled, and compacted at a depth of 3" to 4".

PREPARATION

The perimeter of the area shall be defined with a composite nailer board, unless an acceptable surface for anchoring the turf currently exists. These nailer boards will be secured into concrete or blacktop, or held in place with rebar spikes.

INSTALLATION

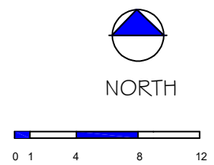
Cleaning: The entire surface shall be clean and free from any foreign and loose material.

Safety Foam Pro resilient subsurface padding will be laid out in 2'x4' interlocking panels over the base.

Artificial Turf: The turf will be rolled out in sections, cut around the poles, and seamed together using the micro mechanical seaming system as the primary bond.

Securing: The turf will be secured around the perimeter. If using nailer boards, 1" stainless steel staples will be used to secure the turf to the boards. Staples will be placed every 3". (See edge details)

Protection: Surface installer shall be responsible for the protection of the rubber surface during the installation process. Surface installer shall be responsible for the protection of the surface during the curing period upon completion of the installation.



NEW EXTERIOR FENCING AND TURF AREA

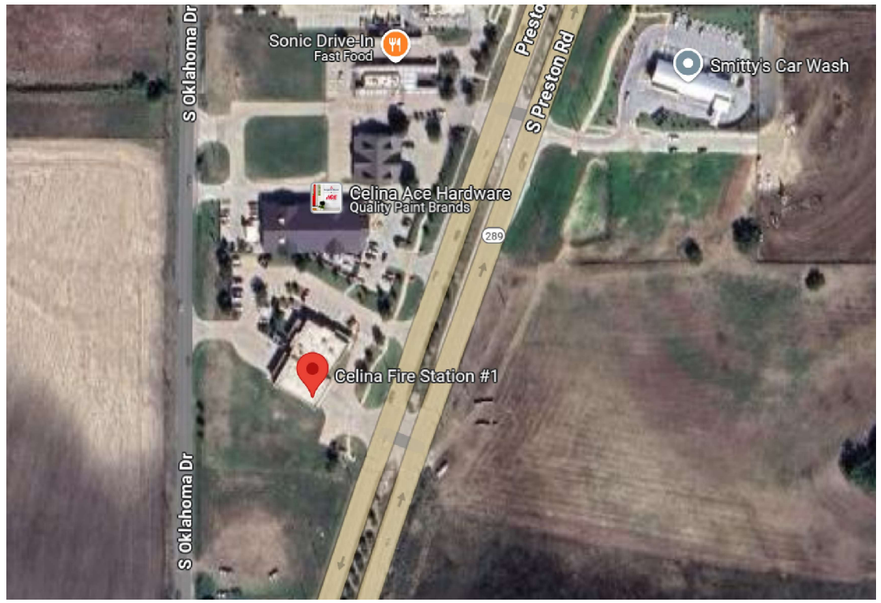
CONTACT: BARBARA HOSKINS
CITY OF CELINA CONSTRUCTION MGR.
BHOSKINS@CELINA-TX.GOV
(940) 453-7018

GENERAL CONTRACTOR:
TBD

SCALE: 1/8"= 1'
DATE: 12/30/24
REV. DATE:

CELINA FIRE STATION 1
1413 S. Preston Rd.
Celina, TX 75009

5



1413 S. PRESTON RD. - SITE LOCATION

NORTH

PROJECT INFORMATION

COMMERCIAL INTERIOR REMODEL: APPROX. 792 SQ. FT. OF INTERIOR REMODEL
APPROX. 416 SQ. FT. OF EXTERIOR REMODEL (TURF AREA)

CONSTRUCTION TYPE: IIB

GENERAL SCOPE OF WORK INCLUDES:

CONSTRUCT TWO NEW WALLS TO PROVIDE TWO ADDITIONAL DORM ROOMS.

FURNISH AND INSTALL NEW LOCKERS IN EXISTING OFFICER RESTROOM AND LADIES RESTROOM.

INSTALL NEW FINISHES IN EXISTING GYM ROOM.

(OPTION) FURNISH AND INSTALL NEW 9'W GYM EXTERIOR SLIDING TEMP'D GLASS DOOR.

FURNISH AND INSTALL NEW 8'H BLACK WROUGHT IRON FENCING WITH PRIVACY SLATS WITH SINGLE GATE (SPECIFICATION TO MATCH EXISTING POLICE STATION) .

FURNISH AND INSTALL NEW ARTIFICIAL TURF AREA FOR EXTERIOR GYM USE.

REPAIR EXISTING KITCHEN ISLAND CABINET DOOR AND BASE MOLDING.

CONSTRUCT APPROXIMATELY 90 LINEAR FEET OF 84"H LOW WALL WITH 24 LINEAR FEET OF 4"H DRYWALL HEADER IN DORM AREA PER PLAN. FURNISH AND INSTALL (8) 34"W CURTAIN RODS WITH CLASS A FIRE RATED DRAPES. RELOCATE TWO EXISTING BUILT-INS AS NEEDED FOR CLEAR CONSTRUCTION AREA.

NOTE: ALL NEW CONSTRUCTION AND LIGHTING TO MEET 2021 IBC AND 2023 NEC.
VERIFY HVAC AIR SUPPLY CAPACITY IN DORM 2 PRIOR TO INSTALLING NEW SUPPLY DUCT.
VERIFY FIRE SPRINKLER LOCATION IN DORM 2 PRIOR TO INSTALLING NEW HEAD.

APPLICABLE CODES:
ZONING ORDINANCE: CELINA, TEXAS
BUILDING CODE 2021 INTERNATIONAL CODES: IBC, IFC, IRC, IECC, IEBC, IPC, IFGC, IMC, ISPSC, IMPC
2023 NEC
WITH LOCAL AMENDMENTS

SHEET INDEX

SHEET C – COVER, SITE LOCATION, APPLICABLE CODES, SHEET INDEX
SHEET 1 – OVERALL FLOOR PLAN OF AREAS BEING RENOVATED
SHEET 2 – NEW DORM ROOMS 1 & 2 RENOVATIONS
SHEET 3 – EXISTING DORM ROOM LOW WALL PLAN
SHEET 4 – KITCHEN ISLAND REPAIR, NEW LOCKER LOCATIONS & GYM RENOVATIONS
SHEET 5 – NEW EXTERIOR FENCING AND TURF ADDITION
SHEET 6 – DORM ROOM NEW PRIVACY LOW-WALLS

COVER SHEET

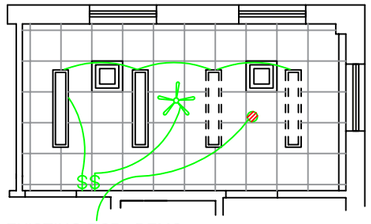
CONTACT: BARBARA HOSKINS
CITY OF CELINA CONSTRUCTION MGR.
BHOSKINS@CELINA-TX.GOV
(940) 453-7018

GENERAL CONTRACTOR:
TBD

SCALE: 1/8"= 1'
DATE: 12/30/24
REV. DATE:

CELINA FIRE STATION 1
1413 S. Preston Rd.
Celina, TX 75009

COVER



EXISTING RCP - DEMO

DEMO:
(2) EXISTING 1X4 PENDANT FIXTURES

FURNISH AND INSTALL:
(2) NEW LED DOWNLIGHTS ON DIMMER SWITCH

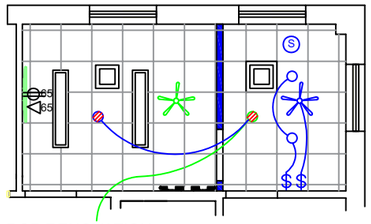
(1) NEW CEILING FAN WITH MULTI-SPEED SWITCH

(1) NEW EMERGENCY CALL LIGHT IN CAPTAIN OFFICE TO MATCH EXISTING AND ADDED TO EXISTING SWITCH / WIRING

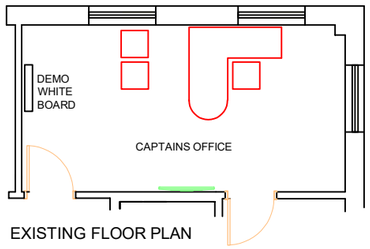
(1) NEW SMOKE DETECTOR TO MATCH EXISTING

RELOCATE EXISTING WALL MONITOR (FROM SOUTH WALL TO WEST WALL)
NEW DUPLEX OUTLET & DATA @ 65"AFF

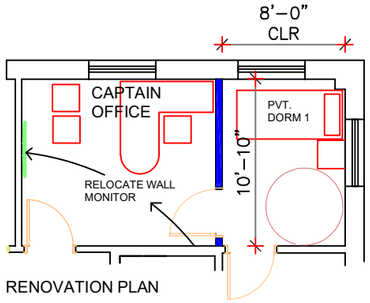
PATCH / REPAIR CEILING WITH MATCHING 2X2 TEGULAR TILES
ARMSTRONG, 1774 DUNE
COLOR: WHITE



RCP RENOVATION



EXISTING FLOOR PLAN



RENOVATION PLAN

CONSTRUCT APPROXIMATELY 11'-0" LINEAR FEET OF NEW FULL HEIGHT WALL ON METAL STUDS PER PLAN.

FURNISH AND INSTALL NEW P-LAM DOOR ON METAL FRAME WITH PRIVACY LEVER LOCKSET HARDWARE TO MATCH EXISTING.

TAPE, BED AND REBED NEW WALLS. PATCH EXISTING WALLS AS NEEDED.
PAINT CAPTAINS OFFICE AND DORM TWO COATS INTERIOR EGGSHELL LATEX.

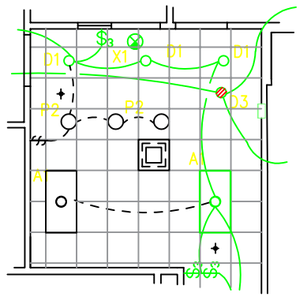
FURNISH AND INSTALL NEW BASE MOLDING TO MATCH EXISTING.
PAINT: SHERWIN WILLIAMS SW7015 REPOSE GRAY
2 COATS EGGSHELL LATEX
BASE: ROPPE 193, BLACK BROWN

NEW SOLID WOOD DOOR STAINED TO MATCH EXISTING.

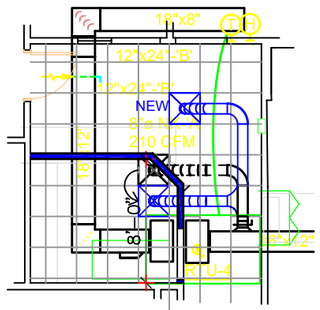
LEGEND:

EXISTING WALLS TO REMAIN
NEW FLOOR TO CEILING WALLS

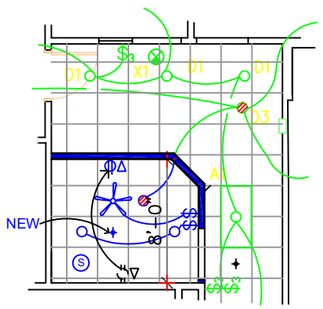
DORM ROOM 1 (CAPTAINS OFFICE)



EXISTING RECEPTION - RCP DEMO



RELOCATE (1) AND FURNISH & INSTALL (1) NEW HVAC SUPPLY



NEW DORM 2 / RECEPTION RCP

DEMO EXISTING:
(1) 2 X 4 LAY-IN FIXTURE
(3) PENDANT MOUNTED DECORATIVE FIXTURES

FURNISH AND INSTALL:
(2) NEW LED DOWNLIGHTS ON DIMMER SWITCH

(1) NEW CEILING FAN WITH MULTI-SPEED SWITCH

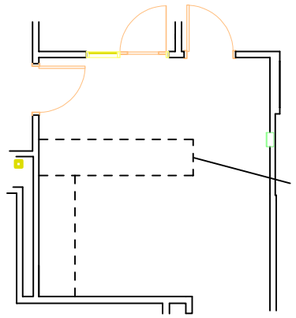
(1) NEW SMOKE DETECTOR TO MATCH EXISTING

(1) NEW EMERGENCY CALL LIGHT IN DORM - ADDED TO EXISTING SWITCH / WIRING

RELOCATE EXISITNG DUPLEX OUTLET AND DATA PULL TO NEW WALL @ 18"AFF

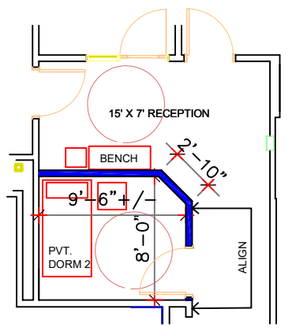
ADD (1) NEW FIRE SPRINKLER

PATCH / REPAIR CEILING WITH MATCHING 2X2 TEGULAR TILES
ARMSTRONG 1774 DUNE
COLOR: WHITE



EXISTING RECEPTION - DEMO

DEMO EXISTING CASEGOODS WITH GRANITE COUNTER TOPS



NEW DORM 2 / RECEPTION

CONSTRUCT APPROXIMATELY 18'-0" LINEAR FEET OF NEW FULL HEIGHT WALL ON METAL STUDS PER PLAN.

FURNISH AND INSTALL NEW P-LAM DOOR ON METAL FRAME WITH PRIVACY LEVER LOCKSET HARDWARE TO MATCH EXISTING.

TAPE, BED AND REBED NEW WALLS. PATCH EXISTING WALLS AS NEEDED.
PAINT RECEPTION AND DORM TWO COATS INTERIOR EGGSHELL LATEX,

FURNISH AND INSTALL NEW CARPET TILE IN DORM AND BASE MOLDING IN RECEPTION AND DORM TO MATCH EXISTING.

PAINT: SHERWIN WILLIAMS SW7015 REPOSE GRAY
2 COATS EGGSHELL LATEX
CARPET TILE: INTERFACE, EXPOSED 8691- COLOR TANNERY
BASE: ROPPE 193, BLACK BROWN

NEW SOLID WOOD DOOR STAINED TO MATCH EXISTING.

NORTH

0 1 4 8 12

LEGEND:

EXISTING WALLS TO REMAIN
NEW FLOOR TO CEILING WALLS

DORM ROOM 2 (RECEPTION SPACE)

CONTACT: BARBARA HOSKINS
CITY OF CELINA CONSTRUCTION MGR.
BHOSKINS@CELINA-TX.GOV
(940) 453-7018

GENERAL CONTRACTOR:
TBD

SCALE: 1/8"= 1'
DATE: 12/30/24
REV. DATE:

CELINA FIRE STATION 1
1413 S. Preston Rd.
Celina, TX 75009

2

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andy Glasgow, Director of Engineering
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Scott Harper
Date:	March 11, 2025
Re:	Bid 2025-018 Parkside Lift Station Construction S42

Action Requested:
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)

Background Information:
On December 12, 2024, the City received responses to bid 2025-018 for the Improvements to the Parkside Lift Station. The project includes paving improvements on the entrance driveway, electrical equipment, lift station control equipment, and canopy structure. Additionally, the project includes the installation of a card reader for the entrance gate and security improvements.

Legal Review:
Contracts have been previously reviewed and approved.

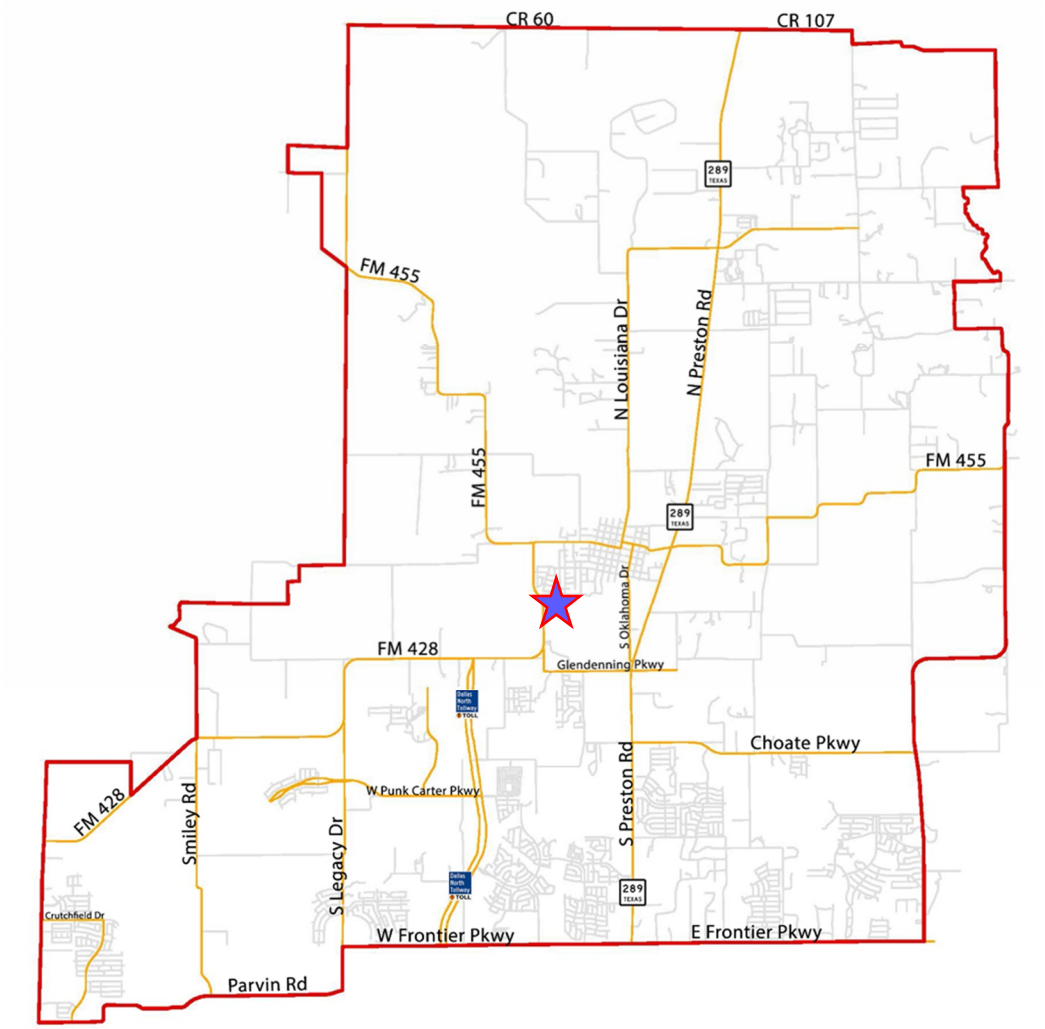
Supporting Documents:
1. LOCATION MAP parkside
2. 2025-018 Agreement_Criterion_Partially Executed
3. Agenda Recap - Complete
4. Bid Tabulation by Line Item
5. Parkside Lift Station Improvements_SitePlan
6. Parkside LIft Station Improv

Financial Consideration:

Funding is available through bond funds. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends awarding the contract as presented.

LOCATION MAP



SECTION 00410

EJCDC STANDARD FORM OF AGREEMENT

BETWEEN OWNER AND CONTRACTOR ON THE BASIS OF A STIPULATED PRICE

THIS AGREEMENT is by and between the **City of Celina** (OWNER) and **Criterion Contractors** (CONTRACTOR). OWNER and CONTRACTOR, in consideration of the mutual covenants, agree as follows:

ARTICLE 1 – WORK

1.01 CONTRACTOR shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

City of Celina
Parkside Lift Station Improvements
BID 2025-006

ARTICLE 2 – THE PROJECT

2.01 The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows:

The Parkside Lift Station Improvements project consists of a diesel generator, reinforced concrete pad and driveway, security entrance and camera, canopy structure, SCADA connection with fuel level and alarm integration, valve vault and wet well mechanical upgrades, demolition, and other components.

ARTICLE 3 – ENGINEER

3.01 The Project has been designed by **TRC Engineers, Inc.,** which hereinafter called ENGINEER, and which is to act as OWNER'S representative, assume all duties and responsibilities, and have the rights and authority assigned to ENGINEER in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

ARTICLE 4 – CONTRACT TIMES

4.01 Time of the Essence

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 Days to Achieve Substantial Completion and Final Payment

A. The Work will be substantially completed within 120 calendar days after the date when the Contract Times commence to run as provided in paragraph 2.03 of the General Conditions and completed and ready for final payment in accordance with paragraph 14.07 of the General Conditions within 270 days after the date when the Contract Times commence to run.

4.03 Liquidated Damages

A. CONTRACTOR and OWNER recognize that time is of the essence of this Agreement and that OWNER will suffer financial loss if the Work is not completed within the times specified in paragraph 4.02 above, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by OWNER if the Work is not completed on time. Accordingly, instead of requiring any such proof, OWNER and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty), CONTRACTOR shall pay OWNER $500 for each day that expires after the time specified in paragraph 4.02 for Substantial Completion until the Work is substantially complete. After Substantial Completion, if CONTRACTOR shall neglect, refuse, or fail to

complete the remaining Work within the Contract Time or any proper extension thereof granted by OWNER, CONTRACTOR shall pay OWNER $500 for each day that expires after the time specified in paragraph 4.02 for completion and readiness for final payment until the Work is completed and ready for final payment.

ARTICLE 5 – CONTRACT PRICE

5.01 OWNER shall pay CONTRACTOR for completion of the Work in accordance with the Contract Documents an amount in current funds equal to the sum of the amounts determined pursuant to paragraphs 5.01.

For all Work other than Unit Price Work, a Lump sum of: **$363,663.21**

All specific cash allowances are included in the above price and have been computed in accordance with paragraph 11.02 of the General Conditions.

ARTICLE 6 – PAYMENT PROCEDURES

6.01 Submittal and Processing of Payments

A. CONTRACTOR shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for payment will be processed by ENGINEER as provided in the General Conditions.

6.02 Progress Payments; Retainage

A. OWNER shall make progress payments on account of the Contract Price on the basis of CONTRACTOR'S Applications for Payment on or about the ***last*** day of each month during performance of the Work as provided in paragraphs 6.02.A.1 and 6.02.A.2 below. All such payments will be measured by the schedule of values established in paragraph 2.07.A of the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements:

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as ENGINEER may determine or OWNER may withhold, in accordance with paragraph 14.02 of the General Conditions:

   a. ***95%*** of Work completed (with the balance being retainage).

   b. ***95%*** of cost of materials and equipment not incorporated in the Work (with the balance being retainage).

2. Upon Substantial Completion, OWNER shall pay an amount sufficient to increase total payments to CONTRACTOR to ***95%*** of the Work completed, less such amounts as ENGINEER shall determine in accordance with paragraph 14.02.B.5 of the General Conditions and less ***100%*** of ENGINEER's estimate of the value of Work to be completed or corrected as shown on the tentative list of items to be completed or corrected attached to the certificate of Substantial Completion.

6.03 Final Payment

A. Upon final completion and acceptance of the Work in accordance with paragraph 14.07 of the General Conditions, OWNER shall pay the remainder of the Contract Price as recommended by ENGINEER as provided in said paragraph 14.07.

ARTICLE 7 – INTEREST

7.01 All moneys not paid when due as provided in Article 14 of the General Conditions shall bear interest at the rate of ***0%*** per annum.

ARTICLE 8 – CONTRACTOR'S REPRESENTATIONS

8.01 In order to induce OWNER to enter into this Agreement CONTRACTOR makes the following representations:

A. CONTRACTOR has examined and carefully studied the Contract Documents and the other related data identified in the Bidding Documents.

B. CONTRACTOR has visited the site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. CONTRACTOR is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.

D. CONTRACTOR has carefully studied all: (1) Geotechnical Investigations, explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the Site which have been identified in the Supplementary Conditions as provided in paragraph 4.02 of the General Conditions.

E. CONTRACTOR does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.

F. CONTRACTOR is aware of the general nature of Work to be performed by OWNER and others at the Site that relates to the Work as indicated in the Contract Documents.

G. CONTRACTOR has correlated the information known to CONTRACTOR, information and observations obtained from visits to the Site, reports and drawings identified in the Contract Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.

H. CONTRACTOR has given ENGINEER written notice of all conflicts, errors, ambiguities, or discrepancies that CONTRACTOR has discovered in the Contract Documents, and the written resolution thereof by ENGINEER is acceptable to CONTRACTOR.

I. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.`

ARTICLE 9 – CONTRACT DOCUMENTS

9.01 Contents

A. The Contract Documents consist of the following in their entirety:

1. This Agreement;
2. Performance Bond;
3. Payment Bond;
4. Maintenance Bond;
5. General Conditions;
6. Supplementary Conditions;
7. Specification as listed in the table of contents of the Project Manual;
8. Drawings;
9. All Addenda;
10. Exhibits to this Agreement:
    a. CONTRACTOR'S Bid Response;
    b. CONTRACTOR'S Insurance
    c. Documentation submitted by CONTRACTOR prior to Notice of Award

11. The following which may be delivered or issued on or after the Effective Date of the Agreement and are not attached hereto:

    a. Written Amendments;

    b. Work Change Directives;

    c. Change Order(s).

B. The documents listed in paragraph 9.01. Are attached to this Agreement (except s expressly noted otherwise above).

C. There are no Contract Documents other than those listed above in this Article 9.

D. The Contract Documents may only be amended, modified, or supplemented as provided in paragraph 3.04 of the General Conditions.

ARTICLE 10 – MISCELLANEOUS

10.01 Terms

A. Terms used in this Agreement will have the meanings indicated in the General Conditions.

10.02 Assignment of Contract

A. No assignment by a party hereto of any rights under or interests on the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.03 Successors and Assigns

A. OWNER and CONTRACTOR each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

10.04 Severability

A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law of Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon OWNER and CONTRACTOR, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.05 Contractor's Certifications

A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 10.05:

1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process or in the Contract execution;

2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;

3. “collusive practice” means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and
4. “coercive practice” means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

IN WITNESS WHEREOF, OWNER and CONTRACTOR have assigned this Agreement in duplicate. One counterpart each has been delivered to OWNER and CONTRACTOR. All portions of the Contract Documents have been signed or identified by OWNER and CONTRACTOR or on their behalf.

EXECUTED in single or multiple originals effective when signed by both parties.

CITY OF CELINA, TEXAS	**CONTRACTOR**
	Mike Locklear Mike Locklear (Feb 28, 2025 13:58 CST)
	Michael Locklear, President
Printed Name & Title	Printed Name & Title
	02/28/2025
Date	Date
Address for giving notices:	Address for giving notices:
City of Celina **142 N. Ohio** **Celina, TX 75009** **469-813-4194** **contracts@celina-tx.gov**	

EJCDC® C-410, Bid Form for Construction Contract.
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2025-018 Addendum 3
Criterion Contractors Inc.
Supplier Response

Event Information

Number: 2025-018 Addendum 3
Title: Parkside Lift Station Improvements
Type: Invitation to Bid
Issue Date: 11/11/2024
Deadline: 12/12/2024 10:00 AM (CT)
Notes: The construction project includes:

The Parkside Lift Station Improvements project consists of a diesel generator, reinforced concrete pad and driveway, security entrance and camera, canopy structure, SCADA connection with fuel level and alarm integration, valve vault and wetwell mechanical upgrades, demolition, and other components.

Budget Estimate: $274,000

The City strongly requests that bidders submit responses electronically. Electronic bidding eliminates errors, unnecessary work, and is friendlier to the environment.

Click Here to register for the virtual bid

opening: ***https://events.gcc.teams.microsoft.com/event/d177b9dc-66ff-414a-9223-02786bad1f6d@b924faa7-d738-4b31-bf7e-2855b4b2b11e***

Contact Information

Contact: Ryan Quigley
Address: Purchasing
142 N Ohio St
Celina, TX 75009
Phone: (940) 208-0128
Email: rquigley@celina-tx.gov

Criterion Contractors Inc. Information

Contact: Criterion Contractors
Address: 201-C W Main Street
Allen, TX, TX 75013
Phone: (972) 908-2539

Undersigned affirms: 1.They have read and understood the requirements of this request; 2.They are duly authorized to sign and submit this response on behalf of the firm named in this submittal. 3.The proposal has not been prepared in collusion with any other proposer. The contents of the proposal as it relates to the pricing, terms, or conditions of this proposal have not been communicated by the undersigned nor by any employee or agent to any other person engaged in this type of business before the official opening of this proposal.

Michael Locklear
Signature

mike@criterioncontractors.com
Email

Submitted at 12/12/2024 09:54:24 AM (CT)

Requested Attachments

W9

W9 for 2024 Criterion Contractors.pdf

Download Form from the Attachments Tab Complete Form Upload Form Here

Bid Bond

Bid Bond.pdf

Download Form from the Attachments Tab Complete Form Upload Form Here Must be sealed, bond # included, and power of attorney.

Form 1295

1295 Form.docx

Complete the form 1295 electronically and upload the signed form here

00-401 Non Resident Bidder Form

Section_00401-_Contractor_Compliance_Non Resident Bidder.pdf

Complete the Non Resident Bidder form located in the Attachments Tab and upload here.

00-403 Contractor Compliance to Texas Sales Tax Code

Section 00403 Contractor Compliance to Texas Sales Tax Code.pdf

Download Form from the Attachments; Complete Form; and Upload Form Here

00-410 Experience Record

Section_00410_-_Experience_Record.pdf

Download Form from the Attachments Tab; Complete Form; and Upload Form Here

CIQ- Conflict of Interest

Exhibit 4 CIQ (1) - completed.pdf

Complete form and upload here

Contractor Questionnaire

Exhibit 5 Contractor Questionnaire.pdf

Download Form from the Attachments Tab, Complete Form, and Upload Form Here

Bid Attributes

1	**Bid Bond** 1.) A copy of the bond shall be uploaded; **and** 2.) The original must be submitted, upon request, to Purchasing within 3 business days.
2	**Mobilization** Mobilization shall be subsidiary to the contract line items
3	**Substantial Completion** Substantial Completion = 90 calendar days ☑ Acknowledge
4	**Completion - Ready for Final Payment** Completion = 120 calendar days ☑ Acknowledge
5	**Procore** The City of Celina utilizes Procore Software to manage construction projects. **All communication including RFI's, submittals including payment application and change orders, as well as project scheduling will be submitted and processed electronically through the software.** **All Payment applications must be processed through procore and submitted no later than the 10th day of each month for the previous full month.** **Example:** **All work completed for August 1 - 31, 2023 is due by September 10, 2023** Please acknowledge below your agreement to use Procore and to submit payment applications in a timely manner. ☑ I agree to utilize the City's Procore Software.
6	**ACH** All payments will be made via ACH. Please complete the form and submit it to W9@celina-tx.gov **ONLY** if awarded the contract or if you are an existing vendor who would like ACH. Payment terms are Net 30 unless otherwise specified by the City in this solicitation.
7	**Electronic Submission** ***The City strongly requests that bidders submit responses electronically. Electronic bidding eliminates errors, unnecessary work, and is friendlier to the environment.***
8	**Celina Design and Construction Standards** https://www.celina-tx.gov/1069/Engineering-Design-and-Construction-Stan

9 **Liquidated Damages**

Liquidated Damages will be applied as follows.

Amount of Contract	Amount of Liquidated Damages
Less than $500,000	$500 per day
$500,000 to $1,000,000	$1,000 per day
$1,000,000 to $5,000,000	$2,000 per day
Greater than $5,000,000	$2,500 per day

10 **Sub-Contractor Payments**

All contracts in which there is a subcontractor involved, must agree to making payments to all subcontractors within ten (10) calendar days after receipt of payment from the City.

Provide a statement that you agree to this requirement.

I Agree

11 **Bid Acceptance**

All bids will remain subject to acceptance for a period of 90 days.

12 **Retracting Your Bid - Making Modifications after submission.**

Modification to or Withdrawal of Submission
Submissions cannot be altered or amended after the submission deadline passes. Submissions may be modified prior to the deadline by retracting the response. To modify a submission prior to the submission deadline:

1. Log into your account, click the retract link at the top of the page.
    - Select "NO BID" if you are choosing **not** to re-submit; or
    - **Make the required changes and resubmit your response.**
    - See the help section in the top right of the window for further details.

13 **Local Preference Policy**

The purpose of this policy is to comply with Sections 271.905 and 271.9051 of the Texas Local Government Code to allow for consideration of a bidder's principal place of business in the award of a competitively bid contract.

This application for local preference consideration does not mean that the City of Celina is limiting responses to the competitive bid process to only businesses located within the City limits. All bids are welcome and encouraged.

Vendors must submit an application with each solicitation. The decision to approve or deny consideration shall be at the discretion of the City Council.

Applications for local preference may downloaded from the City's Procurement website located here.

14 **Non-Collusion**

I certify as the respondent and submitter for this solicitation that:

1. That I am the person responsible in my firm and named in this bid response for the price(s) and the amount of this bid.
2. The price(s) and amount of this bid have been arrived at independently and without consultation, communication or agreement with any other contractor, bidder or potential bidder.
3. Neither the price(s) nor the amount of this bid, and neither the approximate price(s) nor approximate amount of this bid, have been disclosed to any other firm or person who is a bidder or potential bidder and they will not be discussed before bid opening.
4. No attempt has been made or will be made to induce any firm or person to refrain from bidding on this contract, or to submit a bid higher than this bid, or to submit any intentionally high or noncompetitive bid or other form of complementary bid.
5. The bid of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive bid.
6. My firm, its affiliates, subsidiaries, officers, directors, and employees are not currently under investigation by any governmental agency and have not in the last four years been convicted or found liable for any act prohibited by the State of Texas or Federal Antitrust law in any jurisdiction, involving conspiracy or collusion with respect to bidding on any public contract.

☑ I certify that the statement is accurate and true.

15 **Contact Person**

Name and Title

Mike Locklear, President

16 **Contact Person Phone**

(972) 908-2539

17 **Contact Person Email**

allent@criterioncontractors.com

18 **Main Office Location**

205 W Main Street Suite C, Allen, TX 75002

19 **Years in Business**

20

20 **Office Location**

Please list your corporate office location and any branch locations in Texas.

205 W Main Street Suite C, Allen, TX 75002

21 **Business Name**

Has your business operated under the same name? If no, under what former name has your organization operated?

Criterion Contractors Inc

22 **Binding Official**

The name of the binding official granted the power to execute agreements.

Michael Locklear

23 **Binding Official Email Address**

mike@criterioncontractors.com

24 **Licensing**

List jurisdictions and trade categories in which your organization is legally qualified to do business and indicate registration or license numbers, if applicable. Type N/A if not.

n/a

25 **SB 252**

By checking the box, you, the authorized representative for the submitting firm, certify that you have not and will not provide supplies or services to a foreign terrorist organization.

☑ I certify that the statement is accurate and true.

26 **HB 89 ISRAEL**

By checking the box, you, the authorized representative for the submitting firm, certify that you have not and will not boycott Israel during the term of this contract.

☑ I certify that the statement is accurate and true.

27 **SB 13 Boycotting Energy Companies**

By checking the box, I the authorized representative for the submitting firm certify for this solicitation that:

1. My firm does not boycott energy companies; and
2. My firm, if awarded this solicitation, will not boycott energy companies during the term of this contract.

☑ I certify that the statement is accurate and true.

28 **SB 19 Firearm and ammunition industries**

In accordance with SB 19, I certify as the respondent and submitter for this solicitation that:

1. I am the person responsible in my firm and named in this bid response.
2. I do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and
3. I will not discriminate during the term of the contract against a firearm entity or firearm trade association.

☑ I certify that the statement is accurate and true.

29 **Felony Conviction**

State in the space provided one of the following:

1. My firm is a publicly held corporation, therefore this reporting requirement is not applicable.
2. My firm is **NOT** owned or operated by anyone who has been convicted of a felony.
3. My firm is owned or operated by the following individual(s) who has/have been convicted of a Felony. Include the individual(s) name and details of the conviction.

My firm is NOT owned or operated by anyone who has been convicted of a felony.

30 **Risk 1: Taxes - Local**

Has your business/company/organization fulfilled all of its obligations relating to the payment of City taxes, fees, or other obligations if applicable?
If no, please enclose details.

yes

31 **Risk 2: Taxes - State/Federal**

Has your business/company/organization fulfilled all of its obligations relating to the payment of Federal and State taxes, fees, or other obligations?
If No, please enclose details.

yes

32 **Risk 3: Audit/Investigation**

In the last five (5) years, has your business/company/organization, been or currently involved in any action, audit or investigation brought by any federal government agency or authority or by any state or local governmental agency? If yes, please enclose details.

no

33 **Risk 4: Debarrment**

In the last five (5) years, has your business/company/organization been debarred or suspended for any reason by any federal, state or local government or has refrained from bidding on a project due to an agreement with such governmental agency? If yes, please attach a full explanation.

no

34 **Risk 5: Bonding**

In the past five (5) years, has your business/company/organization had its surety called upon to complete any contract, whether government or private sector? If yes, please enclose details.

no

35 **Risk 6: Licensing**

In the past five (5) years, has your business/company/organization had a revocation, suspension or disbarment of any business or professional permit and/or license? If yes, please enclose details.

no

36 **Risk 7 Contract Default**

Has your business/company/organization ever defaulted on a contract for the general type of services/product being sought by the City?
If yes, please enclose details.

no

37 **Risk 8 Contract Termination**

Has your business/company/organization ever had a contract for the general type of services/product sought by the City terminated for non-compliance or inadequate performance? If yes, please enclose details.

no

38 **Risk 9 Claims and Suits**

Are there any judgments, claims, arbitration proceedings or suits filed or outstanding against your organization or its officers for the last five (5) years? If yes, please detail.

no

39 **Risk 10 Claims and Suits**

Within the last five (5) years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a contract? If the answer is yes, please attach details.

no

40

Risk 11 Claims and Suits

Has your organization filed any lawsuits or requested arbitration with regards to design or construction contracts within the last five (5) years? If the answer is yes, please detail.

no

41

Sub-Contractor Payments

All contracts in which there is a subcontractor involved, must agree to making payments to all subcontractors within ten (10) calendar days after receipt of payment from the City.

Provide a statement that you agree to this requirement.

I agree

42

Noise Ordinance

Article 8.04 sets time limits for noise during construction. Specifically,

8) Construction activities. Construction and construction related activities within the city **shall not begin earlier than 7:00 a.m. nor continue after 7:00 p.m. on any day.** The construction related activity includes but is not limited to the maintenance, servicing and fueling of construction equipment The delivery of construction related materials and/or equipment shall also be limited to the above noted hours. It is the responsibility of the developer/contractor to use good judgment when scheduling work in construction zones located in close proximity to residences, schools, churches, businesses, etc. This is to ensure that citizens are not subjected to undesirable or excessive construction noise. At locations where voluntary compliance is not being observed the city may issue written stop-work orders or may issues citations if it is determined that a violation of the ordinance exists. (Ordinance 2020-53 adopted 8/11/2020)

I agree

43

Environmental Laws

By acknowledgement below, the awarded vendor agrees to abide by all Federal, State and Local environmental laws including but not limited to the following:

Air Emissions

- Strive to minimize vehicle & equipment idling and shall comply with any current or future ordinance regarding idling.
- Ensure their staff is trained in the proper use of handling all materials and chemicals in order to minimize air emissions.
- Avoid open burning of waste materials.
- Cover or wet down dry materials and rubbish to prevent blowing dust and debris.

Drainage

- Do not pump or dump water containing contaminated materials into waterways, sewer or drainage systems.

Dust Control

- Keep public roadways clean and free of mud unless closed to through traffic in accordance with authorized traffic control plans.
- Install a Mud Mat at the construction access site.

Energy Consumption

- Use energy efficient equipment and work practices (turn off lights and equipment when not in use) when undertaking work on City projects.

Erosion & Sedimentation Control

- Ensure work near water and environmental sensitive areas follows all requirements and permits.
- Be responsible for implementing and maintaining erosion and sediment control measures, when required by specification.

Spill Prevention

- All spills must be reported immediately and proper reporting to all required agencies including City staff.
- All spills shall be controlled, contained, and cleaned as soon as possible.

Waste Management

- When possible, contractors and supplies should employ the “reduce, reuse, and recycle”, principles when working on the City projects to help minimize the amount of waste produced and sent to the landfill.
- Do not bury waste materials.
- All waste shall be disposed of per Federal, State, and Local laws & regulations.

Management of Chemicals

- Hazardous materials brought to and removed from a work site shall be managed in accordance with all Federal, State and local laws & regulations.
- All containers must be properly labeled.
- All paint is low-odor, low VOC.
- Material Safety Data Sheets must be maintained on site.

Noise

- Minimize noise onsite resulting from work activities whenever practical.
- Adhere to required working hours.
- Use vehicles and equipment with properly working muffling devices.

I acknowledge the above statements

44

Public or Private

Is your business publicly traded?

No

45 **Exceptions / Comments**

List any Exceptions or Comments you have here. If none, enter: NONE.

We take exception to the 90 day substantial completion date and 120 say completion date. We may need 270 day to complete this project due to long material lead times.

46 **Ex-Parte Communication**

To ensure the fair evaluation of a solicitation, the City prohibits communication (e.g., unsolicited) initiated by the Respondent to City personnel outside the Procurement Department during the solicitation and evaluation period. The appropriate City designee will initiate communication between a Respondent and the City to obtain information or clarification needed to develop an accurate evaluation of the solicitation.
Ex parte communication may be grounds for disqualifying the offending Respondent from consideration for award.

47 **State of Texas Registration**

Is your company registered with the Texas Secretary of State to transact business in the State of Texas? If your company is registered, provide the file number for your company's registration. If not, please provide an explanation of why your company is not currently registerd. If you are a sole proprietor and are not registered with the state please write in "Sole Proprietor" in lieu of the file number.

yes

48 **Certificate of Interested Parties Electronic Filing Form 1295**

In 2015, the Texas Legislature adopted house bill 1295, which added section 2252.908 of the Government Code. The law states that teh City may not enter into this contract unless the COntractor submits a disclosure of interested parties Form 1295 to the City at the time the Contractor submits the signed contract. The Texas Ethics Commission has adopted rules requiring the business entity to file Form 1295 electronically with the commission. The Contractor shall:

1. Log onto the State Ethics Commission website at:
https://www.ethics.state.tx.us/filinginfo/1295/
2. Register utilizing the tutorial provided by the State
3. Print a copy of the completed Form 1295
4. Sign the Form 1295
5. Attach the signed form to the response attachment tab of the solicitation
6. The City will acknowledge the form of the awarded bidder no later than 30 days after the Council award.

☑ Acknowledge

49 **Insurance**

By selecting the box below, I agree that I have read and understand the insurance requirements detailed in the Insurance Requirements document and that I have or will obtain the required insurance and maintain it for the duration of this contract. The City will register the winning bidder's insurance with MyCOI for verfication and tracking. When registration is complete, myCOI will request proof of insurance directly from your agent(s).

Work may not begin until contracts are in place, insurance verified and the purchase order and/or a notice to proceed issued.

Note:
1. It is critical that your email address and agents email are accurate.
2. Please add @mycoitracking.com to your safe sender list.

☑ I agree and will maintain the required insurance.

50 **Addendum 1**

Please acknowledge receipt of addendum 1.

☑ I acknowledge receipt of Addendum 1

Bid Lines

1

Package Header

Base Bid

Quantity: 1 Total: $363,663.21

Package Items

1.1 Diesel Generator with Sound Enclosure

Quantity: 1 UOM: EA Price: $78,377.00 Total: $78,377.00

1.2 Reinforced Concrete Slab

Quantity: 36 UOM: SY Price: $322.5515 Total: $11,611.85

1.3 Reinforced Concrete Access Driveway

Quantity: 260 UOM: SY Price: $333.4037 Total: $86,684.96

1.4 Flexible Base

Quantity: 296 UOM: SY Price: $20.3682 Total: $6,028.99

1.5 Excavation and Grading

Quantity: 1 UOM: LS Price: $12,058.00 Total: $12,058.00

1.6 Canopy Structure w/ Concrete Footings

Quantity: 1 UOM: LS Price: $19,021.50 Total: $19,021.50

1.7 Electrical & Lighting Equipment

Quantity: 1 UOM: LS Price: $40,252.22 Total: $40,252.22

1.8 Card Reader Equipment

Quantity: 1 UOM: LS Price: $1,205.80 Total: $1,205.80

1.9 Security Camera Equipment

Quantity: 1 UOM: LS Price: $602.90 Total: $602.90

1.10 Lift Station & Valve Vault Upgrades

Quantity: 1 UOM: LS Price: $51,340.55 Total: $51,340.55

1.11 Pump Control Panel Ammeters

Quantity: 1 UOM: LS Price: $24,116.00 Total: $24,116.00

1.12 Bermuda Sod

Quantity: 130 UOM: SY Price: $33.3914 Total: $4,340.88

1.13 Landscaping

Quantity: 1 UOM: LS Price: $6,679.891 Total: $6,679.89

1.14 Irrigation

Quantity: 1 UOM: LS Price: $1,446.96 Total: $1,446.96

1.15 Demolition and Disposal

Quantity: 1 UOM: LS Price: $18,087.00 Total: $18,087.00

1.16 Traffic Control

Quantity: 1 UOM: LS Price: $1,205.80 Total: $1,205.80

1.17 SWPPP

Quantity: 1 UOM: LS Price: $602.90 Total: $602.90

Response Total: $363,663.21

CITY OF CELINA
SOLICITATION RECAP

SOLICITATION #: 2025-018
SOLICITATION NAME: Parkside Lift Station
PROJECT #: S42

Bid Opening Date	July 25, 2024	Bid Opening Time:	10:00 AM

Number of Invitations Sent/Vendors Notified:	770
Number of Submissions:	2
Number of Non-Responsive Bids:	0
Number of Responsive Bids:	2
Number of No Bids	2
Did any vendor apply for Local Preference? (Y/N)	No

Review/Evaluation:
An initial review was completed by Purchasing to determine the responsiveness of each bidder.

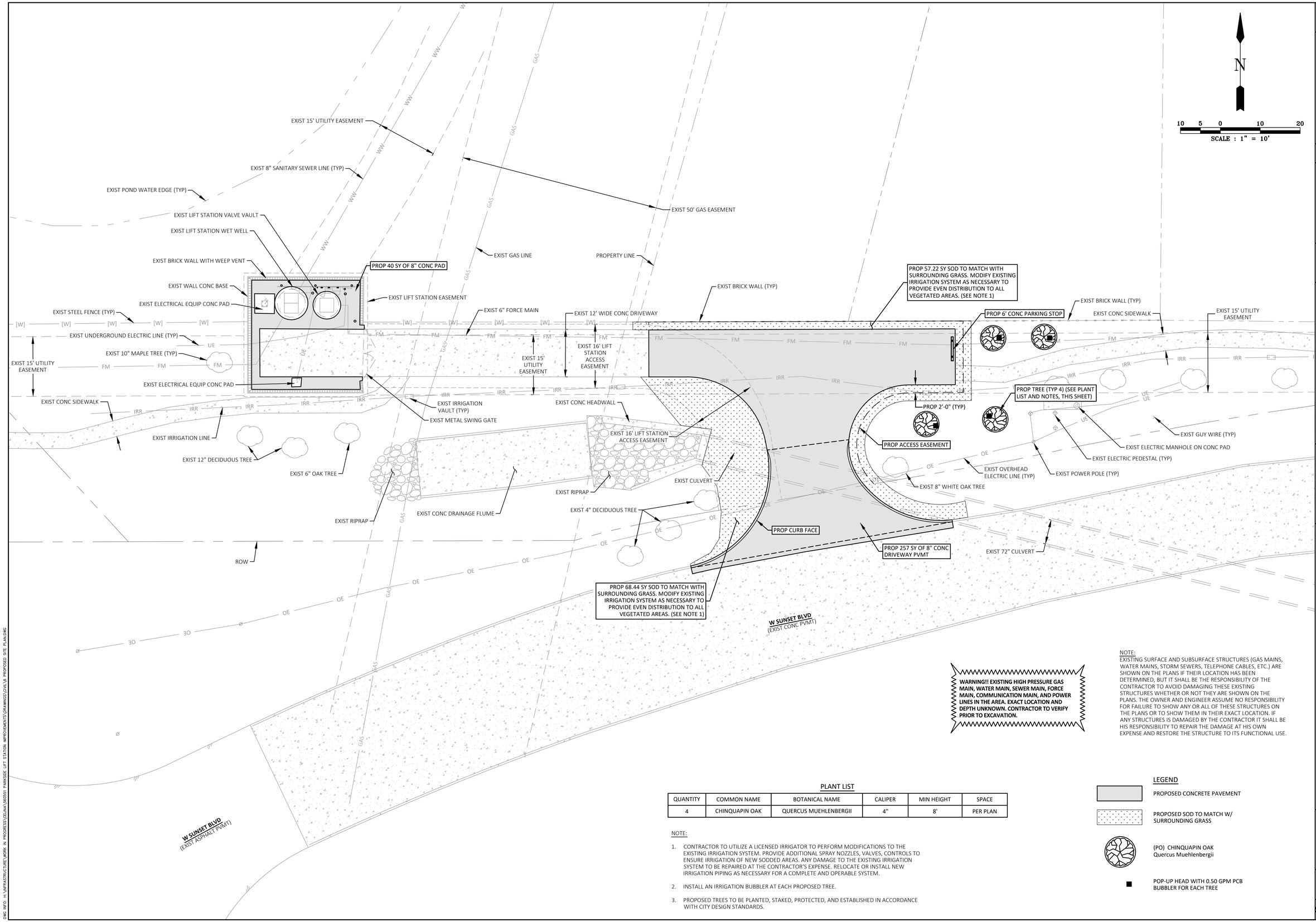
Two responses were sent to the department and engineer of record for further review. The engineer of record performed reference checks for the low bidder.

Recommendation:
Upon completion of the review, the department recommends the lowest responsible vendor(s):

Recommended Vendor(s):	Criterion Contractors
Contract Term:	120 days

Ryan Quigley	2/10/25
Submitted By	Date

2025-018 Parkside Lift Station Opened 12/12/24 at 10:00 AM				Criterion Contractors Inc.		Quality Excavation, LLC	
Line #	**Description**	**QTY**	**UOM**	**Unit**	**Extended**	**Unit**	**Extended**
1.1	Diesel Generator with Sound Enclosure	1	EA	$ 78,377.00	$ 78,377.00	$118,617.00	$ 118,617.00
1.2	Reinforced Concrete Slab	36	SY	$ 322.55	$ 11,611.85	$ 408.00	$ 14,688.00
1.3	Reinforced Concrete Access Driveway	260	SY	$ 333.40	$ 86,684.96	$ 136.00	$ 35,360.00
1.4	Flexible Base	296	SY	$ 20.37	$ 6,028.99	$ 74.00	$ 21,904.00
1.5	Excavation and Grading	1	LS	$ 12,058.00	$ 12,058.00	$ 6,245.00	$ 6,245.00
1.6	Canopy Structure w/ Concrete Footings	1	LS	$ 19,021.50	$ 19,021.50	$ 47,077.00	$ 47,077.00
1.7	Electrical & Lighting Equipment	1	LS	$ 40,252.22	$ 40,252.22	$ 71,785.00	$ 71,785.00
1.8	Card Reader Equipment	1	LS	$ 1,205.80	$ 1,205.80	$ 38,713.00	$ 38,713.00
1.9	Security Camera Equipment	1	LS	$ 602.90	$ 602.90	$ 44,243.00	$ 44,243.00
1.10	Lift Station & Valve Vault Upgrades	1	LS	$ 51,340.55	$ 51,340.55	$ 95,504.00	$ 95,504.00
1.11	Pump Control Panel Ammeters	1	LS	$ 24,116.00	$ 24,116.00	$ 21,015.00	$ 21,015.00
1.12	Bermuda Sod	130	SY	$ 33.39	$ 4,340.88	$ 80.00	$ 10,400.00
1.13	Landscaping	1	LS	$ 6,679.89	$ 6,679.89	$ 2,060.00	$ 2,060.00
1.14	Irrigation	1	LS	$ 1,446.96	$ 1,446.96	$ 6,222.00	$ 6,222.00
1.15	Demolition and Disposal	1	LS	$ 18,087.00	$ 18,087.00	$ 9,236.00	$ 9,236.00
1.16	Traffic Control	1	LS	$ 1,205.80	$ 1,205.80	$ 12,914.00	$ 12,914.00
1.17	SWPPP	1	LS	$ 602.90	$ 602.90	$ 1,880.00	$ 1,880.00
		Total Price			**$ 363,663.21**		**$ 557,863.00**



WARNING!! EXISTING HIGH PRESSURE GAS MAIN, WATER MAIN, SEWER MAIN, FORCE MAIN, COMMUNICATION MAIN, AND POWER LINES IN THE AREA. EXACT LOCATION AND DEPTH UNKNOWN. CONTRACTOR TO VERIFY PRIOR TO EXCAVATION.

NOTE:
EXISTING SURFACE AND SUBSURFACE STRUCTURES (GAS MAINS, WATER MAINS, STORM SEWERS, TELEPHONE CABLES, ETC.) ARE SHOWN ON THE PLANS IF THEIR LOCATION HAS BEEN DETERMINED, BUT IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGING THESE EXISTING STRUCTURES WHETHER OR NOT THEY ARE SHOWN ON THE PLANS. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR FAILURE TO SHOW ANY OR ALL OF THESE STRUCTURES ON THE PLANS OR TO SHOW THEM IN THEIR EXACT LOCATION. IF ANY STRUCTURES IS DAMAGED BY THE CONTRACTOR IT SHALL BE HIS RESPONSIBILITY TO REPAIR THE DAMAGE AT HIS OWN EXPENSE AND RESTORE THE STRUCTURE TO ITS FUNCTIONAL USE.

PLANT LIST

QUANTITY	COMMON NAME	BOTANICAL NAME	CALIPER	MIN HEIGHT	SPACE
4	CHINQUAPIN OAK	QUERCUS MUEHLENBERGII	4"	8'	PER PLAN

NOTE:

1. CONTRACTOR TO UTILIZE A LICENSED IRRIGATOR TO PERFORM MODIFICATIONS TO THE EXISTING IRRIGATION SYSTEM. PROVIDE ADDITIONAL SPRAY NOZZLES, VALVES, CONTROLS TO ENSURE IRRIGATION OF NEW SODDED AREAS. ANY DAMAGE TO THE EXISTING IRRIGATION SYSTEM TO BE REPAIRED AT THE CONTRACTOR'S EXPENSE. RELOCATE OR INSTALL NEW IRRIGATION PIPING AS NECESSARY FOR A COMPLETE AND OPERABLE SYSTEM.
2. INSTALL AN IRRIGATION BUBBLER AT EACH PROPOSED TREE.
3. PROPOSED TREES TO BE PLANTED, STAKED, PROTECTED, AND ESTABLISHED IN ACCORDANCE WITH CITY DESIGN STANDARDS.

LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED SOD TO MATCH W/ SURROUNDING GRASS
- (PO) CHINQUAPIN OAK Quercus Muehlenbergii
- POP-UP HEAD WITH 0.50 GPM PCB BUBBLER FOR EACH TREE

DATE					
REVISION					
NO.					
DESIGN BY:	DSAMS				
DRAWN BY:	DSAMS				
CHECKED BY:	JTHOMAS				
SCALE:	1" = 10'				
JOB NUMBER:	560551				

TRC ENGINEERS, INC.
700 HIGHLANDER BLVD., STE. 210 ARLINGTON, TX 76015
T.B.P.E. FIRM REGISTRATION # F-8632
(817) 522 - 1000

09/12/2024

STATE OF TEXAS
J. DAMON SAMS
98344
LICENSED PROFESSIONAL ENGINEER

CITY OF CELINA
PARKSIDE LIFT STATION IMPROVEMENTS
PROPOSED OVERALL SITE PLAN

CELINA TEXAS est.1870
Life Connected.

6

SEPTEMBER 2024

DWG INFO: M:\INFRASTRUCTURE\WORK IN PROGRESS\CELINA\560551 PARKSIDE LIFT STATION IMPROVEMENTS\CIVIL\6 PROPOSED SITE PLAN.DWG

PARKSIDE LIFT STATION IMPROVEMENTS

IMPROVEMENTS TO THE PARKSIDE LIFT STATION: SAFER ACCESS DRIVEWAY, INSTALLATION OF BACK UP GENERATOR, CANOPY TO PROTECT EQUIPMENT, CARD

READER ACCESS EQUIPMENT, AND PUMP CONTROL AMMETERS

March 11, 2025

Andy Glasgow, PE, PMP,CFM



LOCATION MAP



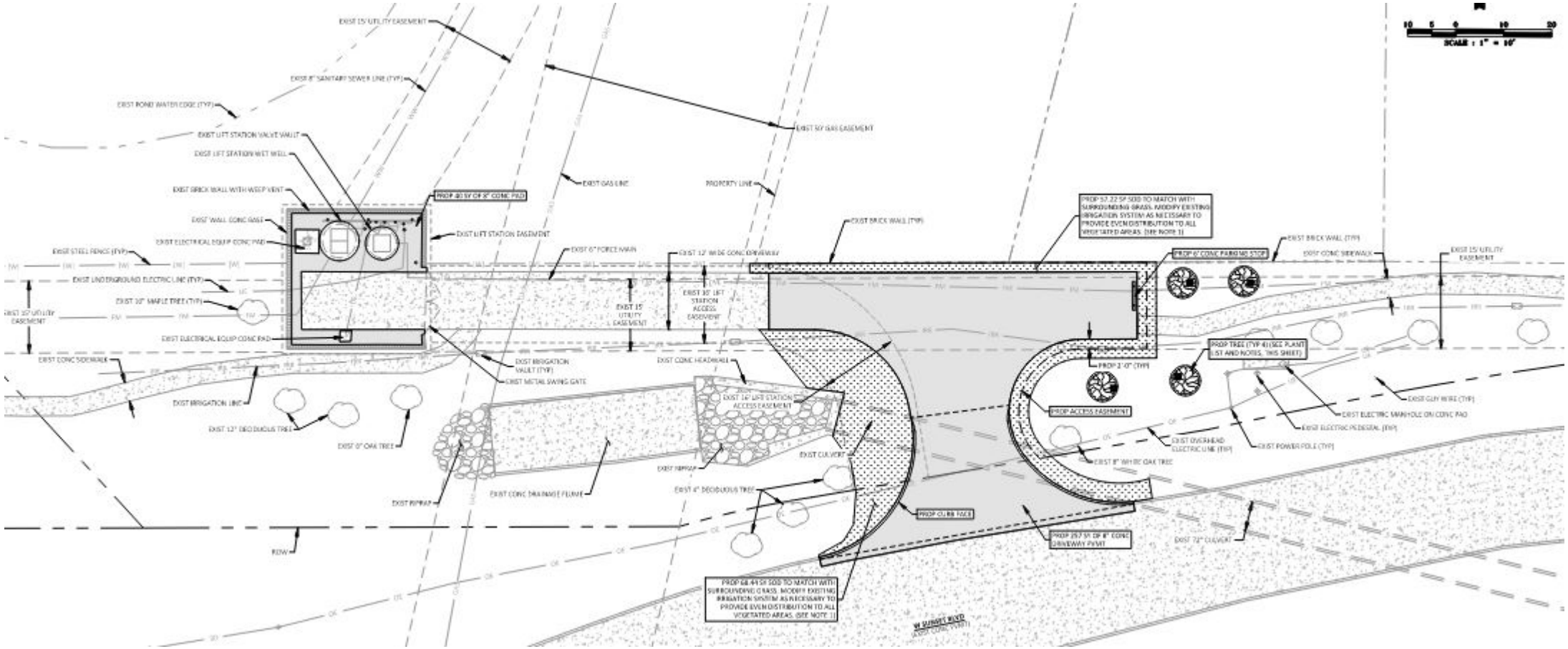
FACTS

A. Bid 2025-018 Addendum 3 for Parkside Lift Station Improvements open was issued on November 11, 2024 and was opened on December 12, 2024.

B. Two bids were received. The low bidder was Criterion Contractors Inc with a bid of $363,663.21.

C. Bid of $363,663.21 plus 10% contingency ($36,366.32) brings the total amount not to exceed of $400,029.53.

IMPROVEMENTS EXHIBIT




CELINA
TEXAS
EST. 1876
Life Connected.

Life Connected.

IT
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Amy Alexander, Director of Information Technology
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Alden Gleason
Date:	March 11, 2025
Re:	Phase 4 Extension of Dark Fiber (Design)

Action Requested:
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)

Background Information:
The City is currently in the process of building a fiber optic network that will interconnect all City facilities and critical infrastructure. This is the forth phase of a multiyear plan.

Since May 2022, Council has approved 3 design contracts encompassing multiple phases of construction with Capco. A work authorization is being requested to include the design of a path between the Downtown WWTP and Legacy Hills WWTP. This path, when constructed, will connect multiple locations including Legacy Hills WWTP, Legacy Hills Lift Station, Willock Hills Lift Station, Downtown Center, Parks Administration, Southeast Pump Station, Shawnee Trail East and West Lift Stations, Morgan Lakes EST, and Public Works Administration. Connecting these facilities is important to protect the Citys critical infrastructure and provide secure communications for public works. In addition, this phase will connect new city facilities to support operations.

The City maintains an executed Master Agreement for Professional Services with Capco. Council authorized the agreement in 2022, after an extensive selection process that identified Capco as the most qualified contractor. Council approved a Master Agreement for a period of five years.

Legal Review:
The contract has been previously reviewed and approved.

Supporting Documents:

1. City of Celina Phase 4 Proposal
2. Fiber Phase 4 - Presentation
3. Work Authorization

Financial Consideration:

Funding is available through bond funds. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:

Staff recommends approval.

Capco TELECOM

City of Celina

Proposal for

OSP Fiber Phase 4 Project

January 28th, 2025

This proposal includes the following Engineering and Professional Services for the OSP Fiber Phase 4 Project.

Design and Project Management scope of services as follows:

1. Preconstruction Services
    a. Develop Route Background Plans
        i. Collect GIS files
        ii. Overlay Aerial Satellite images
        iii. Collect any required Record drawings
            1. City files
            2. TxDOT files
        iv. Perform a limited nondestructive S.U.E. as required
            1. Incorporate records above
            2. Request and document locate information
    b. Permitting
        i. Aerial
            1. Collect pole information required by Utility Companies
            2. Prepare applications and exhibits required for permitting
        ii. TxDOT
            1. Prepare required exhibits and application information for submission by City Staff.
        iii. City
            1. Coordinate with City R.O.W. Permitting and CIP Engineering Departments.
                a. Provide typical Temporary Traffic Control Plans
    c. Develop Construction Documents
        i. Engineered Plans
        ii. Project Manual
            1. Conditions of Contract
            2. Technical Specifications
            3. Bid Form (Contractor Proposal)
        iii. Project Preliminary Schedule
        iv. Submittals Due At 30%, 60%, 90%, and 100% Stages

d. Bid Solicitation and Recommendations
    i. Recommended List of Contractors
    ii. Assist City in Posting Bid
    iii. Review and respond to RFI's
    iv. Review Proposals and make award recommendations.

2. Construction Phase Services.
    a. Preconstruction Conference
        i. Establish Communication Protocols and responsibility
        ii. Project Schedule
    b. NTP
    c. Project Documentation
        i. Daily / Weekly Reports
        ii. Collect Photographic documentation
        iii. Schedule
            1. Coordinate with Contractor
                a. Document workdays
        iv. Communications
            1. Coordination with City Departments as required
            2. Meetings with Owner
            3. Meetings with Contractor
            4. Other Meetings
    d. Monitoring Work (Construction Management)
        i. Routine Observation
        ii. Aerial
            1. Visual
                a. Verify Utility Company standard installation is followed
                b. Verify compliance with project specifications
        iii. Underground
            1. Locate underground paths for alignment and depth
                a. Verify using field locating equipment for proper alignment and depth
                b. Require contractor to pothole if variance
    e. Contractor Pay Requests
        i. Review Contractor supplied work reports
        ii. Review monthly applications for payment
            1. Certify requests
    f. Requests for Interpretation
        i. Review RFI's from Contractor
            1. Respond
    g. Process Change Requests / Change Orders
    h. Project Close Out
        i. Collect Final Payment Information and Process
            1. Affidavits
        ii. Warranties

iii. Record Drawings

Design, Engineering and Contract Administration..... $ 104,271.92

Construction Management..... $ 96,251.01

Total Compensation for these services will be..... $ 200,522.93

Respectfully submitted:



Kyle Capps
Capco Telecom LLC

FIBER PHASE 4 (DESIGN)

Amy Alexander
Director of Information Technology
March 11, 2025



FIBER PHASE 4

A work authorization is being requested to begin the design for the phase 4 of the multi-year fiber master plan.

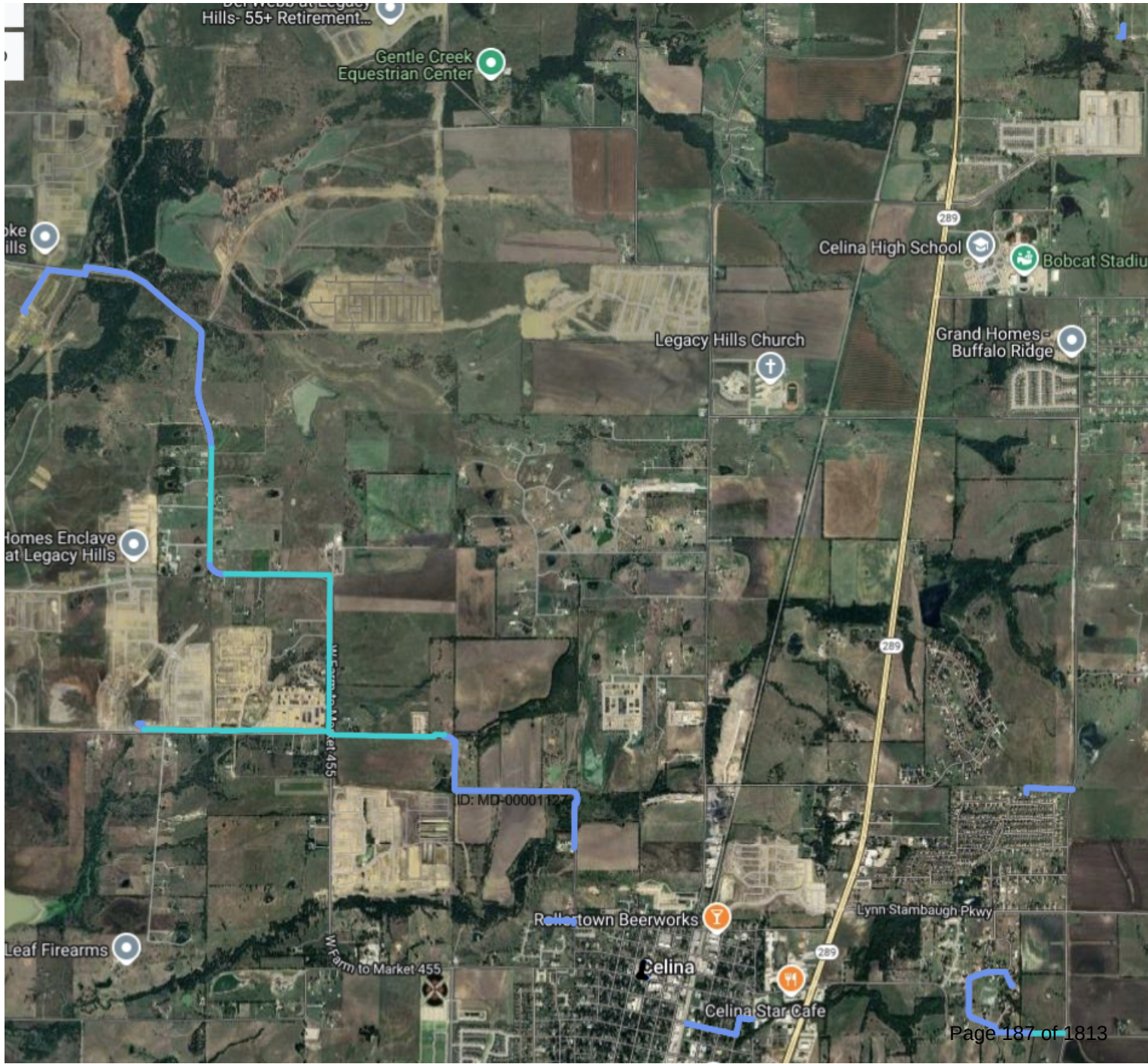
Not to exceed $200,522.93

Facilities to be Connected in Phase 4 :

Legacy Hills WWTP
Legacy Hills Lift Station
Willock Hills Lift Station
Downtown Center
Parks Administration
Southeast Pump Station
Shawnee Trail East Lift Station
Shawnee Trail West Lift Station
Morgan Lakes EST
Public Works Administration



FIBER PHASE 4



QUESTIONS?

EXHIBIT B - WORK AUTHORIZATION

MAPS # _____ **MAPS Date:** _____ **Task Order:** 04

In accordance with Paragraph 1.01 of the Main Agreement for Professional Services (MAPS) between the **City of Celina, Texas** (Owner') and **Engineer;** Owner has furnished the following Specific Project information to Engineer as of the Effective Date of the Task Order. Engineer's scope of services has been developed based on this information. As the Specific Project moves forward, some of the information may change or be refined, and additional information will become known, resulting in the possible need to change, refine, or supplement the scope of services.

Task Order Effective Date:	03/11/2025		
Engineer:	Capco Communications		
Engineer Project #:	IT10		
Engineer Representative:	Kyle Capps		
Owner Representative:	Alden Gleason		
Project Name:	Phase 4 Dark Fiber		
Purchase Order#:		**Task Order #:**	4
Project Number(s):			

INVOICE SUBMITTAL

Billing Period:	Monthly-for the full month (1-31)
Invoice Submittal Date:	Submit invoice by the 10th of each month.
Invoice Mailing Instructions: **Electronic Submission is preferred.**	Email to: accountspayable@celina-tx.gov & **agleason@celnia-tx.gov** Mail to: City of Celina Accounts Payable 142 N. Ohio Celina, TX 75009 Include PO number, billing period, and project name

OWNER OPTIONAL INFORMATION:

1. **Work Site:** Consultant Offices unless otherwise stated.
2. **Work performed:** All work shall be completed in accordance with the scope listed below and the terms detailed in the Main Agreement for Consulting Services. Any changes to the scope of work must be in writing and approved by both parties prior to work performed.
3. **Drawings/Plans __are ___ are not attached.**

4. **Date and Time to Commence:** Upon Receipt of Purchase Order, Signed Work Order.
5. **Other: Design schedule shall be submitted for work orders where the scope of work duration surpasses ninety (90) calendar days.**

CONSULTANT PROVIDED INFORMATION:

1. **Scope of Work:** **Insert HERE or attach as Exhibit A**
2. **Compensation:** **Insert HERE or attach as Exhibit A**
3. **Timeline / Schedule:** **Insert HERE or attach as Exhibit C**
4. **Deliverables:** **Insert HERE or attach as Exhibit A**

***Exhibit A – Required information was submitted in a single document.**

ACCEPTANCE:

This Work Order is accepted pursuant to the terms listed above.

Execution of this Work Authorization by Owner and Consultant makes it subject to the terms and conditions of the Main Agreement and its exhibits and appendices, which Main Agreement, exhibits, and appendices are incorporated by this reference.

CITY OF CELINA	**ENGINEER**
	Kyle Capps Signature
Printed Name & Title	Kyle F. Capps, President Printed Name & Title
Date	2/27/2025 Date

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andy Glasgow, Director of Engineering
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Linda Majeed
Date:	March 11, 2025
Re:	Parvin Road ROW Acquisition Resolution (FM 1385 to South Dallas Parkway)

Action Requested:
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)

Background Information:
Frontier Parkway/Parvin Road extends from FM 1385 to Dallas Parkway (approximately 4.5 miles). This roadway serves as the boundary between the City of Celina and the Town of Prosper. Because the City of Celina has a single roadway to access the western boundary, emergency services are restricted to utilizing FM 428, which adds time to emergency response. The City of Celina recently constructed Parvin Road as a two-lane asphalt roadway from FM 1385 to Legacy Road to provide temporary relief for emergency services and residents.

In December 2020, the City of Celina entered an interlocal agreement with Denton County for $500,000.00 to fund preliminary engineering services for the development of a design schematic and environmental documents for the construction of a 4-lane divided roadway from FM 1385 to North Dallas Parkway (DNT). In November 2022, Denton County residents approved a $650M roadway bond package award. The City of Celina and the Town of Prosper were awarded $31M from the $650M bond award and have committed their funds to the Parvin/Frontier construction. The City of Celina entered an interlocal agreement with the Town of Prosper for $800,000.00 to contribute to the PS&E of Frontier Parkway from FM 1385 to DNT. In August 2023, the ILA Denton County with Denton County was amended, and the county's contribution was increased from $500,000.00 to $6,000,000.00.

The City Council approved the design of the Parvin Road widening project on August 8, 2023.

The project entails widening Parvin Road from two asphalt lanes to four divided concrete lanes from Farm to Market Road 1385 (FM 1385) to South Dallas Parkway. The project will also include the construction of two bridges, drainage culverts, and utility relocation by franchise utility companies. The thirty percent (30%) design plan has identified the right-of-way and easements that will be needed for the construction of this section of the roadway. This Resolution will authorize the City Manager to execute right-of-way and easement documents that will be necessary for the roadway improvements.

Legal Review:
Legal counsel has reviewed the proposed Resolution for compliance with state law.

Supporting Documents:
1. Resolution_ROW Acquisition for Parvin Rd
2. ROW Parcel Area Map
3. Parvin Road ROW Acquisition Council Presentation

Financial Consideration:
Funding is available through the City and Denton County bond funds. Expenditures will not exceed funds appropriated, and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends approval.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE NEGOTIATION AND EXECUTION BY THE CITY MANAGER OF CONVEYANCE DOCUMENTS NECESSARY TO EFFECTUATE THE ACQUISITION OF RIGHT OF WAY AND EASEMENTS FOR THE PARVIN ROAD IMPROVEMENTS PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Celina, Texas ("City") has determined that it is in the best interest of the citizens of the City to acquire a property interest from the owners of the properties described in Exhibit "A" for construction of Parvin Road from South Dallas Parkway to FM 1385 project (the "Project").

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

Section 1: The findings and premises contained in the preamble above are hereby deemed to be true and correct.

Section 2: That the City Manager is authorized to negotiate and execute contracts, deeds, easements, and any other documents necessary, and to disburse purchase and closing funds necessary, to acquire property interests necessary for the construction of the Project in the locations identified in the attached Exhibit "A" on behalf of the City of Celina.

Section 3: This Resolution shall become effective upon the date of passage.

AND IT IS SO RESOLVED.

PASSED AND APPROVED by the City Council of Celina, Texas, this 11th day of March , 2025.

ATTEST: **APPROVED:**

_____ _____

Jeovanna Rubio, Assistant City Secretary Ryan Tubbs, Mayor

Exhibit A

Property ID	Legal Description	Owner	City	State	Zip Code
979404	ARROW BROOKE RETAIL ADDITION BLK A LOT 3, 0.8500 ACRES	BRYAN ROAD RETAIL PARTNERS, LP	Aubrey	TX	76227
979405	ARROW BROOKE RETAIL ADDITION BLK A LOT 4, 1.25 ACRES	BRYAN ROAD RETAIL PARTNERS, LP	Aubrey	TX	76227
614651	A1411A WILKERSON, TR 18, 27.3478 ACRES, OLD DCAD TR #4, 27.3478 ACRES	SWISHER PARTNERS LP P/S	Prosper	TX	75078
38538	A1411A WILKERSON,TR 18, 37.7300 ACRES	JAIANJANEYA REAL ESTATE SERVICES LLC	Prosper	TX	75078
38550	PROSPER OAKS LP, 41.9400 ACRES	PROSPER OAKS LP	Prosper	TX	75078
38605	A1546A C. JACKSON, TR 3, 7.342 ACRES, OLD DCAD TR #3A, 7.3420 ACRES	PROSPER OAKS LP	Prosper	TX	75078
38619	A1111A H. RUE, TR 4, 9.321 ACRES, OLD DCAD TR #5A, 9.3210 ACRES	PROSPER OAKS LP	Prosper	TX	75078

52718	A1411A WILKERSON, TR 15, 5.0 ACRES, OLD DCAD TR #2A(2), 5 ACRES	TRAVADI INVESTMENTS LLC	Aubary	TX	76227
1027527	SUTTON FIELDS PHASE 4A BLK AAA LOT 2X (HOA), 4.0794 ACRES	MM SUTTON FIELDS 4A-4B LLC	Celina	TX	75009
52784	A1113A B.L. RUE, TR 4, 7.0500 ACRES	PROSPER OAKS LP	Prosper	TX	75078
635330	A1111A H. RUE, TR 3B, 123.4534 ACRES, (15% IN PID66)	PROSPER OAKS LP	Prosper	TX	75078
52755	A1546A C. JACKSON, TR 2, 5.85 ACRES, OLD DCAD TR #2	PROSPER OAKS LP	Prosper	TX	75078
52768	A1111A H. RUE, TR 3, 5.0000 ACRES, OLD DCAD TR #2 & 4	CAREY, SAMMIE	Prosper	TX	75078
307721	A1111A H. RUE, TR 3A, 5.3266 ACRES	CAREY, MARK & CATHI	Prosper	TX	75078
996098	A1111A H. RUE, TR 3C, 16.966 ACRES, OLD DCAD TR #2 & 4	MM SUTTON FIELDS EAST LLC	Prosper	TX	75078

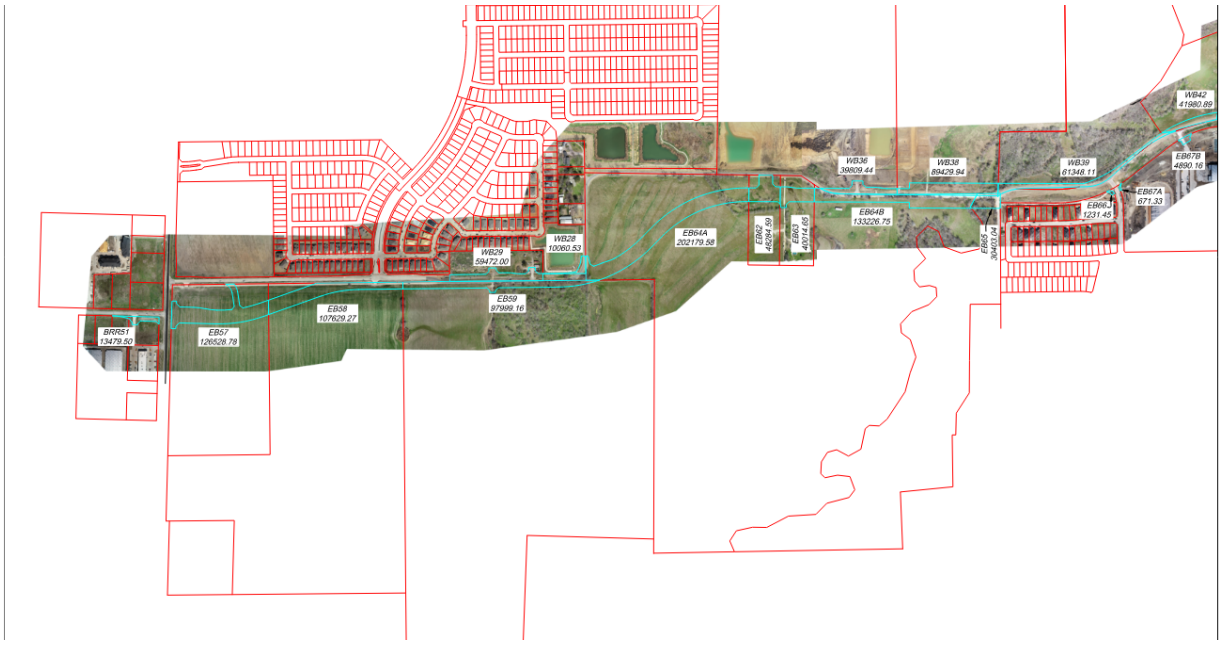
52780	A1113A B.L. RUE, TR 3, 10 ACRES	MM CELINA PARVIN 101 LLC	Prosper	TX	75078
983501	A1113A B.L. RUE, TR 4A, 18.6286 ACRES	VP WINDSONG INVESTMENTS LLC	Prosper	TX	75078
52787	A1113A B.L. RUE, TR 1 & 2 (OUT CITY), 13.205 ACRES, OLD DCAD TR #2	OPP-GREEN MEADOWS LP	Prosper	TX	75078
1012129	WINDSONG RANCH PHASE 10 BLK X LOT 1 (HOA/OPEN PSACE), 1.4470 ACRES	WINDSONG RANCH COMMUNITY ASSOCIATION INC	Prosper	TX	75078
335354	A1113A B.L. RUE, TR 1 & 2, 16.425 ACRES, OLD DCAD TR #2	PROSPER ISD	Prosper	TX	75078
82883	A1112A J.B. RUE, TR 4, 9.823 ACRES, OLD DCAD TR #2A	BUENTELLO, SALVADOR N, JR	Prosper	TX	75078
52748	A0889A J. MCKIM, TR 5, 5.9 ACRES, OLD DCAD TR #7	BUENTELLO, SALVADOR N, JR	Prosper	TX	75078
1012275	A1115A A. ROBERTS, TR 5F, 12.685 ACRES	PROSPER ISD	Prosper	TX	75078
52756	A0889A J. MCKIM, TR 6, 1.75 ACRES, OLD DCAD TR #9	JACKSON, DONNA	Prosper	TX	75078
52752	A0889A J. MCKIM, TR 8, 2.5 ACRES	GRAYSON 164 PARTNERS LP	Prosper	TX	75078

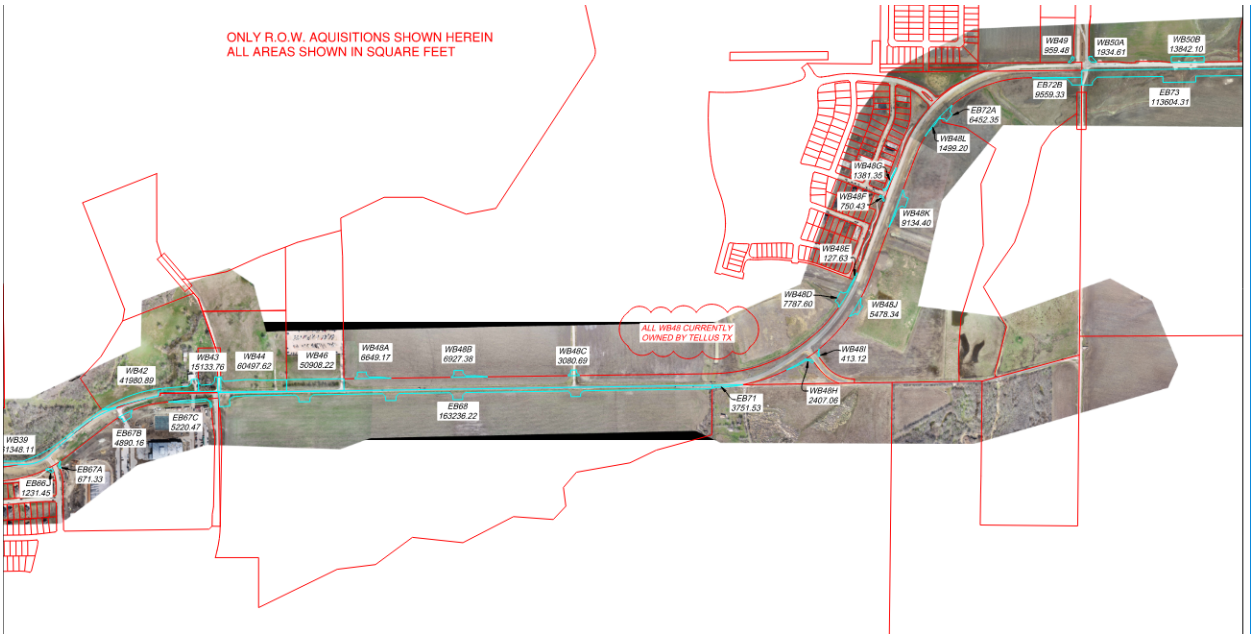
52742	0889A J. MCKIM, TR 7(PT), 12.8391 ACRES, OLD DCAD TR #6A(1)	GRAYSON 164 PARTNERS LP	Prosper	TX	75078
52739	A0889A J. MCKIM, TR 9, 5.35 ACRES, OLD DCAD TR #6A	FRONTIER MINI STORAGE LLC	Prosper	TX	75078
983680	A0889A J. MCKIM,TR 2A, 122.9073 ACRES	TELLUS TEXAS I LLC	Prosper	TX	75078
702117	A1115A A. ROBERTS, TR 5A(PT), 28.094 ACRES	PROSPER ISD	Prosper	TX	75078
702118	A1115A A. ROBERTS, TR 4A, 40.29 ACRES	PROSPER ISD	Prosper	TX	75078
702119	A1115A A. ROBERTS, TR 2A & 3A, 44.513 ACRES	PROSPER ISD	Prosper	TX	75078
52764	A1115A A. ROBERTS, TR 1 (PT), 20.7970 ACRES, OLD DCAD TR #5	PROSPER MEADOWS LP	Prosper	TX	75078
983691	A0889A J. MCKIM, TR 2B, 44.764 ACRES, OLD DCAD TR #1 & 12	TELLUS TEXAS I LLC	Prosper	TX	75078
983691	A0889A J. MCKIM, TR 2B, 44.764 ACRES, OLD DCAD TR #1 & 12	TELLUS TEXAS I LLC	Prosper	TX	75078
1027026	MOSAIC PHASE 1A BLK A LOT 1X (HOA/OPEN SPACE)	TELLUS TEXAS I LLC	Prosper	TX	75078
1027034	MOSAIC PHASE 1A BLK A LOT 2X (HOA/OPEN SPACE)	TELLUS TEXAS I LLC	Prosper	TX	75078

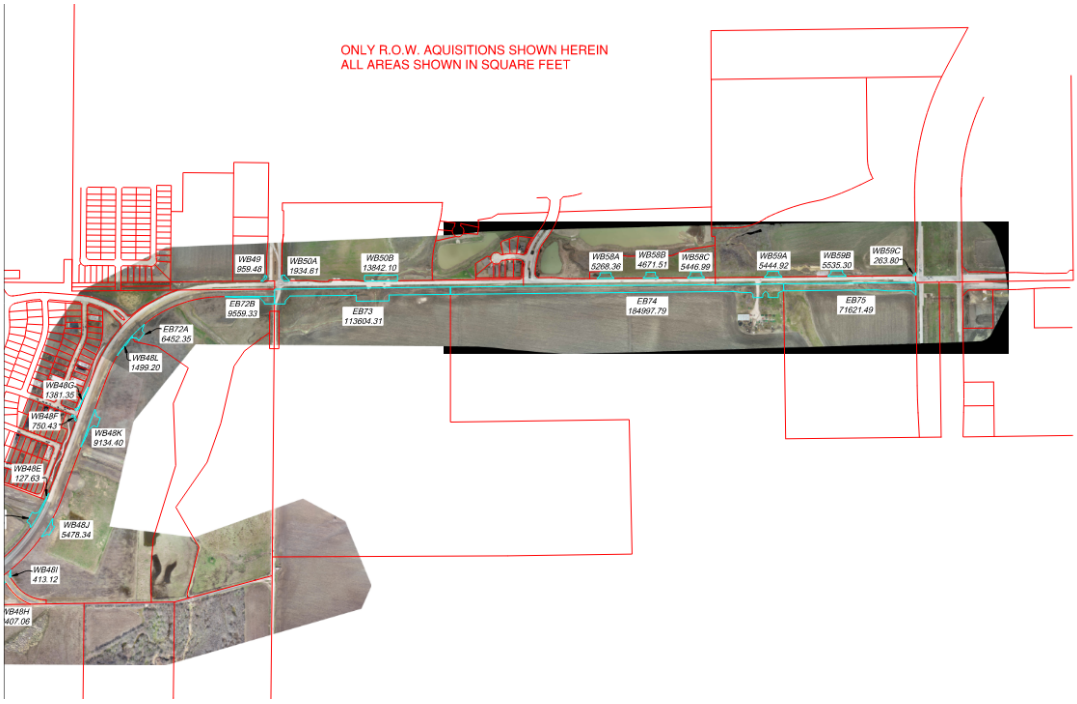
52731	A0889A J. MCKIM, TR 2(PT), 18.803 ACRES, OLD DCAD TR #1 & 12	MERRITT/THORNTON FARM P/S	Prosper	TX	75078
1002517	A0889A J. MCKIM, TR 1G, 2.587 ACRES	FRONTIER LEGACY VENTURES LLC	Prosper	TX	75078
2928141	ABS A0262 WILLIAM DEAVENPORT SURVEY, TRACT 33, 3.265 ACRES	71-SEC LLC	Prosper	TX	75078
963489	ABS A0262 WILLIAM DEAVENPORT SURVEY, TRACT 6, 16.3346 ACRES	NE LEGACY DEVELOPERS LLC	Prosper	TX	75078
2714695	ABS A0147 COLLIN COUNTY SCHOOL LAND #12 SURVEY, SHEET 1, TRACT 45, 120.525 ACRES	LEGACY FRONTIER LLC	Prosper	TX	75078
2904412	ABS A0147 COLLIN COUNTY SCHOOL LAND #12 SURVEY, SHEET 1, TRACT 80, 99.343 ACRES	TOLL SOUTHWEST LLC	Prosper	TX	75078
2762556	CREEKS OF LEGACY PHASE 2B (CCL), BLK A, LOT 64	NWC TOLLWAY/FRONTIER LP	Prosper	TX	75078
2613788	ABS A0361 F D GARY SURVEY, TRACT 1, 69.8578 ACRES	MOSEY THOMAS TRUST AGREEMENT	Prosper	TX	75078

2575645	ABS A0147 COLLIN COUNTY SCHOOL LAND #12 SURVEY, SHEET 1, TRACT 41, 34.557 ACRES	URBAN HEIGHTS AT FRONTIER LLC	Prosper	TX	75078

Exhibit B


WB42
41980.89
WB36
39809.44
WB38
89429.94
WB39
61348.11
EB67B
4890.16
EB67A
671.33
EB66J
1231.45
EB64B
133226.75
EB64A
202179.58
EB62
46264.89
EB63
60614.65
EB65
30403.04
WB28
10060.53
WB29
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EB59
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126528.78
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ONLY R.O.W. AQUISITIONS SHOWN HEREIN
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EB73
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EB72A
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WB48G
1361.35
WB48F
750.43
WB48K
9134.40
WB48E
127.03
WB48D
7787.60
WB48J
5478.34
ALL WB48 CURRENTLY
OWNED BY TELLUS TX
WB48I
413.12
WB48H
2407.06
EB71
3751.53
WB48A
6849.17
WB48B
6927.38
WB48C
3080.69
WB46
50908.22
WB44
80497.62
WB43
15133.76
WB42
41980.89
EB68
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ONLY R.O.W. AQUISITIONS SHOWN HEREIN
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ALL AREAS SHOWN IN SQUARE FEET

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WB50B
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WB48L
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WB48F
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WB48E
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WB48D
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WB48J
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ALL WB48 CURRENTLY
OWNED BY TELLUS TX

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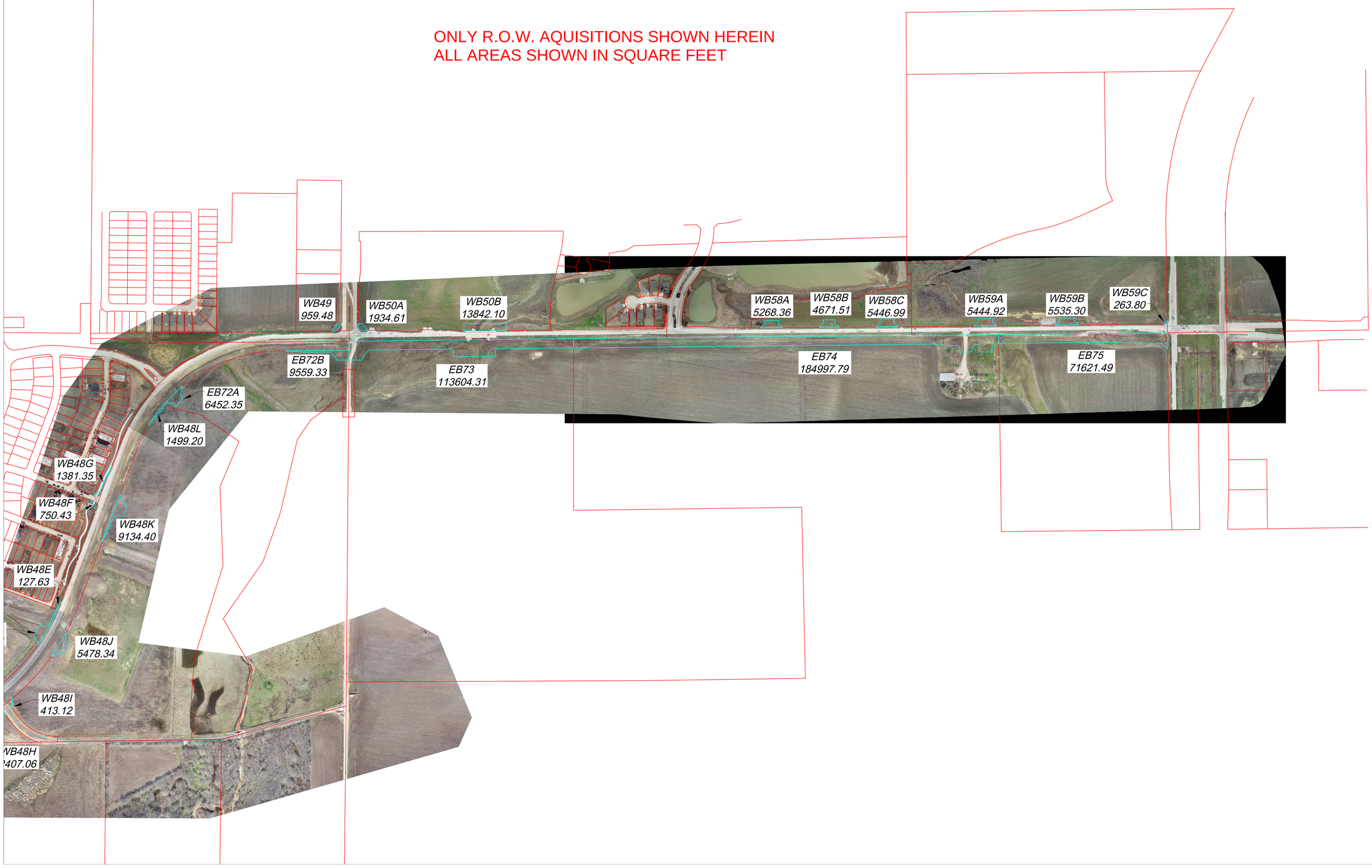
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EB67A
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EB66
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ONLY R.O.W. AQUISITIONS SHOWN HEREIN
ALL AREAS SHOWN IN SQUARE FEET



PARVIN ROAD PERMANENT IMPROVEMENTS ROW ACQUISITION RESOLUTION

(FM 1385 TO S DALLAS PARKWAY)

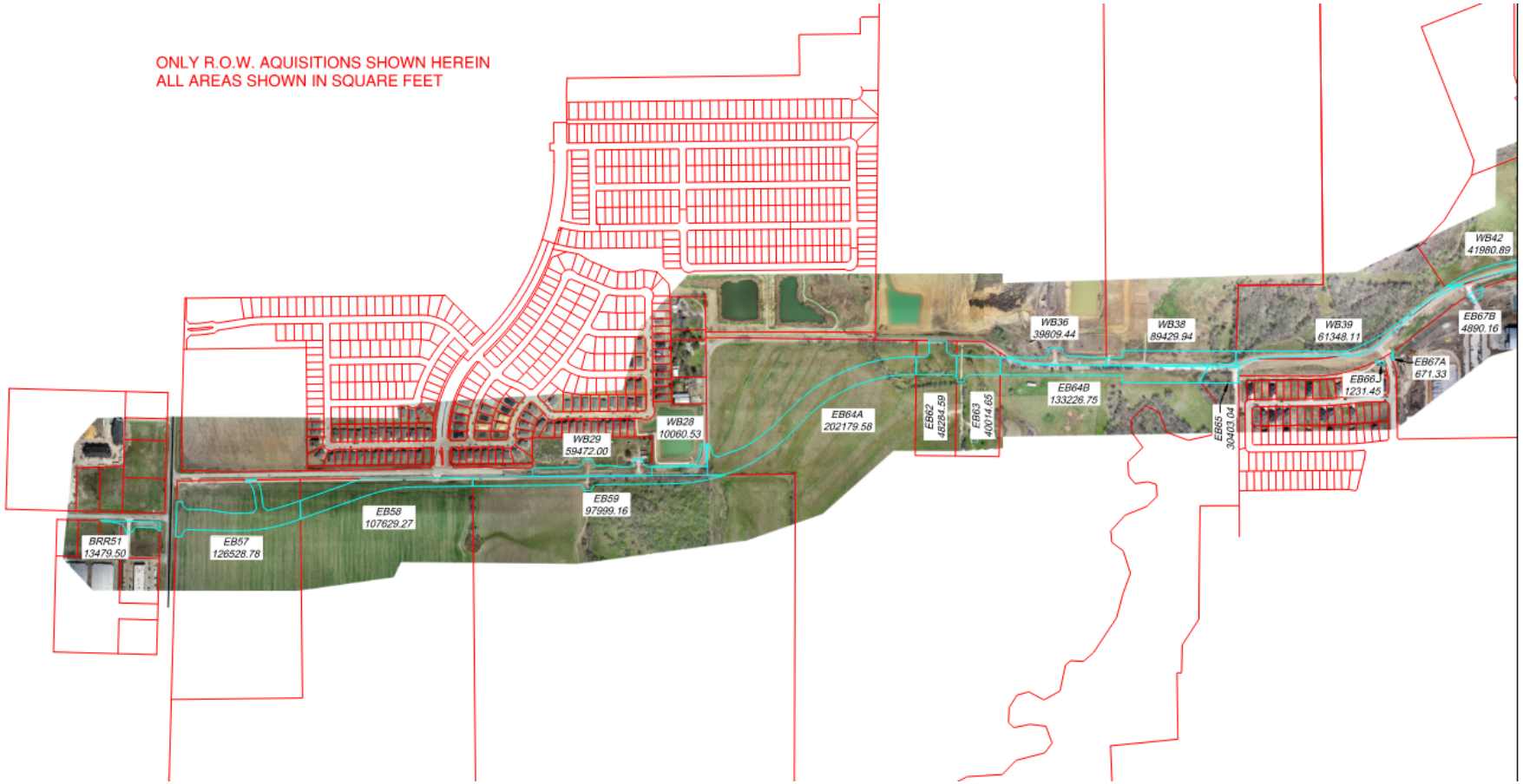
March 11th, 2025



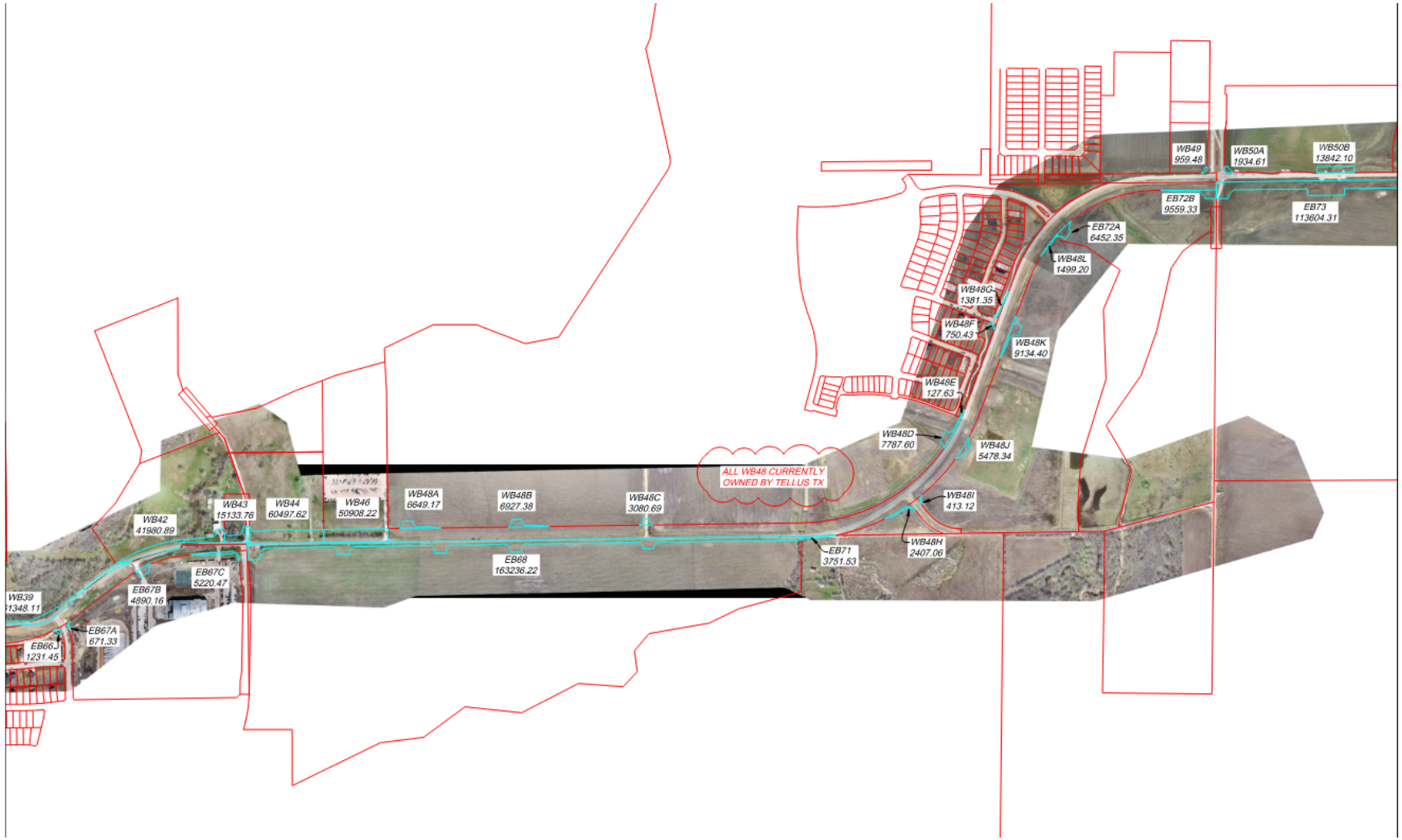
BACKGROUND

- Design undergoing for Parvin Road from FM 1385 to South Dallas Parkway. Limits are:
  - Denton County side – FM 1385 to Legacy
  - Collin County side – Legacy to DNT

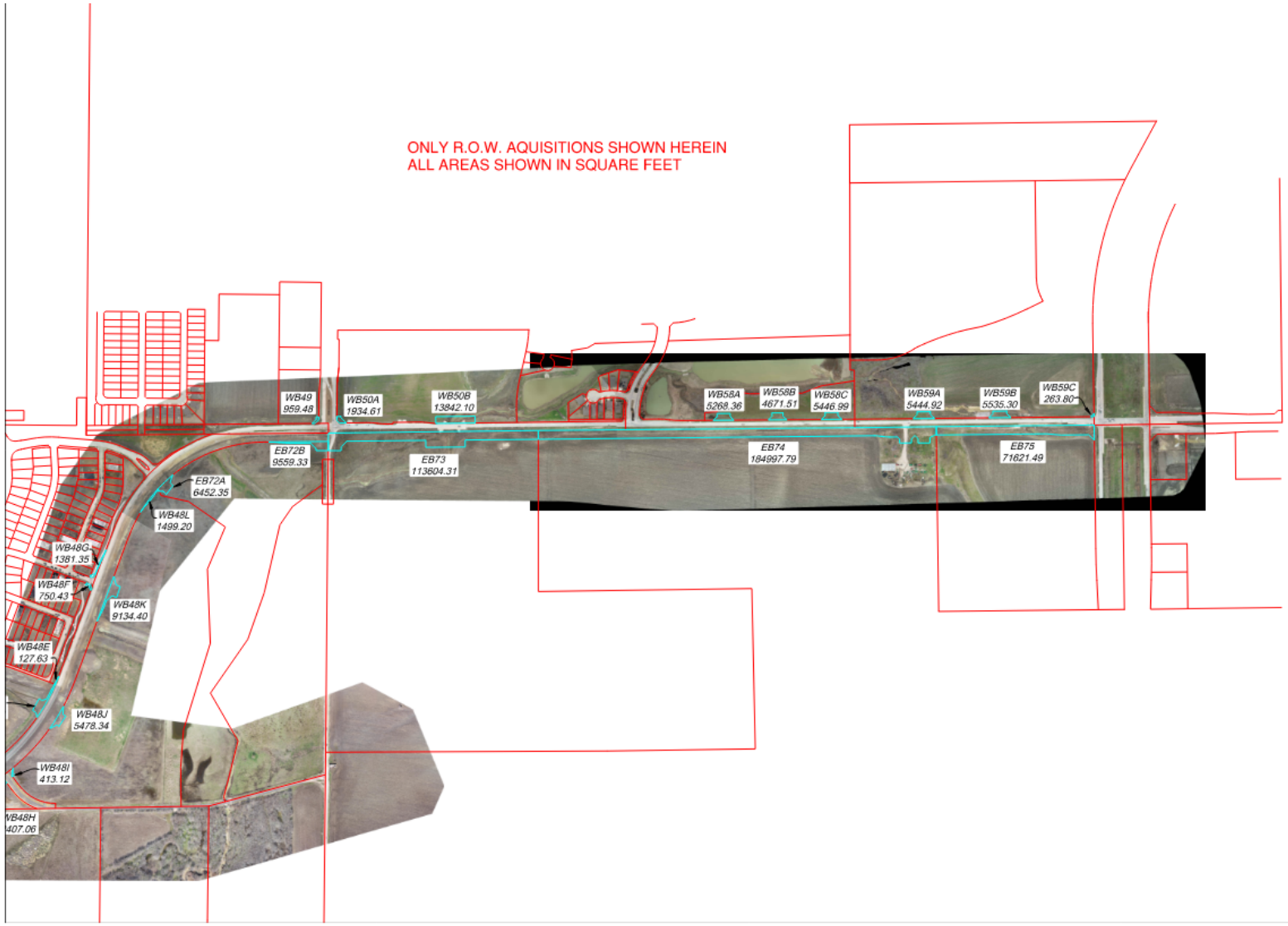
ROW PARCEL AREAS MAP



ROW PARCEL AREAS MAP



ROW PARCEL AREAS MAP



QUESTIONS?



Life Connected.

Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Kimberly Brawner, Assistant City Manager
CC:	Robert Ranc, City Manager
Intiated by:	
Date:	March 11, 2025
Re:	Franchise Agreement with Unigas

Action Requested:
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)

Background Information:
The City of Celina is entering into a franchise agreement with Universal Natural Gas to provide additional resources for natural gas for our community. The city's legal team has provided a separate summary of the agreement.

Legal Review:
Legal team has reviewed and approved this agreement.

Supporting Documents:
1. Celina Council Memo - UniGas FA
2. City of Celina Natural Gas Franchise Agreement - UniGas_final 03.03.25
3. Exhibit A - UniGas Tariffs_6.25.24
4. Unigas Presentation

Financial Consideration:

NA

Staff Recommendation:
Staff recommends approval.

Lloyd Gosselink
ATTORNEYS AT LAW
1984 ❖ Celebrating 40 Years ❖ 2024

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Austin, Texas 78701
512.322.5800 p
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Ms. Warner's Direct Line: (512) 322-5802
Email: rwarner@lglawfirm.com

M E M O R A N D U M

TO: Kimberly Brawner, Assistant City Manager, City of Celina
Celina City Council

FROM: Roslyn Warner, Lloyd Gosselink Rochelle & Townsend, P.C.

DATE: March 3, 2025

RE: Universal Natural Gas, Inc. Franchise Agreement

CONFIDENTIAL: ATTORNEY/CLIENT COMMUNICATION

INTRODUCTION

Universal Natural Gas, Inc. ("Company" or "UniGas") is planning to provide gas service to at least one new development within the City of Celina ("City"). In September 2024, UniGas submitted a proposed franchise agreement for the City's review. The purpose of implementing a franchise agreement is to set parameters for the Company's use of the Public Rights-of-Way in its provision of gas service within the City. In exchange for the use of the Public Rights-of-Way, the Company is required to pay the City a franchise fee.

The City retained outside counsel with Lloyd Gosselink Rochelle & Townsend, P.C., to review the agreement, recommend changes, and negotiate with the Company. The franchise agreement presented here is the draft recommended for adoption. This memo provides an overview of the key terms addressed during the negotiation process.

SUMMARY OF KEY TERMS

Term/Renewal/Effective Date: The Company originally proposed a 25-year term. The recommended agreement provides for a 10-year base term with the option to automatically renew for up to two successive 5-year terms. UniGas is a newer gas provider with a business model aimed at serving new developments. While many franchise agreements with more established gas providers average 15-to-20-year terms, we recommend starting at 10 years and evaluating after the base term. The Company's executed acceptance is included in the recommended agreement. With that acceptance, the agreement becomes effective immediately upon final passage. *See* Sections 2.A., 14, 21.

Franchise Fee: The Company will pay the City Five Percent (5%) of "Gross Receipts" twice a year. This payment is in lieu of any other fees, such as those to obtain a permit. The Company will also pay the City an annual franchise fee based on Contributions in Aid of Construction, or CIAC. This ensures that each time the Company receives funding from developers or other parties

to cover construction of requested facilities, that funding will be included in the calculation of the City's franchise fee. *See* Section 11.

Defining "Gross Receipts": The term includes all revenues the Company receives from the sale of gas, the transportation of gas, and the Company's operations within the corporate limits of the City. Gross Receipts also includes CIAC, revenues billed but not collected, and miscellaneous service charges the Company collects pursuant to its approved tariff. Gross Receipts does not include revenue of the Company's affiliates, sales taxes, interest income, or money from the sale or lease of real or personal property. The various Gross Receipts inclusions can be a point of contention in franchise negotiations. We were able to ensure the City's definition is consistent with other recently negotiated UniGas agreements. *See* Section 1.N.

Permitting: The recommended agreement explicitly requires compliance with the City's Right of Way Management Ordinance, as amended, including that the Company must obtain a permit pursuant to the City's procedures. In contrast, the Company's original proposal provided that the franchise itself constitutes a permit. In addition, the recommended agreement adds a clear definition of "Emergency" (*see* Section 1.H.) and requires that the City receive notification of work conducted pursuant to an Emergency no later than 48 hours after the work has begun. *See* Section 4.B.

Company Failures: If the Company fails to comply with the requirements of the agreement, the City is required to provide written notice identifying the failure. The Company must cure the failure within 45 days of receiving notice from the City. If the Company does not adequately cure, the City must give 20 days' written notice of intent to pursue additional remedies. *See* Section 12.C.

Relocation Costs: If the City is the designated facilitator of any federal, state, county, or local reimbursement programs under which the Company's removal or relocation costs are eligible, the City should provide reasonable notice to the Company of any corresponding deadlines and include such costs in a reimbursement application, if applicable. This is a common provision in franchise agreements throughout Texas, but it contemplates a rare occurrence for most cities. If the City requires the Company to relocate or change its system for a third party, the third party must reimburse the Company for any associated loss, cost, or expense. Importantly, this third-party reimbursement specifically excludes the City itself. *See* Section 7.

Maintain Original Jurisdiction: The Company's original proposal included a provision surrendering the City's exclusive original jurisdiction over the Company's rates, operations, and services to the Railroad Commission of Texas. Many gas utilities propose this in franchise agreements as a way to streamline consideration of rate cases and avoid filing the applications with cities. The recommended agreement deletes this provision.

Other Provisions of Note:

- Modification of the definition of "Public Ways" to ensure the Company's operations within the City are broadly subject to the requirements of the agreement. *See* Section 1.P.
- Requiring 90 days' notice to the City in the event the Company transfers or assigns its rights under the franchise agreement. *See* Section 3.

- Insertion of a "most favored nation" clause providing that if the Company enters into a subsequent franchise agreement with another city that grants a greater franchise fee percentage, then the City may elect to increase its franchise fee percentage accordingly. *See* Section 25.
- Includes a standard indemnification clause to protect the City, its officers, agents, and employees, (*see* Section 8), and a section imposing specific insurance minimums on the Company (*see* Section 24).

ORDINANCE NO. _____

AN ORDINANCE GRANTING TO UNIVERSAL NATURAL GAS, LLC (d/b/a UNIVERSAL NATURAL GAS, INC.) AND ITS SUCCESSORS AND ASSIGNS, FOR A PERIOD OF TEN (10) YEARS FROM THE EFFECTIVE DATE OF THIS ORDINANCE, 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; DEFINING THE WORDS AND PHRASES THEREIN; PROVIDING FOR ASSIGNMENT, SALE OR LEASE OF THE FRANCHISE; PROVIDING FOR USE AND REPAIR OF THE PUBLIC WAYS; PROVIDING FOR REGULATION OF SERVICE; ESTABLISHING DEPTH OF PIPELINES; ESTABLISHING RIGHTS AND DUTIES IN THE MOVEMENT AND ALTERATION OF PIPELINES; PROVIDING FOR INDEMNIFICATION OF THE CITY OF CELINA; PROVIDING FOR INSPECTION OF GRANTEE'S RECORDS; REQUIRING GRANTEE TO PAY A FRANCHISE FEE; PROVIDING FOR CONDITIONS OF THE FRANCHISE; PROVIDING FOR CONSTRUCTION OF THIS ORDINANCE UPON THE INVALIDITY OF ANY PART THEREOF; PROVIDING FOR ACCEPTANCE OF THIS FRANCHISE BY GRANTEE AND BOTH AN EFFECTIVE AND AN OPERATIVE DATE THEREOF; REPEALING ALL PREVIOUS GAS FRANCHISE ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION AND PRESCRIBING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1. DEFINITIONS

As used in this Ordinance, the following words and phrases shall have the following meanings:

A. "Affiliate" shall mean any person or entity that directly or indirectly owns or controls, that is directly or indirectly owned or controlled by, or that is under common ownership or control with Grantee.

B. "City" shall mean the City of Celina, in Collin and Denton Counties, Texas, a municipal corporation, hereinafter also referred to as "Grantor".

C. "City Secretary" shall mean the City Secretary of the City or other such officer of the City designated to serve as the filing officer for official documents and records of the City.

D. "City Council" shall mean the City Council of the City as the governing body of the City.

E. "City Engineer" shall mean the City Engineer of the City, the Public Works Director of the City, or such other officer of the City designated to approve engineering plans and designs for construction within Public Ways.

F. "City Manager" shall mean the City Manager of the City, the City Administrator of the City, or such other chief administrative officer of the City designated to hear appeals from the decisions of other City officers.

G. "Customer" shall mean any individual person, corporation, company, partnership, firm, unincorporated association, trust, municipality, or public or private entity located within the municipal corporate limits of the City and serviced by the Grantee through any use of the Public Ways.

H. "Emergency" means sudden and unforeseeable damage to or malfunction of a portion of the System that creates a threat to life, health, or property.

I. "Franchise Fee" or "Franchise Fees" shall mean the sum of fees to be paid to the City by Grantee under Section 11 of this Ordinance.

J. "Franchise Agreement" shall mean this Ordinance.

K. "Gas Sales" shall mean the sale of natural gas to Grantee's Customers located within the corporate limits of the City by use of the System.

L. "Gas Transportation" shall mean the transportation of Transport Gas for redelivery to Customers by use of Grantee's System located within the corporate limits of the City's Public Ways.

M. "Grantee" shall mean UNIVERSAL NATURAL GAS, LLC, a Texas limited liability company, and its successors and assigns.

N. "Gross Receipts" shall mean all revenues derived or received, directly or indirectly, by the Grantee from Gas Sales and the operation of the System within the corporate limits of the City. "Gross Receipts" shall also include:

[1] Grantee's total receipts from its transportation of Transport Gas through Grantee's System within the City (excluding gas sold to another gas utility in the City for resale to its customers within the City);

[2] contributions in aid of construction (CIAC);

[3] revenues billed but not ultimately collected or received by Grantee; and

[4] the following miscellaneous charges: charges to connect, disconnect, or reconnect gas within the City, charges to handle returned checks from consumers within the City, and State gross receipts fees.

Grantee's Gross Receipts subject to the Franchise Fee shall specifically exclude, without limitation:

[1] receipts from Gas Sales and Gas Transportation services to Customers located at delivery points outside the corporate limits of the City;

[2]

[3]

[4] the revenue of any Affiliate of Grantee, to the extent that such revenue is also included in Gross Receipts from Gas Sales of the Grantee;

[5] sales taxes;

[6] any interest income earned by the Grantee; and

[7] all monies received from the lease or sale of real or personal property, provided, however, that this exclusion does not apply to the lease of facilities within the City's Public Ways.

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O. "Person" shall mean an individual, corporation, general or limited partnership, limited liability company, trust, association, or other business or legal entity.

P. "Public Ways" shall mean the present and future streets, medians, avenues, boulevards, parkways, roads, lanes, alleys, bridges, sidewalks, easements, highways, public utility easements, viaducts, bridges across waterways, and other public places within the municipal corporate limits of the City, whether dedicated or not, that are owned or controlled by the City and are available for Grantee's use.

Q. "System" shall mean Grantee's system of mains, pipelines, conduits, valves, feeders, regulator stations, laterals, service lines, measuring devices, and all other necessary plants, attachments, land, structures, facilities and appurtenances for the purpose of selling, storing, supplying, conveying, transmitting, distributing, and/or transporting natural gas and any gas, including the equivalent substitutes, for all other lawful purposes in, through, upon, under, and along the present and future streets, avenues, alleys, bridges, sidewalks, easements, highways, and any other public place within the municipal corporate limits of the City.

R. "Transport Gas" shall mean gas owned or controlled by a user or its designee (i.e., gas that is purchased or otherwise acquired by a user from someone other than Grantee) and delivered by such user or its designee to Grantee at a point on Grantee's System, such point of delivery to be defined by Grantee, and carried, delivered or transported through Grantee's System at a point of redelivery within the municipal corporate limits of the City by Grantee to the user for a fee.

SECTION 2. GRANT OF FRANCHISE; TERM

A. Subject to the terms and conditions of this Franchise Ordinance, the Grantor hereby grants to Grantee, its successors and assigns and Affiliates, for the term of ten (10) years from the Effective Date of this Ordinance, the right to enter upon the Public Ways to install, operate and maintain a System along, across, over and under the Public Ways for the privilege of transporting, distributing and/or selling gas to Customers and the public generally within the municipal corporate limits of the City, and including any territory that the City may hereafter annex, acquire, purchase; and to distribute, sell, store, supply, transport, carry and/or convey natural gas and any gas through Grantee's System in the City to other cities,

towns, communities and areas outside the City and to inhabitants thereof, for the full term of this Franchise Ordinance.

B. The Ordinance shall have the effect of and shall be a contract between Grantor and Grantee and shall be the measure of the rights and liabilities of Grantor as well as Grantee.

C. The Franchise granted by this Ordinance shall in no way affect or impair the present or future rights, obligations, or remedies of the City or Grantee under the Texas Gas Utility Regulatory Act, as amended. This is a non-exclusive franchise.

SECTION 3. FRANCHISE ASSIGNMENT, SALE OR LEASE

Grantee is expressly given the power and privilege to sell, transfer or assign the franchise granted hereby, or any part of this franchise, to any person, entity or corporation, but Grantee and such buyer, transferee or assignee shall first notify Grantor of: the name of the buyer, transferee or assignee; the type of service(s) intended to be provided through the facilities of such buyer, transferee or assignee; and the name, mailing address, and telephone number of a contact person associated with such buyer, transferee or assignee. Notice shall be sent to City at least ninety (90) days prior to execution of the transfer or assignment by registered or certified mail, return receipt requested, postage prepaid, and addressed to the City at the address and in the manner herein provided.

SECTION 4. USE AND REPAIR OF THE PUBLIC WAYS

A. Grantee's operations and activities within the Public Ways shall be subject to all City ordinances of general applicability, including the City's Right of Way Management Ordinance, Chapter 13, Article 9 of the City's Code of Ordinances, as amended. Grantee's System shall be erected, placed, extended, repaired, laid or otherwise installed, operated and maintained in such a manner as will, consistent with reasonable necessity, cause the least interference with other existing public uses of the Public Ways, including but not limited to existing sewer, water, pipes, electricity, telephone or communication facilities, public or private drains, and any other facilities within the City and also including those utilities granted by franchise or permit by the City. Prior to performing work in the Public Ways, Grantee must obtain a permit as required by the City's Right of Way Management Ordinance, Chapter 13, Article 9 of the City's Code of Ordinances, as amended. However, Grantee is not required to pay a permit application fee.

B. In the event of an Emergency, Grantee shall give City telephone and e-mail notice of the initiation of work or repairs pursuant to the Emergency as soon as practicable under the circumstances, but no later than forty-eight (48) hours after the initiation of such work.

C. After any excavation or disturbance, Grantee shall, with due diligence and dispatch, place the Public Way in a condition in compliance with the Grantor's reasonable standards and specifications.

SECTION 5. REGULATION OF SERVICE

The System of Grantee shall at all times be installed, operated and maintained in accordance with accepted good practice, and in accordance with all State, Federal and City regulations, and in such condition as will enable the Grantee to furnish adequate and continuous service as required by the orders, rules and regulations of the Railroad Commission of Texas or other regulatory authority having jurisdiction. The requirements set forth in this Section shall not relieve Grantee of any other obligations set forth herein.

SECTION 6. DEPTH OF PIPELINES

After the Effective Date of this franchise, Grantee's main or lateral lines installed or replaced in Public Ways shall be installed or replaced at depths which comply with all applicable state and federal rules, regulations and company policies establishing minimum safety standards for the design, construction, maintenance and operation of pipelines. Depth shall be measured from the lower of existing grade or proposed future grade as set forth on plans or other specifications existing at the time such lines are installed or replaced.

SECTION 7. DUTY TO MOVE OR ALTER LINES

A. Grantor reserves the right to lay or permit to be laid cables, electric conduits, water, sewer, gas or other pipelines and to do or permit to be done any underground work deemed necessary and proper by the Grantor, along, across, over or under the Public Ways. In permitting such work to be done, the Grantor shall be liable to the Grantee for any damage to Grantee's pipelines and facilities caused by Grantor or its agents' or contractors' negligence.

B. When Grantee is required by Grantor to remove or relocate its mains, laterals, and other facilities to accommodate construction of streets and alleys by the Grantor, and Grantee is eligible under federal, state, county, local or other programs for reimbursement of costs and expenses incurred by Grantee as a result of such removal or relocation, and such reimbursement is required to be handled through Grantor, then Grantee's costs and expenses shall be included in any application by Grantor for reimbursement, if Grantee provides the Grantor its appropriate cost and expense documentation prior to the filing of the application. Grantor shall provide reasonable notice to Grantee of the deadline for Grantee to submit documentation of the costs and expenses of such relocation to Grantor.

C. When Grantee is required to remove or relocate its mains, laterals or other facilities to accommodate construction of streets or alleys by the Grantor without reimbursement, Grantee shall have the right to seek a surcharge to recover relocation costs pursuant to Section 104.112 of the Texas Utilities Code or any other applicable law or regulations.

D. If Grantor shall require the Grantee to adapt or conform its System or in any way to alter, relocate or change its property to enable any other person, firm, corporation or entity (whether public or private), other than the Grantor, to use the Public Ways, the Grantee shall be reimbursed by the person, firm corporation or entity desiring or occasioning such change for any and all loss, cost or expense occasioned thereby.

SECTION 8. INDEMNIFICATION

Grantee and its successors and assigns shall indemnify, save, defend, protect and hold City and its agents, successors, assigns, legal representatives, employees, contractors, elected and non-elected officials and officers harmless from and against any and all claims, damages, losses, liabilities, demands, costs, causes of action, settlements, awards, penalties, fees assessments, fines, charges, demands, liens, punitive damages, attorney fees and judgments of every kind or character, known or unknown, fixed or contingent (collectively "Claims") arising out of the acts or omissions of the Grantee, its servants, agents, employees, contractors, subcontractors, licensees, or any other person or entity in connection with the Grantee and the operation of this franchise, including without limitation any Claims arising from tort, personal injury, death, property damage or nuisance, provided however, that in the event of such Claims or Claims being prosecuted against the City, Grantee shall have the right to defend against the same, and to settle or discharge same in such manner as it may see fit, and the City shall give prompt written notice to Grantee of the presentation or prosecution of such Claims. The indemnity provided for in this paragraph shall not apply to any Claims or liability resulting from the acts, omissions, or negligence of the City, its agents, legal representatives, employees, contractors, elected and non-elected officials and officers or any other person or entity in connection with the City.

SECTION 9. GRANTEE'S RATES, RULES AND REGULATIONS

A. The Grantee shall have the right to make and enforce such reasonable rules and regulations as it may deem necessary for the extension of its facilities, the sale of its gas and the conduct of its business, provided that such rules and regulations shall neither be in conflict with the laws of the State of Texas, with the orders, rules or regulations of the Railroad Commission of Texas or other regulatory authority having jurisdiction, nor with the ordinances and regulations of the Grantor insofar as they are consistent with the jurisdiction of the Railroad Commission of Texas or such other regulatory authority.

B. Grantee shall supply natural gas and provide regulated services at the rates and under the terms and conditions specified by such rules, any tariffs filed with Railroad Commission of Texas, available on the Railroad Commission of Texas's website, and attached to this Franchise Agreement as Exhibit A. Grantee shall maintain on file with City copies of its current tariffs, schedules, rates and charges, customer service provisions, and line extension policies (collectively its "Rates") for the duration of this Ordinance.

SECTION 10. INSPECTION OF RECORDS

Grantee shall permit Grantor or its agents to inspect, examine and audit, during regular business hours, the books, papers and records kept by Grantee in the ordinary course of business and pertaining to the natural gas business carried on by it in the City, such as plats, maps and atlases identifying Grantee's pipelines in the City, and the books and records necessary to verify the Franchise Fee payment provided for in Section 11 hereof. Notwithstanding the obligation herein, Grantee shall have the right to the reasonable protection of proprietary information and to provide redacted documents or require Grantor or its agents to enter into such agreements pertaining to confidentiality as may reasonably protect the proprietary information of Grantee but which do not unreasonably frustrate the purposes of this Section.

SECTION 11. CONSIDERATION FOR FRANCHISE: FRANCHISE FEE

A. As full consideration for the rights and privileges conferred by this Ordinance, Grantee agrees to pay Grantor as follows:

[1] Grantee shall collect the Franchise Fee from its Customers and shall pay Grantor a Franchise Fee the sum of which is equal to Five Percent (5%) of the Gross Receipts as defined in Section 1 of this Ordinance. All sums due from Grantee shall be in lieu of all other Franchise Fees, licenses, or occupational taxes, which may be levied or attempted to be levied on Grantee by the City.

[2] Grantee shall pay such Franchise Fee collected from its Customers to the Grantor under the terms of this Ordinance, based upon meters read on or after the Effective Date of this Ordinance. During the term of this Ordinance, Grantee shall collect from its Customers and pay the City on January 31st (for the last six months of the prior calendar year) and July 31st (for the first six months of the calendar year). Grantee shall include with the Franchise Fee payment a statement showing its collections of Gross Receipts, including the calculation of the Franchise Fee for the subject time period. Collection and payment of Franchise Fee shall be final as to both parties unless questioned by written notice provided by one party to the other within one year after payment thereof has been made.

[3] The franchise fee amounts based on CIAC shall be calculated on an annual calendar year basis, i.e., from January 1 through December 31 of each calendar year. The franchise fee amounts that are due based on CIAC shall be paid at least once annually on or before April 30 each year based on the total CIAC recorded during the preceding calendar year.

[4] Any payments that are received after 5:00 P.M. on the due date constitute late payments. Late payments shall accrue interest from such due date until payment is received by the Grantor. Interest shall be calculated in accordance with the interest rate for customer deposits established in accordance with Texas Utilities Code Section 183.003 for the time period involved.

[5] It is expressly agreed that the Franchise Fee payments shall be in lieu of any payments for the right to use the Public Ways or other public rights-of-way of the City, including expressly the charge permitted to be levied by the Texas Tax Code Sections 182.021-182.026 and 182.081-182.082, or any successor statute permitting such a charge, however designated. The Franchise Fee shall be in lieu of and accepted as payment of all of Grantee's obligations to pay all other franchise fees, licenses, easement or occupation taxes, levies, exactions, rentals, street-cut fees, inspection fees, right of way inspection fees, permit fees, Franchise Fees, easement taxes, or charges of any kind whatsoever which may be levied or attempted to be levied in general by the City for the use of City's Public Ways and other rights-of-way, with the sole exception of sales taxes, ad valorem taxes and special assessments which are made without reference to or dependence upon

Grantee's franchise or occupancy of the streets and public right of way, e.g., special assessment paving liens.

B. The rights, privileges, and franchises granted by this Ordinance are not to be considered exclusive, and City hereby expressly reserves the right to grant, at any time as it may see fit, like privileges, rights, and franchises to any other person or corporation for the purpose of furnishing gas in the City.

Unless expressly set forth herein, or otherwise provided by law, by accepting this Ordinance, Grantee does not agree to be responsible for the payment of franchise fees other than as expressly set forth herein, or for the payment of franchise fees owed to the City by any other entity, corporation, or firm.

SECTION 12. CONDITIONS OF FRANCHISE

A. This contract, franchise, grant and privilege is granted and accepted under and subject to all applicable laws and under and subject to all of the orders, rules, regulations, and ordinances of Grantor now or hereafter adopted by governmental bodies now or hereafter having jurisdiction.

B. To the extent that all or any other existing ordinance shall conflict with any provision of this Ordinance, this Ordinance shall prevail upon passage, adoption and acceptance of this Ordinance.

C. In addition to all other rights, powers and remedies retained by the Grantee and Grantor under this Franchise Agreement or otherwise, in the event a dispute arises regarding the obligations under this Franchise Agreement, the Grantor shall give written notice specifying the nature of the dispute to the Grantee. The Grantee shall have 45 days from receipt of such notice to remedy the dispute. If the cure cannot reasonably be completed within such 45-day period, commercially reasonable best efforts to complete such cure shall be used. In the event a remedy does not occur, the Grantor shall give 20 days' written notice of intent to pursue additional judicial and/or legal remedies to the Grantee, including but not limited to injunctions to prevent breaches of this Franchise Agreement and to enforce specifically the terms and provisions of this Franchise Agreement. Actions taken by Grantee in order to comply with then-current laws and regulations shall not be considered grounds for a dispute hereunder. Nothing herein shall be construed to limit Grantee's or Grantor's right to seek judicial determination of a breach of this Franchise Agreement.

SECTION 13. INVALIDITY OF ORDINANCE; SEVERABILITY

If any clause, sentence, or section of this Ordinance shall be held to be invalid, it shall not affect the remaining portions of this Ordinance, which shall remain valid and effective as if such invalid provision did not exist, although the parties shall be entitled to a judicial interpretation or construction of this Ordinance to address the validation of such provision by minimal amendment thereof. Further, should any governmental body now or hereafter having jurisdiction determine that Grantee shall not be permitted to collect in whole or in part the compensation due Grantor by

others for Transport Gas as set forth in Section 1 of this Ordinance, Grantee shall thereafter have no obligation to make such payment to Grantor.

SECTION 14. EFFECTIVE DATE

This Ordinance shall take effect and be in full force immediately upon the date of its final passage ("Effective Date").

SECTION 15. ACCEPTANCE BY GRANTEE

Grantee has consented to and agrees with this Franchise Agreement herein contemplated in this Ordinance as evidenced by the notarized signature of an authorized representative of Grantee on page 13.

SECTION 16. REPEALER

In the event any other ordinance or part thereof is directly in conflict with any provision herein, this Ordinance shall govern and control.

SECTION 17. NO WAIVER OF POWER.

In granting this Franchise, the City does not waive its regulatory powers, nor any rights under the Constitution and laws, present and future, of the State of Texas, nor any of its rights under future ordinances which are not in conflict herewith. The enumeration of special duties required of the Grantee shall not be construed as a limitation of the powers and duties conferred upon the City by the Constitution or laws of the State of Texas, or any present or future ordinances; and the Grantee shall perform all duties required by it, by any valid ordinances not in conflict herewith adopted by the City, and by the laws of the State of Texas.

SECTION 18. CITY RESERVES POWER

The City retains exclusive control over its Public Ways, including (without enumerating all of its powers and without limiting its other powers) the power to lay out, establish, open, alter, widen, lower, elevate, extend, grade, abandon, discontinue, abolish, close, sell, pave, supervise, maintain and improve all of its streets and to construct, maintain and repair sewer pipes, water mains, drainage systems and other public works within its streets. In the exercise of such powers, the City may, whenever it deems it to be necessary, require the Grantee to alter, lower, elevate, relocate, or remove its pipelines in any such street, as and when required by the City. Such alterations to the Grantee's systems shall be made at Grantee's expense, subject to the Grantee's right to recover such costs from the ratepayers within the City pursuant to Section 104.112 of the Texas Utilities Code.

SECTION 19. VENUE

This Franchise Agreement is performable in Collin and Denton Counties, Texas and in the event of a dispute between such parties hereto, by agreement of such parties, venue shall be established in Collin County, Texas.

SECTION 20. ANNEXATIONS

Grantor shall promptly notify Grantee in writing of areas newly annexed into or de-annexed from the corporate limits of Grantor, and Grantee shall update its records for the purpose of payment of franchise fees as soon as reasonably practicable after receiving such notice. Upon receipt of notice of annexation from the City, Grantee shall have one hundred eighty (180) days to begin collecting and paying the Franchise Fee for any revenues received from Grantee's customers residing in the newly annexed territories.

SECTION 21. RENEWAL OF FRANCHISE

Upon expiration of the initial ten (10) year term of this franchise, unless one of the parties provides written notice of termination to the other party hereto, this franchise shall be automatically renewed up to two (2) successive terms, with each renewal term lasting for five (5) years. Either party may provide written notice of termination to the other party prior to the expiration of a renewal term.

SECTION 22. NOTICES

Notices to the City shall be sent by registered or certified mail, return receipt requested, postage prepaid, and addressed to:

City of Celina
Attn: City Manager
142 N. Ohio Street
Celina, Texas 75009

Notices to Grantee shall be sent by registered or certified mail, return receipt requested, postage prepaid, and addressed to:

Universal Natural Gas, LLC (d/b/a Universal Natural Gas, Inc.)
Attn: General Counsel
9950 Woodloch Forest Drive, 22nd Floor
The Woodlands, TX 77380

Any party may change the address to which notices, and other communications hereunder, are to be delivered by giving notice to the other party in the manner described herein.

SECTION 23. PROOF OF ABILITY TO PERFORM UNDER THIS FRANCHISE

At the City's request, the Grantee will provide a copy of its Annual Report to the City Manager each year as proof of its financial ability to perform the duties required by this franchise.

SECTION 24. INSURANCE

During the term hereof, the Grantee shall maintain one or more policies of general liability insurance having policy limits of not less than $5,000,000.00 per occurrence. At the City's request, the Grantee will provide a certificate of insurance evidencing such coverage.

SECTION 25. IMPACT OF OTHER MUNICIPAL FRANCHISE AGREEMENTS

If Grantee should at any time after the effective date of this Ordinance agree to a new municipal franchise ordinance, or renew an existing municipal franchise ordinance, with another municipality, which municipal franchise ordinance determines the franchise fee owed to that municipality for the use of its public rights-of-way in a manner that, if applied to the City, would result in a franchise fee greater than the amount otherwise due to City under this Ordinance, then the franchise fee to be paid by Grantee to City pursuant to this Ordinance shall be increased so that the amount due and to be paid is equal to the amount that would be due and payable to City were the franchise fee provisions of that other franchise ordinance applied to City. The provisions of this section apply only to the amount of the franchise fee to be paid and do not apply to other franchise fee payment provisions, including without limitation, the timing of such payments.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THIS 11th DAY OF MARCH, 2025.

_____

MAYOR

ATTEST:

_____

City Secretary

APPROVED AS TO FORM:

_____

City Attorney

The above and forgoing Franchise Ordinance and the grants, franchise, powers, rights and privileges thereto were accepted by Grantee this 28 day of February, 2025.

UNIVERSAL NATURAL GAS, LLC

By: _____

Name: Richard Bard

Title: SVP Engineering and Construction

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 28 day of February, 2025, by Richard Bard, Senior Vice President of Engineering and Construction of UNIVERSAL NATURAL GAS, LLC, and who represents he has been given authority to sign this Agreement by and on behalf of said entity.

[NOTARY SEAL]

CHARISSA HANKS MAGLARA
Notary ID #124228656
My Commission Expires
April 27, 2025

Charissa Hanks-Maglara
Notary Public, State of Texas

Charissa Hanks-Maglara
Notary Printed Name

Notary Commission Expires: April 27, 2025

EXHIBIT A

UNIVERSAL NATURAL GAS, LLC D/B/A UNIVERSAL NATURAL GAS, INC.
RESIDENTIAL SERVICE
RATE SCHEDULE RES

AVAILABILITY

This schedule is available to residential consumers in unincorporated areas and in all incorporated areas unless otherwise covered by a specific UNIGAS rate schedule for residential consumers in incorporated areas receiving natural gas service from UNIGAS (hereinafter called "Company").

APPLICATION OF SCHEDULE

The Company will provide distribution service for the delivery of gas supply through the Company's facilities to eligible residential customers residing in single family or multi-unit residential dwellings in which each unit requires a separate connection and meter. Gas supplied hereunder is for the individual use of the Consumer at one point of delivery and shall not be resold or shared with others. If the Consumer has a written contract with Company, the terms and provisions of such contract shall be controlling.

BASE MONTHLY RATE

For bills rendered on and after the effective date of this rate schedule, the monthly billing period rate for each customer receiving service under this rate schedule shall be the sum of the following:

Monthly Customer Charge:	$43.18
Base Charge:	$18.00
Interim Rate Adjustments (IRA)[1]:	$25.18
All Gas Consumed at:	$3.14 per Mcf

OTHER ADJUSTMENTS

Cost of Gas Component: The basic rates for cost of service set forth above shall be increased by the amount of the Cost of Gas Component for the billing month computed in accordance with the provisions of Rate Schedule COG.

[1] 2021 IRA - Case No. 00009430 $7.43; 2022 IRA – Case No. 00012763 $9.38; 2023 IRA – Case No. 00016486 $8.37

Taxes: Plus applicable taxes and fees related to above in accordance with the provisions of Rate Schedule TAXES.

Pipeline Safety Inspection Fee: The billing shall reflect adjustments in accordance with provisions of the Pipeline Safety Inspection Fee, Rate Schedule PSFUG.

Weather Normalization Adjustment: The billing shall reflect adjustments in accordance with the provisions of the Weather Normalization Adjustment Clause, Rate Schedule WNA.

Rate Case Expense Rider: Adjustments in accordance with provisions of the Rate Case Expense Surcharge Rider, Rate Schedule RCE.

Miscellaneous Service Charges: The billing shall reflect adjustments in accordance with provisions of the Miscellaneous Service Charges, Rate Schedule M.

UNIVERSAL NATURAL GAS, LLC D/B/A UNIVERSAL NATURAL GAS, INC.

COMMERCIAL SERVICE

RATE SCHEDULE COMM

AVAILABILITY

This schedule is available to commercial and other non-residential (hereinafter called "Commercial") customers in unincorporated areas and in all incorporated areas unless otherwise covered by a specific UNIGAS rate schedule for Commercial consumers in incorporated areas receiving natural gas service from UNIGAS (hereinafter called "Company").

APPLICATION OF SCHEDULE

The Company will provide distribution service for the delivery of gas supply through the Company's facilities to eligible Commercial customers in which each unit requires a separate connection and meter. Gas supplied hereunder is for the individual use of the Customer at one point of delivery and shall not be resold or shared with others. If the Customer has a written contract with Company, the terms and provisions of such contract shall be controlling.

BASE MONTHLY RATE

For bills rendered on and after the effective date of this rate schedule, the monthly billing period rate for each customer receiving service under this rate schedule shall be the sum of the following:

UNIGAS – COMMERCIAL TARIFF MATRIX				
COMMERCIAL CUSTOMER DESCRIPTION	**MONTHLY CONSUMPTION CRITERIA**		**BASE MONTHLY RATE**	
	Equal to or Greater Than:	***Less Than or Equal to:***	***Monthly Customer Charge***	***Commodity***
Small Commercial	*0.0 Mcf/Mth.*	*150.0 Mcf/Mth.*	*$45.00/Mth. (Base) + $116.79/Mth. (Interim Rate Adj.)[1] =* *$161.79 /Mth. (Total)*	*$2.91/Mcf*

[1] 2021 IRA - Case No. 00009430 $27.11; 2022 IRA – Case No. 00012763 $39.86; 2023 IRA – Case No. 00016486 $49.82

Large Commercial	*150.1 Mcf/Mth.*	*N/A*	*$175.00 /Mth. (Base) + $1,829.25/Mth. (Interim Rate Adj.)[2] =* *$2,004.25/Mth. (Total)*	*$2.91/Mcf*

OTHER ADJUSTMENTS

Cost of Gas Component: The basic rates for cost of service set forth above shall be increased by the amount of the Cost of Gas Component for the billing month computed in accordance with the provisions of Rate Schedule COG.

Pipeline Safety Inspection Fee: The billing shall reflect adjustments in accordance with provisions of the Pipeline Safety Inspection Fee, Rate Schedule PSFUG.

Taxes: Plus applicable taxes and fees related to above in accordance with the provisions of Rate Schedule TAXES.

Rate Case Expense Rider: Adjustments in accordance with provisions of the Rate Case Expense Surcharge Rider, Rate Schedule RCE.

Miscellaneous Service Charges: The billing shall reflect adjustments in accordance with provisions of the Miscellaneous Service Charges, Rate Schedule M.

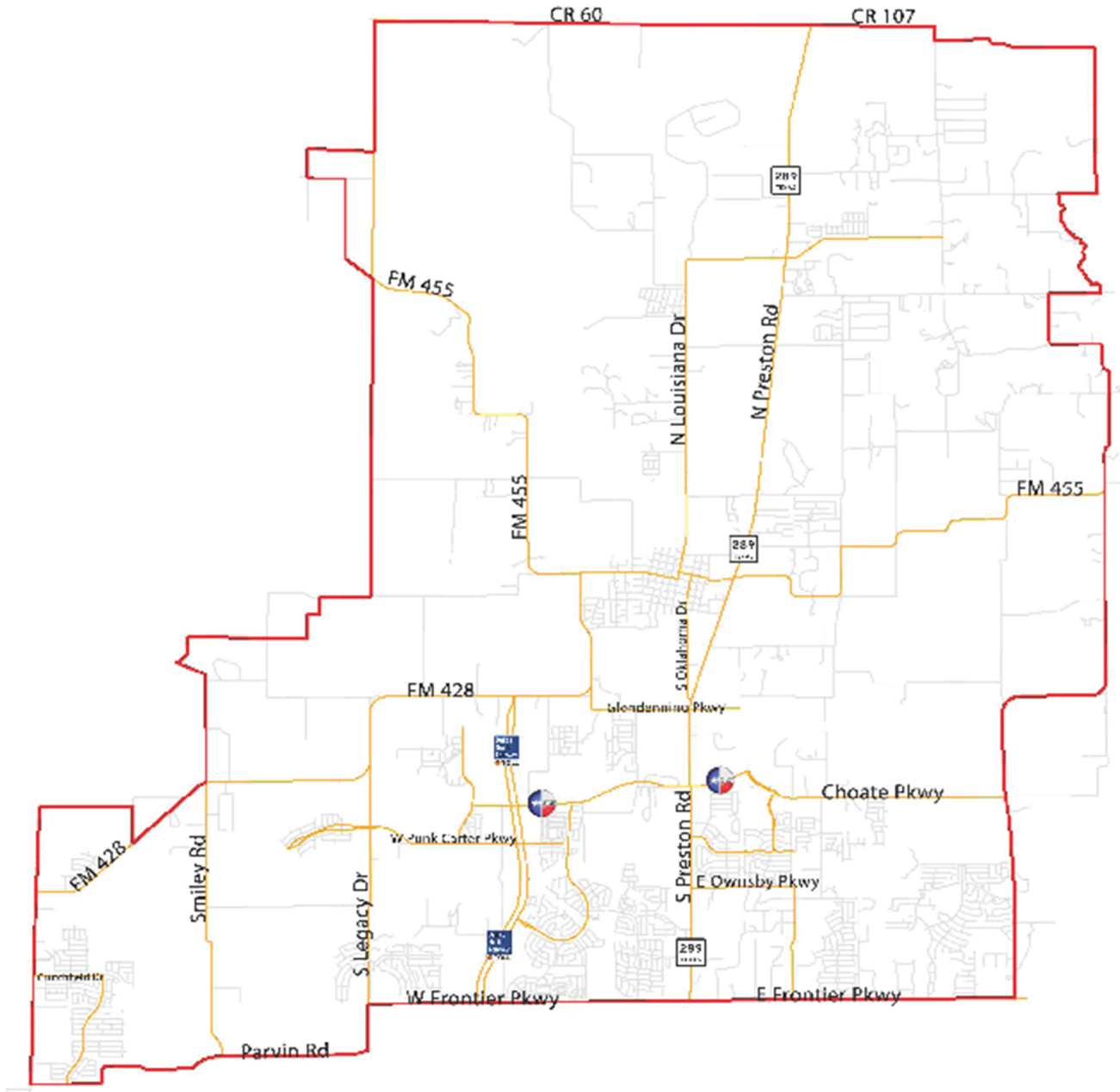
[2] 2021 IRA - Case No. 00009430 $495.07; 2022 IRA – Case No. 00012763 $566.39; 2023 IRA – Case No. 00016486 $767.79

UNIVERSAL NATURAL GAS

Franchise Agreement

City Council
March 11, 2025




CR 60
CR 107
FM 455
N Louisiana Dr
N Preston Rd
FM 455
FM 455
FM 428
Choate Pkwy
S Preston Rd
E Ownsby Pkwy
FM 428
Smiley Rd
S Legacy Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd

BACKGROUND

- Universal natural Gas is a natural gas utility company based in The Woodlands, TX which is committed to providing gas services to a new residential community that falls within the city limits of Celina
- City contracted with Lloyd Gosselink to review the agreement because of their expertise in franchise agreements.

DEAL POINTS

- City will waive fees for their contractors (standard practice for utility companies)
- Unigas will follow the city's ROW management ordinance
- The agreement is valid for 10 years.
- The company will pay 5% of gross receipts twice annually. Agreement includes a "most favored nation" clause which states that if the company increases the percentage beyond 5% with another city, Celina may elect to increase its franchise fee accordingly.
- Exit clause included in agreement

RECOMMENDATION

- Staff recommends approval as presented

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andy Glasgow, Director of Engineering
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Andy Glasgow
Date:	March 11, 2025
Re:	Hillside Drive Reconstruction Design Work Authorization

Action Requested:
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)

Background Information:
The City maintains an executed Master Agreement for Professional Services with this engineering firm for on-call services. Council authorized the agreement in 2022 for a period of five years.

The project will consist of replacing damaged concrete pavement along Hillside Drive beginning at Maryland and extending to the north end of the existing cul-de-sac (1,000 linear feet.). The existing pavement will be removed and new concrete pavement and subgrade will be constructed based on geotechnical recommendations. The project will not include a sub-surface drainage system.

Legal Review:
Contract has been previously reviewed and approved.

Supporting Documents:
1. Work Authorization to MSA - TRC - Hillside Dr_2025.02.24
2. R101 Hillside Dr Design Contract Presentation (P)

Financial Consideration:

Funding is available through the bond funds. Expenditures will not exceed funds appropriated, and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends approval as presented.

EXHIBIT B - WORK AUTHORIZATION

MAPS #	2021-0085 TRC	MAPS Date:	10/10/2022

In accordance with Paragraph 1.01 of the Main Agreement for Professional Services (MAPS) between the **City of Celina, Texas** (Owner) and **TRC Engineers, Inc.** (Engineer or Consultant); Owner has furnished the following Specific Project information to Engineer as of the Effective Date of the Task Order. Engineer's scope of services has been developed based on this information. As the Specific Project moves forward, some of the information may change or be refined, and additional information will become known, resulting in the possible need to change, refine, or supplement the scope of services.

Project Name:	Hillside Drive Improvements		
Engineer Project #	618556	**Work Authorization Date:**	
Engineer:	TRC Engineers, Inc.		
Purchase Order#:		**Owner's Project #:**	
Engineer Representative	Justin Thomas	**Owner Representative:**	Nalah Williams

INVOICE SUBMITTAL

Billing Period:	Monthly-for the full month (1-31)
Submission Date:	Submit invoice by the 10th of each month.
Invoice Instructions: **Electronic Submission is preferred.**	Email to: accountspayable@celina-tx.gov & **aglasgow@celnia-tx.gov** Mail to: City of Celina Accounts Payable 142 N. Ohio Celina, TX 75009 Include PO number, billing period, and project name

OWNER OPTIONAL INFORMATION:

1. **Work Site:** Consultant Offices unless otherwise stated.
2. **Work performed:** All work shall be completed in accordance with the scope listed below and the terms detailed in the Main Agreement for Consulting Services. Any changes to the scope of work must be in writing and approved by both parties prior to work performed.
3. **Drawings/Plans** X **are** _____ **are not attached.**
4. **Date and Time to Commence:** Upon Receipt of Purchase Order, Signed Work Order.
5. **Other: Design schedule shall be submitted for work orders where the scope of work duration surpasses ninety (90) calendar days.**

CONSULTANT PROVIDED INFORMATION:

1. **Scope of Work:** **Attach as Exhibit A**
2. **Compensation:** **Attach as Exhibit B**
3. **Timeline / Schedule:** **Attach as Exhibit C**
4. **Deliverables:** **Attach as Exhibit D**

ACCEPTANCE:

This Work Order is accepted pursuant to the terms listed above.

Execution of this Work Authorization by Owner and Consultant makes it subject to the terms and conditions of the Main Agreement and its exhibits and appendices, which Main Agreement, exhibits, and appendices are incorporated by this reference.

CITY OF CELINA	**ENGINEER**
	Justin Thomas Digitally signed by Justin Thomas DN: C=US, E=jthomas@trccompanies.com, O=TRC, OU=TRC, CN=Justin Thomas Date: 2025.02.24 12:29:46-06'00'
Signature	Signature
	Justin Thomas, PE, Area Director - Infrastructure
Printed Name & Title	Printed Name & Title
	2/24/2025
Date	Date

700 Highlander Blvd.
Suite 210
Arlington, TX 76015

T 817.522.1000
TRCcompanies.com

February 11, 2025

Nalah Williams, EIT
City of Celina
142 N. Ohio Street
Celina, TX 75009

Re: Hillside Drive Reconstruction
Engineering Services Proposal

Dear Nalah:

The City of Celina (City) has requested that TRC Engineers, Inc. (TRC) provide this engineering proposal for design services related to the above referenced project. The overall project consists of reconstructing various roadways as identified by City staff. A preliminary construction cost estimate is attached for the City's use.

This work would be provided as a task order under the Master Service Agreement (MSA) executed between the City and TRC.

The opportunity to provide this proposal is greatly appreciated. If you have any questions regarding this information, please feel free to contact this office.

Sincerely,

Justin Thomas

Justin Thomas, P.E.
Office Practice Leader
TRC Engineers, Inc.

Attachments

ATTACHMENT A
TRC SCOPE OF WORK

CITY OF CELINA, TEXAS
HILLSIDE DRIVE RECONSTRUCTION

PROJECT DESCRIPTION

The project will consist of replacing aging concrete pavement along Hillside Drive (1,000 linear feet.) The existing pavement will be removed and new concrete pavement and subgrade constructed based on geotechnical recommendations.

TASK 1 – TOPOGRAPHIC SURVEYING

TRC will provide topographical data as required to complete the engineering design. Survey data will be provided in AutoCAD format and include an existing basemap showing locations of street ROW, property lines, easements, fences, culverts and other pertinent existing features within the project area. Surveyor will contact utility locating service prior to fieldwork for marking of underground utility lines and provide deed research of adjacent property ownership within the proposed project area. The survey will provide control points for use during construction. The survey will encompass the width of the Right-of-Way (ROW) for each street section.

TASK 2 – GEOTECHNICAL SERVICES

TRC will provide a geotechnical report of the existing soils. This will include three (3) borings at an approximate spacing of 500 feet and depths of about 10 feet, or to the top of bedrock, whichever is shallower using a truck mounted drilling rig. The report will include a site map of all borings, boring log with soil description, groundwater information, and pavement/subgrade recommendations.

TASK 3 – CIVIL ENGINEERING

TRC will prepare detailed plans and specifications for use in reconstructing the concrete street. Plan sheets will include horizontal and vertical plans of the streets, regrading existing ditches along roadway, driveway culvert replacement, standard notes and details.

It is anticipated that TRC will submit a 60%, 90% and 100% set of construction plans for the City to review. TRC will attend design progress meetings and provide updated engineer's opinion of probable construction costs with each submittal.

TASK 4 - CONSTRUCTION ADMINISTRATION

Bidding and Construction Administration - TRC will assist the City in the bid process including preparation of bid advertisement document, attendance at a pre-bid meeting if necessary, respond to contractor questions, preparation of addenda, assist the City in the opening and tabulation of bids, prepare award recommendation letter and prepare construction contract documents. After the bidding is completed, TRC will provide updated construction plans and specifications to include the bid addenda for use during construction.

Throughout construction, TRC will assist the City with contractor correspondence, materials submittal review, respond to contractor requests for information (RFI), contractor pay request reviews, attendance at one preconstruction meeting, attendance at monthly progress meetings (maximum of seven) with the

contractor, periodic site visits (maximum of two), final inspection with the contractor and City staff, preparation of punch list and record drawing preparation based on the contractor's as-built plans.

ASSUMPTIONS

The following assumptions apply to the basis of costs for this project:

- Plan and bid documents will be per TRC's and the City's standards.
- City will be responsible for arranging ROW, easement, and/or property access prior to commencement of fieldwork.
- No new properties will be acquired.
- No improvements will be needed for the existing water and sanitary sewer facilities within these project limits.
- If the existing base material is deemed not suitable, additional costs may be incurred.

EXCLUSIONS

The following items are excluded from the Scope of Work:

- Construction staking
- Utility design.
- Analysis of the City's existing water and sanitary sewer system.
- Landscape and irrigation design.
- Continuous construction inspection or services other than those listed above.
- Franchise utility coordination.
- Detailed title search or title policy.
- Preparation of final plats, Right-of-Way or easement documents.
- Environmental or permitting services.


131
132
128
125
124
115
219
215
120
109
105
201
116
MARYLAND ST
LAKEVIEW WAY
MARYLAND ST
Esri Community Maps Contributo

ATTACHMENT B

COMPENSATION FOR SERVICES

The cost to provide the design engineering services will be invoiced as a lump sum project. This lump sum fee includes labor and material costs associated with the Scope of Work identified above. A breakdown of the costs for the City's review is shown below.

1.	Topographic Surveying	$ 6,880
2.	Geotechnical Services	$ 6,220
3.	Civil Engineering	$ 36,580
4.	Bidding and Construction Administration	$ 8,070
	TOTAL CONTRACT AMOUNT:	**$ 57,750**

TRC's fees above are based on a continuous flow of work. Any delays or restrictions, caused by customer or customer's sub consultants, which result in idle-time or inefficiencies, could be cause for additional compensation. The payment schedule will be via progress billing (percent complete for each task).

ATTACHMENT C

TIMELINE/SCHEDULE

Assuming the Notice to Proceed from the City is provided to TRC in March 2025, we estimate the milestone timeline as follows:

1. Topographic Survey – April 2025
2. Geotechnical Investigation – May 2025
3. Engineering Design – June 2025
4. Bidding – July 2025
5. Construction Completion – December 2025
6. Record Drawings – January 2026

Duration of design tasks including survey, geotechnical investigation, and civil engineering is estimated at 12 weeks. This estimated timeline assumes there are no significant delays by others outside of TRC's control.

ATTACHMENT D

DELIVERABLES

It is anticipated that TRC will submit a 90% and 100% set of construction plans for the City to review. TRC will provide each submittal in pdf format, along with updated Opinion of Construction Costs (OPCC) with each submittal. If the City requests hard copies, TRC will provide up to five (5) paper hard copies of each submittal.

Upon completion of construction, TRC will provide the necessary City of Celina Certificate of Completion forms in pdf and Record Drawings in pdf and AutoCAD (dwg) formats. If the City requests hard copies, TRC will provide up to two (2) paper hard copies of the Record Drawings.

HILLSIDE DRIVE PAVEMENT RECONSTRUCTION DESIGN CONTRACT

March 11, 2025

Andy Glasgow, PE, PMP,CFM



LOCATION MAP

Hillside Drive



FACTS

A. Project Description: The project will consist of replacing aging concrete pavement along Hillside Drive (1,000 linear feet.) The existing pavement will be removed, and new concrete pavement and subgrade will be constructed based on geotechnical recommendations.

B. Action requested: Approval of design contract with TRC for the creation of construction documents under an existing MSA.

C. Total cost: $ 57,750



Life Connected.

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andy Glasgow, Director of Engineering
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Andy Glasgow
Date:	March 11, 2025
Re:	Professional Services Hydraulic and Hydrologic Review Amendment

Action Requested:
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)

Background Information:
The City maintains an executed Master Agreement for Professional Services with this engineering firm for on-call services. The council authorized the agreement in 2022 for a period of five years.

Freese and Nichols provides professional review services for on-call drainage review of hydraulic and hydrologic studies submitted by private development. These studies contain modeling data using specialized modeling software, such as the U.S Army Corps of Engineer's HEC-RAS. The studies, often referred to as flood studies, are required by the City's Engineering Design Standards to ensure compliance with the City's Floodplain Ordinance and to ensure developments do not create adverse impacts downstream.

These professional services fees are reimbursed to the City from the development that submits the flood study for review. Fees are collected before the issuance of any development permit.

Legal Review:
Contract has been previously reviewed and approved.

Supporting Documents:
1. Add serv.Amendment 1_On-Call_Drainage_Services

2. Item VII.H. H&H Study On-call Amendment

Financial Consideration:
Funding is available through General Funds. Expenditure will not exceed funds appropriated, and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends awarding the amendment as presented.

AMENDMENT TO CONTRACT

On-Call Professional Drainage Engineering Services

Amendment 1

This Agreement is made by and between the City of Celina, Texas, a home-rule municipality (hereinafter referred to as the "Owner") and **Freese and Nichols, Inc.**, (hereinafter referred to as the "Provider") for **On-Call Professional Drainage Engineering Services**, (hereinafter referred to as the "Services"), the Owner and the Provider hereby agree as follows:

AGREEMENT

Amendment 1 revises the total contract amount as indicated below:

a. Current contract amount: $45,000
b. Amount of this Amendment: $60,000
c. Revised Total Amount Authorized: $105,000

AMENDMENT

This contract may only be amended by the written mutual agreement of both parties.

By signing below, you agree to the amendment of the original contract with the above terms. All other original terms and conditions remain the same.

CITY OF CELINA	**FREESE AND NICHOLS, INC.**
	Clayton C Barnard
	Clayton Barnard, Principal/ Vice President
Printed Name & Title	Printed Name & Title
	February 13, 2025
Date	Date

PROFESSIONAL SERVICES ON-CALL HYDRAULIC AND HYDROLOGIC REVIEW

March 11th, 2025



BACKGROUND

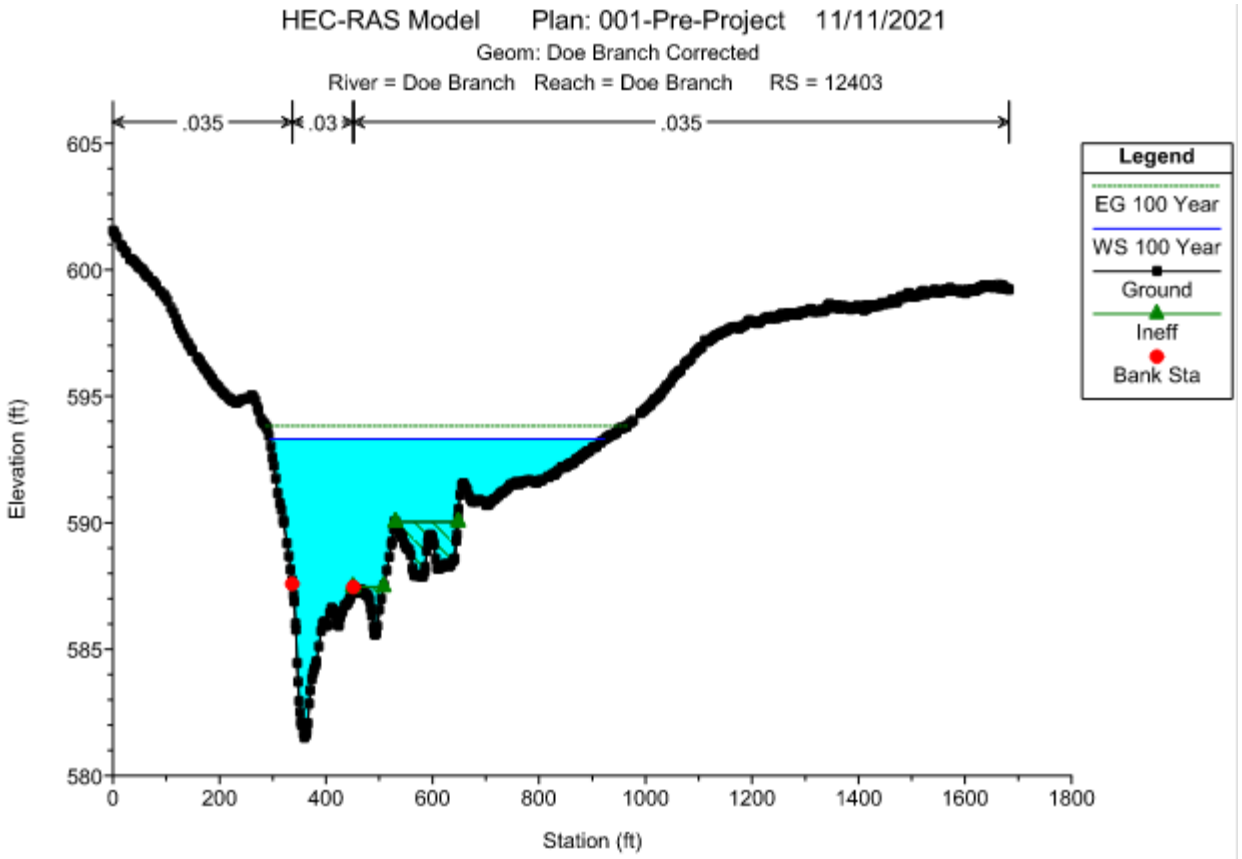
- Freese & Nichols, Inc (FNI) has an executed Master Services Agreement to provide drainage reviews.
- Developments are required to submit Hydraulic and Hydrologic (H&H) studies that meet the requirements of the City's design standards.
- Fiscal year 2025 on-call task order of $45,000.00 issued to FNI to review H&H studies. Each development reimburses the City for the professional review fees.

DESIGN AMENDMENT

- FNI has completed reviews that have expended the task order amount. These fees are being reimbursed as the studies are approved.
- An additional $60,000 is being added to the task order to continue the reviews of the H&H studies as they are submitted

H&H STUDIES

- Completed using HEC-HMS and HEC-RAS



RIVER: Doe Branch
REACH: Doe Branch RS: 12403

INPUT
Description:
Station Elevation Data num= 492

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	601.53	1.51	601.48	4.05	601.35	7.98	601.25	14.27	600.97
17.63	600.9	22.91	600.71	25.03	600.65	32.11	600.41	35.62	600.39
39.85	600.32	44.15	600.22	48.08	600.1	49.66	600.07	55.72	599.99
59.09	599.87	62.72	599.76	66.57	599.7	73.71	599.53	76.88	599.48
81.13	599.36	88.18	599.13	94.87	599.01	98.04	598.92	102.15	598.78
108.62	598.49	113.91	598.29	119.2	598.04	122.38	597.83	125.55	597.65
130.64	597.46	134.49	597.29	140.07	597.11	142.3	597.01	146.71	596.87
148.72	596.79	157.37	596.52	160.52	596.46	163.72	596.37	168.38	596.19
171.69	596.09	175.96	595.98	179.39	595.86	181.39	595.81	185.15	595.69
186.08	595.65	186.92	595.62	191.27	595.49	194.33	595.42	198.26	595.35
202.98	595.21	206.91	595.11	210.5	595.05	216.96	594.92	220.27	594.88
223.42	594.81	229.71	594.74	233.64	594.74	236.37	594.79	240.24	594.84
246.07	594.88	252.54	594.9	259.93	595	261.66	595	264.3	594.96
267.45	594.82	271.38	594.55	272.95	594.42	277.67	594.09	278.97	594.02
282.15	593.91	285.32	593.89	288.68	593.76	289.74	593.69	292.97	593.42
296.54	593	299.68	592.56	302.2	592.24	305.62	591.74	309.41	591.16
313.53	590.76	316.35	590.5	319.79	590.1	320.49	589.99	326.62	589.17
330.01	588.67	333.1	588.14	336.15	587.72	337.01	587.58	339.28	587.14
340.33	586.87	342.79	586	343.4	585.76	346.09	584.44	347.75	583.69
349.58	582.93	351.05	582.51	352.84	582.12	353.53	582	357.66	581.65
359.88	581.49	362.97	581.62	364	581.76	365.36	582.06	368.4	582.84
370.18	583.37	373.35	583.81	375.83	584.05	377.87	584.2	380.48	584.36
381.61	584.51	386.66	585.1	390.91	585.7	393.87	586.01	396.96	586.07
397.75	586.05	400.05	585.93	401.08	585.91	404.17	585.96	407.32	586.41
410.35	586.6	411.42	586.61	414.47	586.52	417.56	586.34	420.65	586
423.73	585.91	424.77	585.97	427.05	586.26	429.53	586.43	431.18	586.5
434.68	586.7	438.16	586.75	441.09	586.81	443.57	586.95	445.1	587
447.39	587.13	450.18	587.38	451.37	587.45	454.38	587.4	457.39	587.22

QUESTIONS?



Life Connected.

Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andy Glasgow, Director of Engineering
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Scott Harper
Date:	March 11, 2025
Re:	Release of Edgewood Creek Temporary Turnaround Easement

Action Requested:
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)

Background Information:
The temporary turnaround that will be abandoned was needed for Edgewood Creek Phase 1 and is no longer needed due to Edgewood Creek Phase 1B extending Lake Brooke Drive, adding Ruby Trail, and connecting back to Shasta Creek Road, thereby completing a continuous looped street system with no dead ends. Portions of the temporary turnaround easement encroach on single-family lots that are being created with the Edgewood Creek Ph1B plat.

Legal Review:
N/A

Supporting Documents:
1. Release of Temporary Turnaround Easement Language
2. Original temporary easement
3. Edgewood Temp Turn Abandonment - Presentation

Financial Consideration:

N/A

Staff Recommendation:
Staff recommends approval as presented.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

RELEASE OF TEMPORARY TURNAROUND EASEMENT

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DENTON §

THIS RELEASE OF TEMPORARY TURAROUND EASEMENT ("Termination") is executed by the City of Celina, a municipal corporation, on this _____ day of _____, _____, 2025.

RECITALS:

WHEREAS, that certain 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; and

WHEREAS, the Owner has requested that the City release the Property from the Easement; and

WHEREAS, the City is agreeable to releasing the Easement in its entirety.

NOW THEREFORE, the City, for and in consideration of the mutual advantages to accrue to it and to the owners of the Property and to future owners of the Property, agrees that with respect to the Property, the Easement, and rights-of-way contained therein, are hereby abandoned, released and discharged, and are of no further force and effect.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

EXECUTED as of the date set forth above.

The City of Celina

By: _____
Name: _____
Its: _____

ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2025, by _____, as _____ of the City of Celina on behalf of said municipality.

_____
Notary Public in and for State of Texas

Denton County
Juli Luke
County Clerk

Instrument Number: 27201

ERecordings-RP

EASEMENT

Recorded On: March 21, 2023 12:30 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: $50.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	27201
Receipt Number:	20230321000394
Recorded Date/Time:	March 21, 2023 12:30 PM
User:	Mary C
Station:	Station 44

Record and Return To:

Corporation Service Company

STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

CITY OF CELINA
TEMPORARY TURNAROUND EASEMENT

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DENTON §

That I, MM EDGEWOOD CREEK, LLC, GRANTORS herein, for an in consideration of the sum of Ten ($10.00) Dollars and other good and valuable consideration in hand paid by the CITY OF CELINA, a municipal corporation of Denton County, State of Texas, GRANTEE herein, the receipt and sufficiency of which is hereby acknowledged and confessed, do hereby grant, sell and convey unto the said GRANTEE a Temporary easement for the purpose of installing, repairing, maintaining, altering, replacing, relocating, rebuilding, removing, and operating paving and grading facilities in, into, upon, over, across, under and all through all that land in Denton County, Texas, and being more particularly described in **Exhibit "A"** which is attached hereinto and incorporated herein for any and all purposes, together with the right of ingress and egress as necessary for such purposes.

GRANTORS covenant and agree that GRANTORS and GRANTORS' heirs, representatives, successors and assigns shall at no time erect, place or construct, or cause to be erected, placed or constructed in, into, upon, over, across or under any easements granted herein any temporary or permanent structures, and it is further agreed that GRANTEE shall have the right to excavate and fill upon said temporary easement and to remove from said temporary easement, structures, any fences, buildings or other obstructions as may now be found upon said temporary easement.

TO HAVE AND TO HOLD the above-described Temporary easement with the right of ingress and egress thereto, together with all and singular the rights and appurtenances thereto in any wise belonging unto GRANTEE, its successors and assigns, forever, and the above-described temporary construction easement for the term described, and GRANTORS do hereby bind themselves, their heirs, successors and assigns to warrant and forever defend, all and singular, the said premises unto the GRANTEE its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed this 16 day of March, 2023.

BY: _____

Printed Name: Mehrdad Maryati

Title: GRANTOR

ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Michael Mangal, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16 day of March, 2023.

CAITLIN PAIGE SIMMONS
Notary ID #131158423
My Commission Expires
June 11, 2025

Notary Public, State of Texas

My commission expires: June 11, 2025

GRANTEE: **CITY OF CELINA**

By: _____

Name: Jason Cavner

Title: City Manager

STATE OF TEXAS §

COUNTY OF Collin §

This instrument was acknowledged before me on the 7 day of March, 2023, by Jason Cavner

LAUREN FIELD
Notary Public, State of Texas
Comm. Expires 07-05-2026
Notary ID 129873163

_____
Notary Public in and for State of Texas

EXHIBIT "A"
TEMPORARY TURNROUND EASEMENT
7168 SQ. FT. / 0.165 ACRES

BEING that certain tract of land situated in the Daniel Ray Survey, Abstract No. 1107, in Denton County, Texas, and being part of that certain called 246.54 acre tract of land described in deed to MM Edgewood Creek, LLC recorded in Instrument Number 2020-163314 of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described as follows:

COMMENCING at 3/4-inch iron pipe found located at the northeast corner of said MM Edgewood Creek, LLC tract, and being an interior ell corner of that certain called 1027.38 acre tract of land described in deed to MM Creekview 1027, LLC recorded in Instrument Number 2021-163246, RPRDCT;

THENCE South 89°53'49" West, with the north line of said MM Edgewood Creek, LLC tract, and a south line of said MM Creekview 1027 tract, a distance of 2486.72 feet to a 1/2-inch iron rod with red cap capped found at the northwest corner of said MM Edgewood Creek, LLC tract, from which a 1/2-inch iron rod with cap stamped "GEER" found at a southwest corner of said MM Creekview 1027, LLC tract, and located on the east right-of-way line of Farm-to-Market Road No. 1385 (variable width right-of-way) bears South 89°53'49" West, a distance of 2259.24 feet;

THENCE South 04°04'07" West, over and across that certain called 151.88 acre tract of land described in deed to Yousef Saadi, Trustee recorded in Instrument Number 2020-173615, RPRDCT, and said MM Edgewood Creek, LLC tract, a distance for 2458.40 feet to the POINT OF BEGININNG;

THENCE continuing over and across of said MM Edgewood Creek, LLC tract, the following courses to points for corner:

North 89°24'59" West, a distance of 12.40 feet;

South 00°35'01" West, a distance of 50.00 feet;

South 89°24'59" East, a distance of 12.40 feet to the beginning of a non-tangent curve to the right, from which the radius point of said curve bears North 59°44'36" West, a distance of 50.50 feet;

And with said curve which has a central angel of 300°39'14", a radius of 50.50 feet, chord which bears North 00°35'01" East, a chord distance of 50.00 feet, and for an arc distance of 264.99 feet to the POINT OF BEGINNING, and containing a calculated area of 7168 square feet, or 0.165 acres of land.

NOTES:

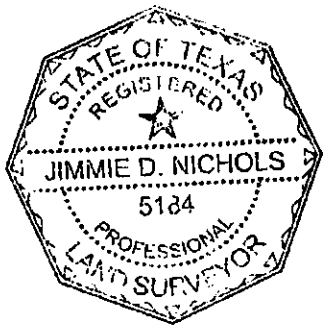
The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 ~ North Central Zone No. 4202 - NAD 83 (all distances are surface distances with a surface to grid scale factor of 0.999849393).

An exhibit of above described tract of even date attached hereto.

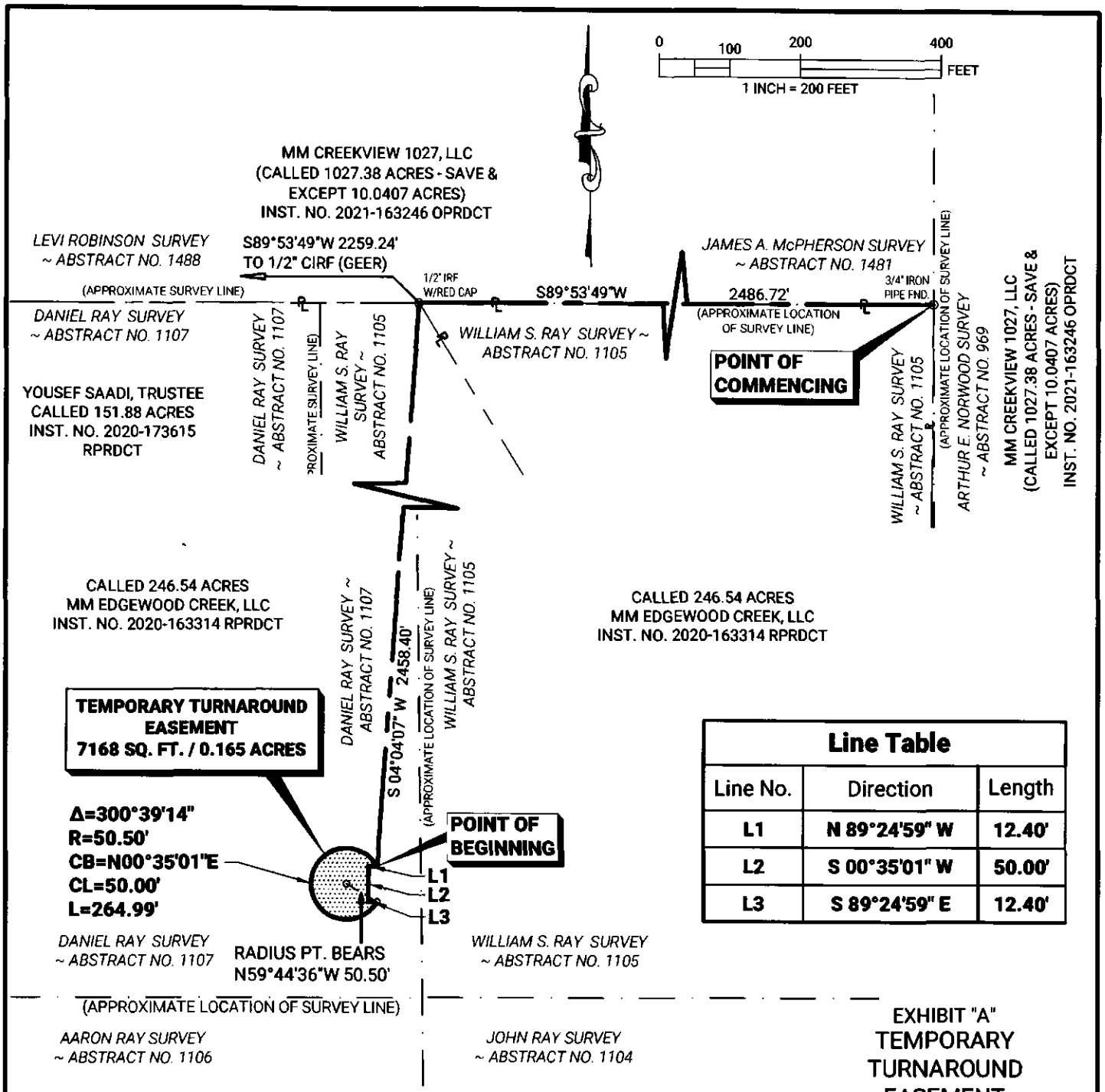
FOR: BARRAZA CONSULTING GROUP, LLC

March 14, 2023

Jimmie D. Nichols, RPLS No. 5184



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Line Table		
Line No.	Direction	Length
L1	N 89°24'59" W	12.40'
L2	S 00°35'01" W	50.00'
L3	S 89°24'59" E	12.40'

LEGEND
℄ - PROPERTY LINE
CIRF - IRON ROD FOUND
VOL. - VOLUME
PG. - PAGE
R.O.W. - RIGHT OF WAY
RPRDCT - REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS

NOTES:

- THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 ~ TEXAS NORTH CENTRAL ZONE NO. 4202 - NAD 83 (SURFACE TO GRID SCALE FACTOR 0.999849393).
- A LEGAL DESCRIPTION OF EVEN DATE ATTACHED HERETO.

EXHIBIT "A"
TEMPORARY TURNAROUND EASEMENT
7168 SQ. FT. / 0.165 ACRES
SITUATED IN THE
DANIEL RAY SURVEY ~
ABSTRACT NO. 1107
DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 East Campbell Road, Ste. 650
Richardson, Texas 75081
TELEPHONE - (214)-484-7055
PROJECT # - 2019013-01
DATE - March 2023
PAGE 2 OF 2
TECH=BAS
SCALE = 1" = 200'

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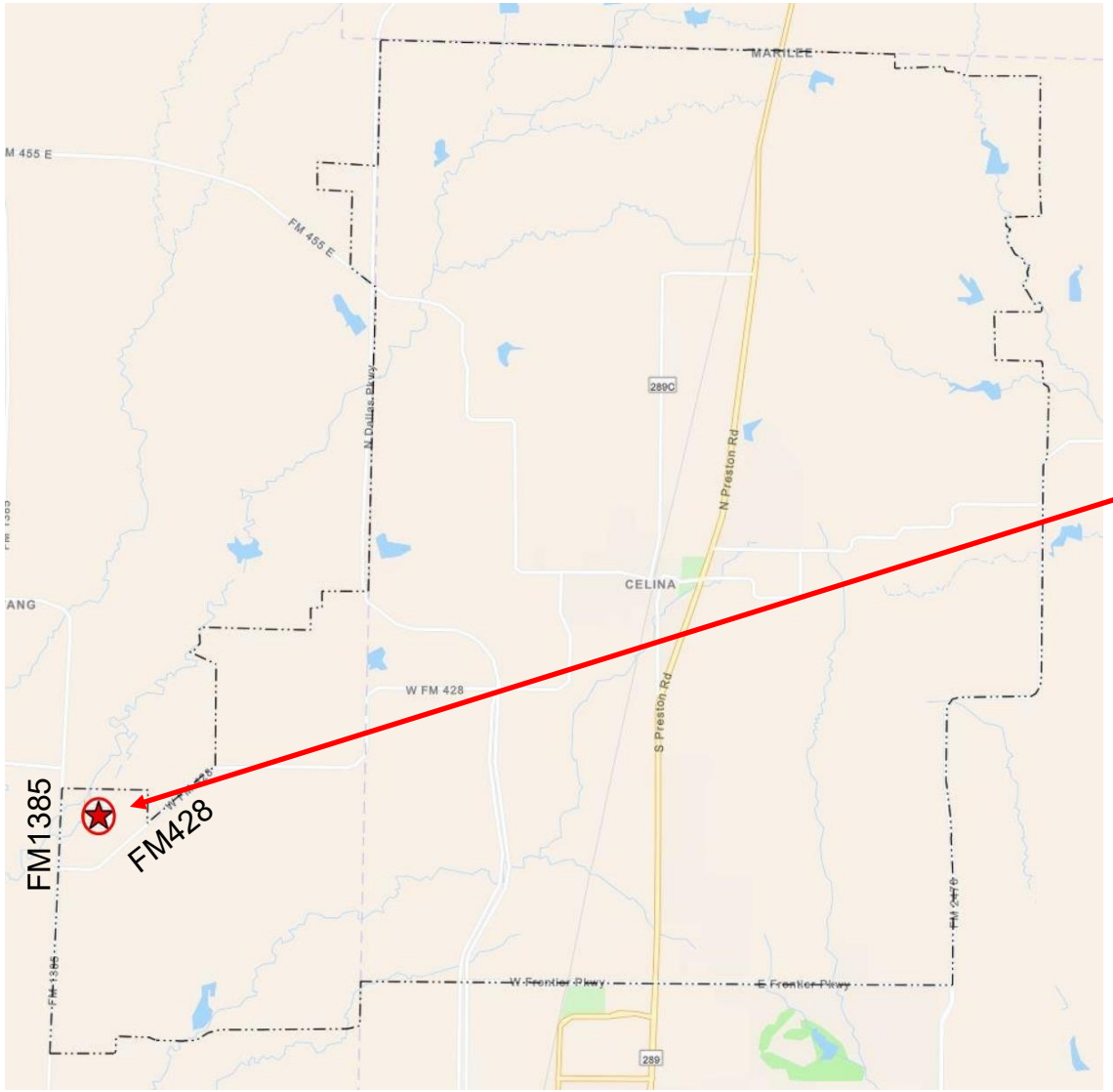
EDGEWOOD CREEK PHASE 1 TEMPORARY TURNAROUND EASEMENT ABANDONMENT

March 11, 2025

Andy Glasgow, P.E., PMP, CFM
Director of Engineering



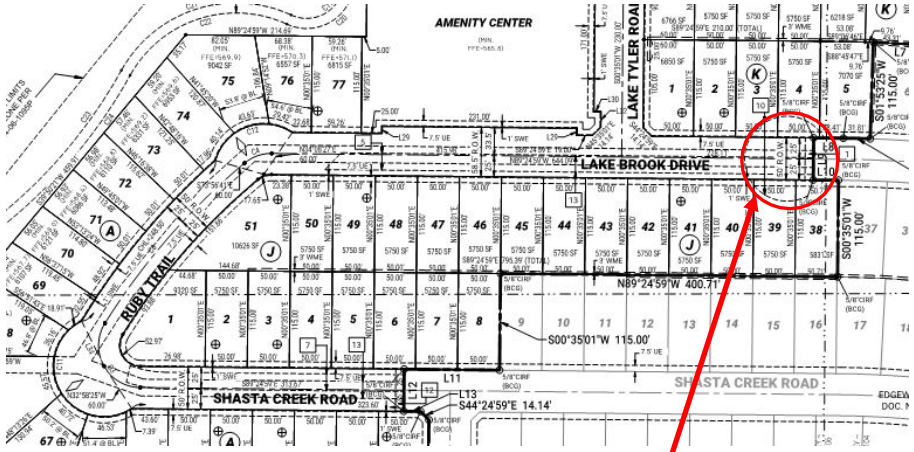
LOCATION MAP



Edgewood Creek

BACKGROUND

- Edgewood Creek Phase 1 recorded a temporary turnaround easement for a temporary turnaround through their future phase in 2023
- Edgewood Creek Phase 1B is nearing completion of construction and Lake Brook Drive has been extended and ties back into Shasta Creek Road eliminating the dead-end street so the temporary turnaround easement is unnecessary
- Vacating the easement will allow a clean plat to be recorded showing no temporary turnaround easement on the front of the Phase 1B lots



Easement to be abandoned

QUESTIONS?

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Daniel Galizia
Date:	March 11, 2025
Re:	FY 2025 Budget Amendment

Action Requested:
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)

Background Information:
This item amends the Fiscal Year (FY) 2024-2025 Budget across a variety of funds and departments to authorize additional expenditures and roll forward of expenditures from FY 2024. The amendment includes:

- $2,100,000.00 in Water Capital Recovery Fund expenses for a Land Purchase from fund balance.
- $6,000.00 in General Fund expenses for HVAC repairs for the Fire Department from fund balance.
- $14,300.00 in General Fund expenses for Roof Repairs and Flooding Damage for the Fire Department from fund balance.
- $47,437.00 in General Fund expenses for AED's and a maintenance agreement in the Fire Department from fund balance.
- $197,757.00 in General Fund expenses for an Assistant Fire Chief (1.0 FTE), office equipment, and vehicle from fund balance.

This position increases the total number of FTEs by 1.0 from 362.75 to 363.75 FTEs.

- $3,899.00 in Seizure Fund expenses for Stop Sticks and Body Armor from fund balance.
- $2,418,840.00 in Vehicle Equipment Replacement Fund to establish funding requirements for the purchase of two fire trucks in FY 2027 Bond.
- $25,000.00 in General Fund to increase the contract with Freese and Nichols for Hydraulic and Hydrologic Review

Legal Review:
N/A

Supporting Documents:
1. Ordinance Amending the Budget March 11, 2025
2. March FY 25 Budget Amendment Presentation

Financial Consideration:
The proposed amendment uses fund balance to authorize additional expenditures for a variety of City funds. Across all funds, there is adequate fund balance to fund the proposed amendment.

Staff Recommendation:
Staff recommends approval.

ORDINANCE NO. 2024-____

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.

WHEREAS, the City of Celina is conducting business pursuant to a budget for fiscal year 2024-2025, heretofore previously adopted by Ordinance 2024-83; and

WHEREAS, Section 102.010 of the Texas Local Government Code authorizes the governing body of a municipality to make changes in the budget for municipal purposes; and

WHEREAS, the City Council has reviewed various line items within the budget and has determined that a valid municipal purpose is served by reallocating funds between various budget line items; and

WHEREAS, a proposed amendment to the budget has been placed on file with the City Secretary of the City of Celina, Texas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

SECTION 1. The above and foregoing premises are incorporated into the body of this Ordinance as if copied herein in their entirety.

SECTION 2. The City's budget for the fiscal year ending September 30, 2025, heretofore previously adopted by Ordinance 2024-83 duly enacted by the City Council of the City of Celina on the 10th day of September, 2024, be and is hereby amended as set out in Exhibit "A" attached hereto and incorporated herein, which amendment is hereby, in all respects, finally approved and adopted as so changed; the remainder of the budget being unchanged and remaining in full force and effect as originally adopted.

SECTION 3. That the amounts specified in Exhibit "A" be hereby appropriated and reallocated as specified for those purposes designated in Exhibit "A".

SECTION 4. The City Manager shall file or cause to be filed a true and correct copy of the amended budget, along with this Ordinance, with the City Secretary and in the office of the County Clerk of Collin County, Texas and Denton County, Texas.

SECTION 5. This Ordinance shall be cumulative of all provisions of Ordinances of the City of Celina, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the conflicting provisions of such Ordinances are hereby repealed.

SECTION 6. The provisions of this Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole, or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decision or enactment.

SECTION 7. The City Secretary of the City of Celina is hereby directed to publish in the official newspaper of the City of Celina, the descriptive caption and effective date of this ordinance as required by Section 52.013 of the Local Government Code.

SECTION 8. The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive caption in the minutes of the City Council and by filing this ordinance in the ordinance records of the City.

SECTION 9. This Ordinance shall become effective from and after its date of passage in accordance with law.

PASSED and APPROVED by the City Council of the City of Celina, Texas, on the 11th day of March 2025.

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Jeovanna Rubio, Assistant City Secretary

EXHIBIT A
FY 2024-2025 Budget Amendment

Meeting Date: March 11, 2025

Account #	Account Name	Description	Adjustment
209-31-3050	Fund Balance	Fund Balance Offset	(2,100,000)
209-117-000-8600	Land Acquisition	Land Purchase from the Water Capital Recovery Fund	2,100,000
102-31-3050	Fund Balance	Fund Balance Offset	(265,494)
102-110-000-6405	Facility Maintenance	HVAC Repairs Fire Department	6,000
102-110-000-6405	Facility Maintenance	Roof Repairs and Flooding Damage Fire Station 2	14,300
102-110-000-6400	Maintenance Agreements	Stryker AED's and Maintenance	47,437
102-110-000-XXX	Various	Assistant Fire Chief 1 FTE, office equipment, and a vehicle	197,757
116-31-3050	Fund Balance	Fund Balance Offset	(3,899)
116-112-000-6611	Crime Prevention	Stop Sticks and Body Armor for the Police Department	3,899
113-31-3050	Fund Balance	Fund Balance Offset	(2,418,840)
113-123-000-6840	Capital Vehicles	Establish funding in VERF for contract purchase of two fire trucks in FY 2027 Bond	2,418,840
102-400-000-4210	Professional Study Fees Revenue	Revenue offset for professional study services - 3rd party	(25,000)
102-115-000-6212	Professional Services Development	Freese and Nichols 3rd party Contract Increase	25,000

FY 2025 BUDGET AMENDMENT

City Council Meeting
March 11, 2025



DETAILS

- Purchase the property at 502 N Illinois St in the Water Capital Recovery Fund.
- Facility HVAC and Roof Repairs for the Fire Department in the General Fund.
- AED's and maintenance agreement for City in the Fire Department budget in General Fund.
- Assistant Fire Chief position (1 FTE), office equipment, and a vehicle.

Fund	Type	Description	Adjustment
Water Capital Fund	Fund Balance	Fund Balance Offset	(2,100,000)
Water Capital Fund	Land Acquisition	Land Purchase from the Water Capital Recovery Fund	2,100,000
General Fund	Fund Balance	Fund Balance Offset	(265,494)
General Fund	Facility Maintenance	HVAC Repairs Fire Department	6,000
General Fund	Facility Maintenance	Roof Repairs and Flooding Damage Fire Station 2	14,300
General Fund	Maintenance Agreements	Stryker AED's and Maintenance	47,437
General Fund	Personnel	Assistant Fire Chief 1 FTE, office equipment, and a vehicle	197,757

DETAILS

- Stop sticks and body armor for the Police Department in the Seizure Fund.
- Establish funding for the contract purchase of two fire trucks in FY 2027 Bond from the Vehicle and Equipment Replacement Fund for the Fire Department.
- Increase contract with Freese and Nichols, funded from professional study fee revenue.

Fund	Type	Description	Adjustment
Seizure Fund	Fund Balance	Fund Balance Offset	(3,899)
Seizure Fund	Crime Prevention	Stop Sticks and Body Armor for the Police Department	3,899
VERF	Fund Balance	Fund Balance Offset	(2,418,840)
VERF	Capital Vehicles	Establish funding in VERF for contract purchase of two fire trucks in FY 2027 Bond	2,418,840
General Fund	Professional Study Fees Rev	Revenue offset for professional study services - 3rd party	(25,000)
General Fund	Professional Services	Freese and Nichols 3rd party Contract Increase	25,000

QUESTIONS?

Life Connected.

IT
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Amy Alexander, Director of Information Technology
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Alden Gleason
Date:	March 11, 2025
Re:	RFP 2025- 027 Audio/Visual upgrades to Council Chambers

Action Requested:
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)

Background Information:
The Audio/Video (AV) system installed in council chambers was originally installed in 2019. Since 2019, there has been a lot of new functionality requested of the system. The current system has reached the end of its lifecycle. Life cycling AV equipment is important to prevent unexpected failures, and maintain optimal operation. Most experts recommend refreshes occur 3-5 years after the system is installed.

The following components will be upgraded as part of the refresh:
•Main Display (current projection)
•Auxiliary Displays (dias and confidence)
•Control System
•Audio Reinforcement (Microphones and Speakers)
•Electronic Voting

Legal Review:
Contract has been previously reviewed and approved.

Supporting Documents:

1. Agenda Recap - Complete
2. Bid Tab Line Items
3. Final Scoring Summary
4. AV - Presentation
5. Agreement with AVI Systems for AV Equipment and Installation in Council Chambers - Partially Executed

Financial Consideration:
Funding is available through technology funds. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends awarding the bid as presented.

CITY OF CELINA
SOLICITATION RECAP

SOLICITATION #: 2025-027
SOLICITATION NAME: AUDIO VISUAL EQUIPMENT FOR COUNCIL CHAMBERS
PROJECT #: N/A

Bid Opening Date	2/24/25	Bid Opening Time:	10:00 AM

Number of Invitations Sent/Vendors Notified:	353
Number of Submissions:	1
Number of Non-Responsive Bids:	0
Number of Responsive Bids:	1
Number of No Bids	3
Did any vendor apply for Local Preference? (Y/N)	No

Review/Evaluation:
An initial review was completed by Purchasing to determine the responsiveness of each bidder.

One response was received. The response was sent to the department for further evaluation based on the following criteria:
Functional & Technical Proposal – 50
Previous Experience – 30
Initial Cost – 15
Ongoing Cost - 5

Recommendation:
Upon completion of the review, the requesting department recommends the following vendor(s):

Recommended Vendor(s):	AVI Systems
Contract Term:	See vendor response

Submitted By

2/24/25
Date

Bid 2025-027 AV for Council Chambers Opened 2/24/2025 at 10:00 AM					AVI Systems	
					Total Price	$496,202.77
Line #	Description	QTY	UOM	Estimated	Unit	Extended
1	Turnkey cost for equipment including installation, setup, maintenance, support and training for one year.	1	EA		**$464,717.25**	$464,717.25
2	Annual cost for ongoing service and support after year one.	1	Per Year		**$31,485.52**	$31,485.52

Supplier Scoring Summary		2025-027 Addendum 1 - Audio Visual Equipment for Council Chambers - Scoring Round - Department										
Supplier	Rank	Score		Bid Evaluation	Functional & Technical Proposal	Project 1	Project 2	Project 3	Project 4	Project 5	Initial Cost	Ongoing Cost
		100			50.00	6.00	6.00	6.00	6.00	6.00	15.00	5.00
AVI Systems	1	91.00			45.00	6.00	5.00	5.50	5.00	4.50	15.00	5.00
		91.00			45.00	6.00	5.00	5.50	5.00	4.50	15.00	5.00

COUNCIL CHAMBERS AUDIO/VISUAL UPGRADES

Amy Alexander
Director of Information Technology
March 11, 2025



AV UPGRADES

- The AV system installed in council chambers was originally installed in 2019. Since 2019, there has been a lot of new functionality requested of the system.
- Our current system has reached the end of its lifecycle. It's critical to lifecycle equipment to prevent unexpected failures. Most experts recommend refreshes occur 3-5 years after the system was installed.



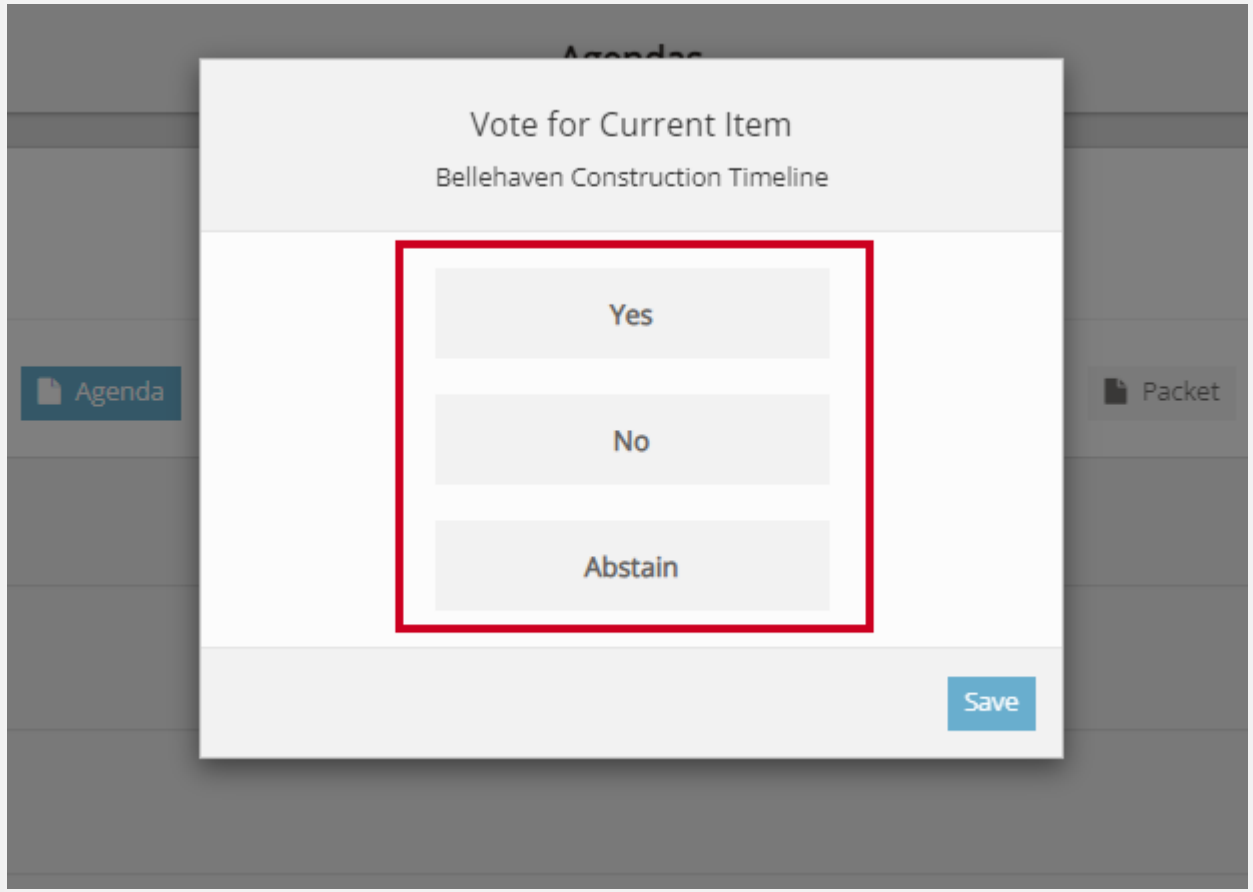
- **Components**
- Main Display (Absen DVLED)
- Auxiliary Displays (Dias and Confidence)
- Control System (Creston)
- Audio Reinforcement (Microphones and Speakers)
- Electronic Voting

AWARD

Request to Award to AVI Systems.

total amount not to exceed $511,188.98

- Proactive Support for 1 year.
- Service Level Agreement.
- 12 Crestron Certified Employees in Dallas area.
- Significant industry experience.



AVI Systems' Credentials

AVI Systems' project management professionals ensure your project stays on track, with industry-leading certifications like CTS, PMP, and CAPM. Our design and engineering teams set the standard for excellence, with continuous training, vendor visits, and multiple Infocomm and engineering certifications.

AV / Digital Media

AMX Solutions Master

Audinate
- Dante Level 1, 2, 3

AutoCAD

AVIXA
- CTS, CTS-D, CTS-I

Bose

Biamp
- Audia, TesiraFORTE, TesiraLUX, TesiraSERVER/SERVER-IO, Vocia, VoIP, RCDD, RTPM

BSS Audio

Brightsign

ClearOne

Crestron
- CTI-Fusion, DMC-D, DMC-D-4K, DMC-E, DMC-E-4K, DMC-N, DMC-S, DMC-T, DMC-T-4K
- Crestron Master Certified Programmer (MCP)
  - Silver
  - Gold
  - Platinum
  - Diamond
- Crestron Master Technology Architect (MTA)
  - Silver
- Crestron Master Sales Associate (MSA)

Extron
- AV Assoc., Control Prof., Control Specialist, ProDSP Specialist, Programmer
- XTP Systems: Designer, Technician

Harman

Poly

QSC
- Q-SYS Architect, Control 201, Level 1 & 2, Control & UCI Fundamentals.

Shure
- IntelliMix P300, Microflex Wireless, Networked Systems for Microflex Advance

Broadcast

BICSI
- RCDD

SBE
- CBNE, CBNT, CBRE, CBT, CBTE, CEA, CEV, CPBE, CSRE, CSTE

SMPTE

Networking

CDQ

Cisco
- Cisco 500 – 710 Video Infrastructure Implementation
- Cisco – Enterprise 200-301 CCNA
- Cisco – Enterprise 300-810 CLICA
- Cisco – Enterprise 350-810 CLCOR 1.1

CompTIA

Network+, Security+

ITIL v3 Foundation

ITS

Yealink

Zoom
- Zoom Phone: Foundation, Deployment, Contact Center, Virtual Agent

Microsoft

Microsoft Solutions Partner:
- Data & AI Azura
- Digital & App Innovation Azure
- Infrastructure Azure
- Modern Work

Managed Services
- Managed Services
- Service Desk
- Network Support
- Server Support
- Desktop Support
- OAS/Licensing
- MTR Support
- Premier Support

Associations

AQAV CQD

NICET

NSCA

PMP
- Certified Associate in Project Management
- Project Management Professional

OSHA

Service Management
Entitlements



Customer Care

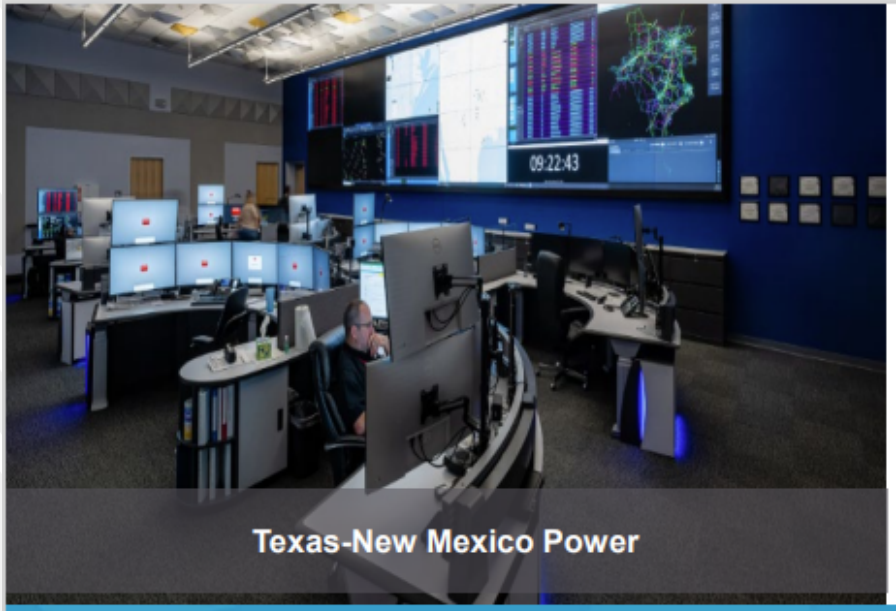
8 X 5 M-F

24 X 7 Option

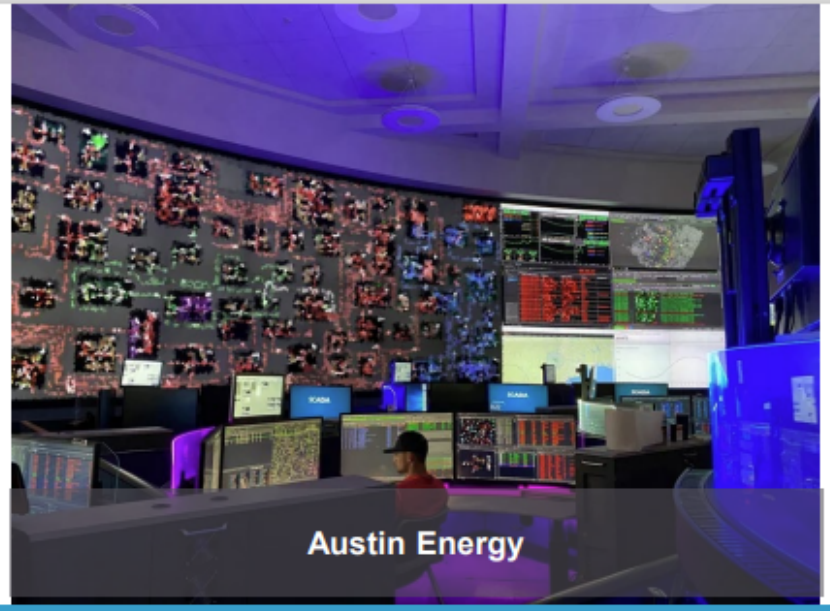
	Entitlements	Service Level
REACTIVE	Service Desk / Incident Management	2 Business Hours
REACTIVE	Remote Support	8 Business Hours
REACTIVE	Parts Repair or Replacement	Included
REACTIVE	Field Dispatch Support	8 Business Hours
PROACTIVE	Service Delivery Management	On-Demand
PROACTIVE	System Health Checks	2 per Year
PROACTIVE	Monitoring	Real-Time

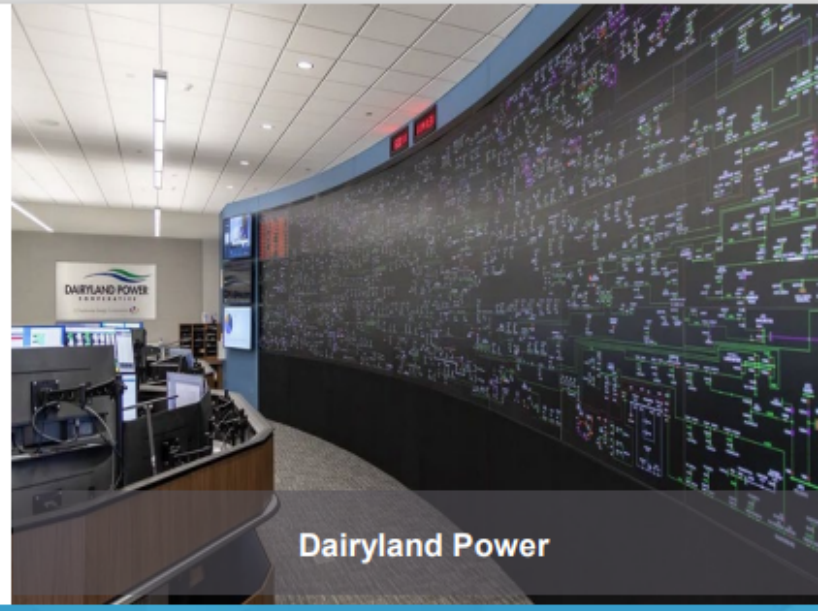
- Essentials of ITIL support
- Comprehensive support backed by world-class specialists
- Multi-tier escalating process

CUSTOMIZABLE TO MEET YOUR NEEDS



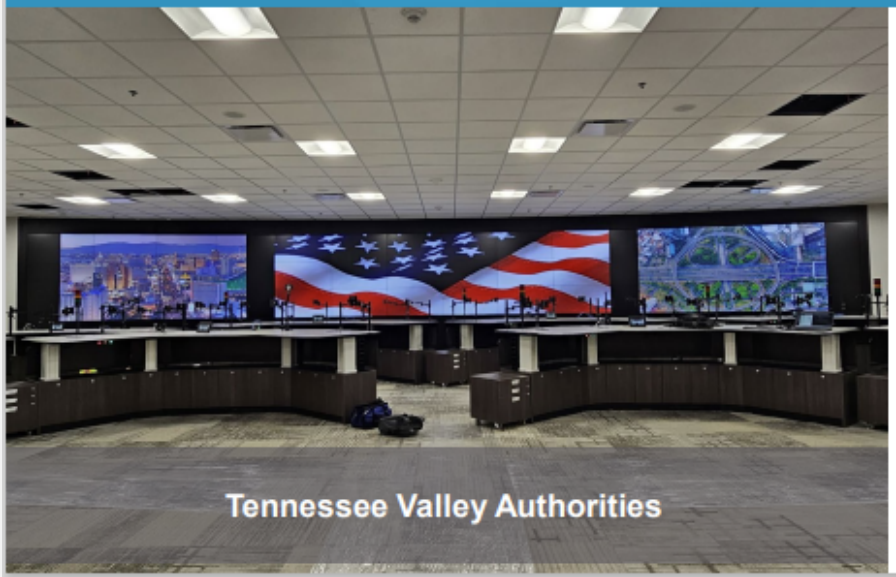
Texas-New Mexico Power

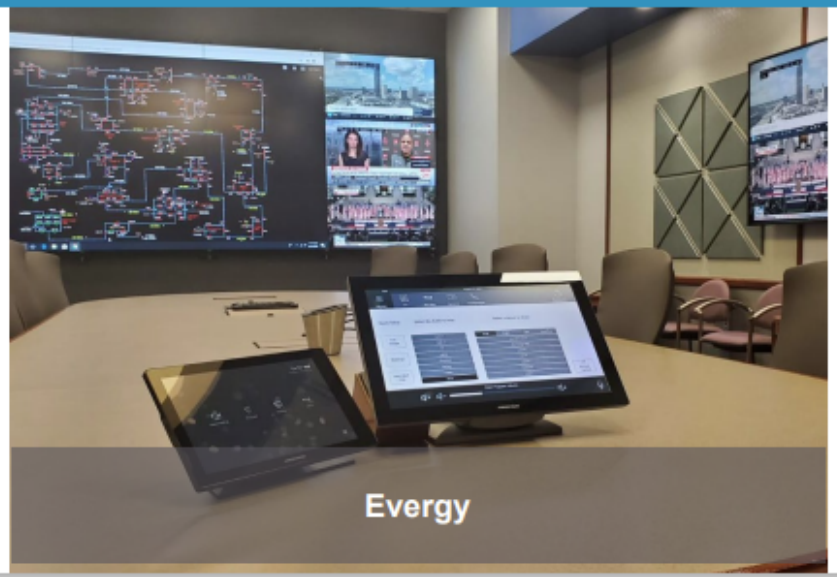

Austin Energy



Dairyland Power

Government


Tennessee Valley Authorities


Evergy


City of Fargo

QUESTIONS?

City of Celina, Texas
Standard Contract for Services

This Agreement is made by and between the City of Celina, Texas, a Texas home-rule municipality (City), and **AVI Systems** (Provider) for **Audio Visual Equipment for City Council Chambers** (Project). In consideration of the premises, covenants, and mutual promises contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the Provider hereby agree as follows:

1. **EMPLOYMENT OF THE PROVIDER.** The Provider agrees to provide services relative to the following Project: **Audio Visual Equipment for City Council Chambers** (hereinafter also referred to as "Services") in accordance with the terms and conditions as set forth in this Agreement and Exhibit A – Supplier Response, attached hereto and incorporated herein by reference.

2. **SCOPE OF SERVICES.** The Services to be performed are specified in **Exhibit A – Supplier Response.** Deviations from the agreed-upon scope of work of such Services may be authorized from time to time by the City in writing.

3. **SCHEDULE OF WORK.** The Provider agrees to begin work upon receipt of written authorization from the City.

4. **CONTRACT PERIOD.** This agreement will become effective on March 12th, 2025. Work will commence immediately upon receipt of the notice to proceed, and it must be completed within 120 calendar days.

5. **COMPENSATION.** The Provider's total compensation for services to be performed and expenses to be incurred is specified in **Exhibit A**, attached hereto, and incorporated herein by reference.

6. **PAYMENTS.** Payments will be processed on a monthly basis, and payment will be available within thirty (30) days after the City's receipt of the invoice as set forth in **Exhibit A.**

7. **INVOICING.** Invoices should be prepared and submitted to the City for payment in accordance with Exhibit A. Invoices should be mailed to Accounts Payable, City of Celina, 142 N. Ohio, Celina, TX 75068, or **emailed to accountspayable@celina-tx.gov**.

8. **INFORMATION PROVIDED BY THE CITY**. Although every effort has been or will be made to furnish accurate information, the City does not guarantee the accuracy of the information it furnishes to the Provider.

9. **INSURANCE.** The Provider shall provide proof that it has obtained and will continue to maintain throughout the duration of this Agreement the insurance requirements set forth in **Exhibit B.** Failure to maintain the required insurance may result in immediate termination of this Agreement.

11. **INDEMNIFICATION. THE PROVIDER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS, SERVANTS AND EMPLOYEES (HEREINAFTER COLLECTIVELY REFERRED TO AS "INDEMNITEES") FROM AND AGAINST SUITS, ACTIONS, CLAIMS, LOSSES, ANY DAMAGE, LIABILITY, AND FROM AND AGAINST ANY COSTS AND EXPENSES, INCLUDING, IN PART, ATTORNEY'S FEES INCIDENTAL TO THE DEFENSE OF SUCH SUITS, ACTIONS CLAIMS, LOSSES, DAMAGES OR LIABILITY ON ACCOUNT OF INJURY, DISEASE, SICKNESS, INCLUDING DEATH, TO ANY PERSON OR DAMAGE TO PROPERTY INCLUDING, IN PART, THE LOSS OF USE RESULTING THEREFROM, ARISING FROM ANY NEGLIGENT ACT, ERROR OR OMISSION OF THE PROVIDER, ITS OFFICERS, EMPLOYEES, SERVANTS, AGENTS OR SUBCONTRACTORS, OR ANYONE ELSE UNDER THE PROVIDER'S DIRECTION AND CONTROL, AND ARISING OUT OF, RESULTING FROM, OR CAUSED BY THE PERFORMANCE OR FAILURE OF PERFORMANCE OF ANY WORK OR SERVICES UNDER THIS AGREEMENT, OR FROM CONDITIONS CREATED BY THE PERFORMANCE OR NON-PERFORMANCE OF SAID WORK OR SERVICES. IN THE EVENT ONE OR MORE OF THE INDEMNITEES IS**

DETERMINED BY A COURT OF LAW TO BE JOINTLY OR DERIVATIVELY NEGLIGENT OR LIABLE FOR SUCH DAMAGE OR INJURY, THE PROVIDER SHALL BE OBLIGATED TO INDEMNIFY INDEMNITEES AS PROVIDED HEREIN ON A PROPORTIONATE BASIS IN ACCORDANCE WITH THE FINAL JUDGMENT, AFTER ALL APPEALS ARE EXHAUSTED, DETERMINING SUCH JOINT OR DERIVATIVE NEGLIGENCE OR LIABILITY. THIS INDEMNIFICATION IS SUBJECT TO THE LIMITATIONS IN TEXAS LOCAL GOVERNMENT CODE, § 271.904(A) AND TEXAS CIVIL PRACTICE AND REMEDIES CODE, § 130.002(B), AS SAME MAY BE APPLICABLE TO PROVIDER AS A MATTER OF LAW.

12. **TRANSFER OF INTEREST.** Neither the City nor the Provider may assign or transfer their interests in this Agreement without the prior written consent of the other Party. Such consent shall not be unreasonably withheld. This Agreement is binding on the City, the Provider, and their successors and assigns. Nothing herein is to be construed as creating a personal liability on the part of any City officer, employee or agent.

13. **AUDITS AND RECORDS.** At any time during normal business hours and as often as the City may deem necessary, the Provider shall make available to the City for examination all of its records with respect to all matters covered by this Agreement, and will permit the City to audit, examine and make copies, excerpts, or transcripts from such records. The City may also audit all contracts, invoices, payroll records of personnel, conditions of employment and other data relating to this Agreement.

14. **EQUAL EMPLOYMENT OPPORTUNITY.** The Provider shall not discriminate against any employee or applicant for employment because of age, race, color, religion, sex, national origin, disability or any other protected characteristic. The Provider shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their age, race, color, religion, sex, national origin, disability or any other protected characteristic. Such actions shall include, but not be limited to the following: employment, promotions, demotion, transfers, recruitment or recruitment advertising, layoffs, terminations, selection for training (including apprenticeships), and participation in recreational activities.

    The Provider agrees to post in conspicuous places, accessible to employees and applicants for employment, notices setting forth the provisions of the nondiscrimination clause. The Provider will, in all solicitations or advertisements for employees placed by or on behalf of the Provider, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.

    The Provider will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Agreement so that such provisions will be binding upon each sub-Provider, except that the foregoing provisions shall not apply to contracts or subcontracts for customary office supplies.

    The Provider shall keep records and submit reports concerning the racial and ethnic origin(s) of applicant employment and employees as the law may require.

15. **TERMINATION OF CONTRACT.** The City may terminate this Agreement upon thirty (30) days written notice to the Provider, except in the event (i) the Provider is in breach of this Agreement, or (ii) the Provider fails to comply with the terms of Exhibit A. If either of the foregoing conditions exists, the City shall notify the Provider and the Provider shall be given seven (7) days to cure such breach or failure to comply. Should the Provider fail to cure to the satisfaction of the City, the City may terminate this Agreement upon written notice as provided herein.

    In the event of any termination hereunder, the Provider consents to the City's selection of another Provider to assist the City in any way in completing the Services. The Provider further agrees to cooperate and provide any information requested by the City in connection with the completion of the Services.

The Provider shall be compensated for Services performed and expenses incurred for satisfactory work up to the termination date in that the Provider shall receive a portion of fees and expenses permitted under this Agreement in direct proportion to percentage of work actually completed up to the termination date. This provision shall not deprive the City of any remedies against the Provider that may be available under applicable law.

16. **PROVIDER'S REPRESENTATIONS.** The Provider hereby represents to the City that the Provider is financially solvent and possesses sufficient experience, licenses, authority, personnel, and working capital to complete the Services required under this Agreement.

17. **CITY APPROVAL FOR ADDITIONAL WORK.** No payment, of any nature whatsoever, will be made to the Provider for additional work without the City's written approval before such work begins.

18. **PERFORMANCE BY PROVIDER.** All Services provided by the Provider hereunder shall be performed in accordance with the highest professional standards and in accordance with Exhibit A, and the Provider shall be responsible for all Services provided hereunder whether such services are provided directly by the Provider or by any sub-Providers hired by the Provider. The Provider shall perform all duties and Services and make all decisions called for hereunder promptly and without unreasonable delay. The Provider shall not utilize sub-Providers to perform Services without the City's prior written consent.

19. **DAMAGE.** In all instances where City property and/or equipment is damaged by the Provider's employees, a full report of the facts, extent of the damage and estimated impact on the Provider's schedule shall be submitted to the City by 8:00 a.m. of the following City business day after the incident. If damage may result in further damages to the City or loss of City property, the Provider must notify Police Dispatch immediately. The Provider shall be fully liable for all damage to City property or equipment caused by the Provider's officers, employees, agents or sub-Providers.

20. **CITY OBJECTION TO PERSONNEL.** If at any time after entering into this Agreement, the City has any reasonable objection to any of the Provider's personnel, or any personnel retained by the Provider, then the Provider shall promptly propose substitutes to whom the City has no reasonable objection, and the Provider's compensation shall be equitably adjusted to reflect any difference in the Provider's costs occasioned by such substitution.

21. **COMPLIANCE WITH LAWS.** The Provider warrants and covenants to the City that all Services will be performed in compliance with all applicable federal, state, county and City laws, rules, and regulations including, but not limited to, the Texas Industrial Safety and Health Act and the Workers Right-to-Know Law. All necessary precautions shall be taken to assure that safety regulations prescribed by OSHA and the City are followed.

22. **NON-BINDING MEDIATION.** In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved informally by the City and the Provider, the City and the Provider agree to submit such disagreement to non-binding mediation before pursuing any other legal remedy.

23. **ENTIRE CONTRACT.** This Agreement together with Exhibit A and B, attached hereto and any other exhibit attached hereto contains the entire contract between the City and the Provider concerning the Services for the Project. There will be no understandings or contracts other than those incorporated herein. This Agreement may not be modified except by an instrument in writing signed by the Parties hereto. In the event of a conflict between an attachment to this Agreement and this Agreement, this Agreement shall control.

24. **MAILING ADDRESSES.** All notices and communications concerning this Agreement are to be mailed or delivered to the addresses shown below unless and until the other Party is otherwise notified in writing of a different address:

City of Celina	**Provider Mailing Address**
Attn: Contracts	1201 Lakeside Pkwy 160
142 N. Ohio	Flower Mound TX 75028
Celina, TX 75009	frank.douglas@avisystems.com
contracts@celina-tx.gov	John.Pomponio

Any notices and communications required to be given in writing by one Party or the other shall be considered as having been given to the addressee on the date in the notice or communication is placed in the United States Mail or hand-delivered.

25. **LEGAL CONSTRUCTION.** If any one or more of the provisions contained in this Agreement for any reason is held invalid, illegal or unenforceable in any respect by a court of competent jurisdiction, such invalidity, illegality or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been included.

26. **GOVERNING LAW.** The validity of this Agreement and any of its terms or provisions as well as the rights and duties of the Parties hereunder, shall be governed by and construed in accordance with Texas law. Exclusive venue for any legal action concerning this Agreement shall be located in Collin County, Texas.

27. **COUNTERPARTS.** This Agreement may be signed in multiple counterparts, each of which shall be deemed to be an original.

EXECUTED in one or more counterparts, effective as of the 12th day of March 2025

CITY OF CELINA	**PROVIDER**
	Frank Douglas Frank Douglas (Feb 26, 2025 17:21 CST)
Robert Ranc, City Manager	
	Frank Douglas
	Type/Print Name and Title
	02/26/2025
Date	Date



2025-027 Addendum 1
AVI Systems
Supplier Response

Event Information

Number: 2025-027 Addendum 1
Title: Audio Visual Equipment for Council Chambers
Type: Request for Proposal
Issue Date: 2/7/2025
Deadline: 2/24/2025 10:00 AM (CT)

Contact Information

Contact: Ryan Quigley Purchasing Agent
Address: Purchasing
City Hall
142 N. Ohio
Celina, TX 75009
Email: rquigley@celina-tx.gov

AVI Systems Information

Address: 9675 W 76th Street,
Suite 130
Eden Prairie,, MN 55344
Phone: (469) 359-4100
Email: sydney.moxley@avisystems.com
Web Address: www.avisystems.com

By submitting your response, you certify that you are authorized to represent and bind your company.

John Pomponio
Signature

john.pomponio@avisystems.com
Email

Submitted at 2/23/2025 09:21:54 PM (CT)

Supplier Note

Please note, we attached some supplemental documents in our statement of qualification section to help City of Celina understand our capabilities.

Requested Attachments

Statement of Qualifications

City of Celina - City Hall Refresh.pdf

Complete the SOQ form located in the Attachments Tab and upload here.

W9

W9 AVI Systems Remit To 1.8.25.pdf

Complete the W9 form located in the Attachments Tab and upload here. Please ensure that form is signed.

CIQ - Conflict of Interest

Exhibit 4 CIQ (002) 2.pdf

Complete the CIQ form located in the Attachments Tab and upload here. If no conflicts exist please still complete boxes 1 and 7.

00-401 Non Resident Bidder Form

Section_00401-Non resident bidder form (003) 2.pdf

Complete the Non Resident Bidder form located in the Attachments Tab and upload here.

Form 1295

Form 1295 Certificate 101324999 (1).pdf

Complete the form 1295 electronically and upload the signed form here. Instructions on how to do so can be found in the attributes.

Bid Attributes

1	**Electronic Submission** ***The City strongly requests that bidders submit responses electronically. Electronic bidding eliminates errors, unnecessary work, and is friendlier to the environment.***
2	**Bid Acceptance** All bids will remain subject to acceptance for a period of 90 days.

3 **Retracting Your Bid - Making Modifications after submission.**

Modification to or Withdrawal of Submission
Submissions cannot be altered or amended after the submission deadline passes. Submissions may be modified prior to the deadline by retracting the response. To modify a submission prior to the submission deadline:

1. Log into your account, click the retract link at the top of the page.
    - Select "NO BID" if you are choosing **not** to re-submit; or
    - **Make the required changes and resubmit your response.**
    - See the help section in the top right of the window for further details.

4 **Local Preference Policy**

The purpose of this policy is to comply with Sections 271.905 and 271.9051 of the Texas Local Government Code to allow for consideration of a bidder's principal place of business in the award of a competitively bid contract.

This application for local preference consideration does not mean that the City of Celina is limiting responses to the competitive bid process to only businesses located within the City limits. All bids are welcome and encouraged.

Vendors must submit an application with each solicitation. The decision to approve or deny consideration shall be at the discretion of the City Council.

Applications for local preference may downloaded from the City's Procurement website located here.

5 **Non-Collusion**

I certify as the respondent and submitter for this solicitation that:

1. That I am the person responsible in my firm and named in this bid response for the price(s) and the amount of this bid.
2. The price(s) and amount of this bid have been arrived at independently and without consultation, communication or agreement with any other contractor, bidder or potential bidder.
3. Neither the price(s) nor the amount of this bid, and neither the approximate price(s) nor approximate amount of this bid, have been disclosed to any other firm or person who is a bidder or potential bidder and they will not be discussed before bid opening.
4. No attempt has been made or will be made to induce any firm or person to refrain from bidding on this contract, or to submit a bid higher than this bid, or to submit any intentionally high or noncompetitive bid or other form of complementary bid.
5. The bid of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive bid.
6. My firm, its affiliates, subsidiaries, officers, directors, and employees are not currently under investigation by any governmental agency and have not in the last four years been convicted or found liable for any act prohibited by the State of Texas or Federal Antitrust law in any jurisdiction, involving conspiracy or collusion with respect to bidding on any public contract.

☑ I certify that the statement is accurate and true.

6 Insurance

By selecting the box below, I agree that I have read and understand the insurance requirements detailed in the Insurance Requirements document and that I have or will obtain the required insurance and maintain it for the duration of this contract. The City will register the winning bidder's insurance with MyCOI for verfication and tracking. When registration is complete, myCOI will request proof of insurance directly from your agent(s).

Work may not begin until contracts are in place, insurance verified and the purchase order and/or a notice to proceed issued.

Note:
1. It is critical that your email address and agents email are accurate.
2. Please add @mycoitracking.com to your safe sender list.

☑ I agree and will maintain the required insurance.

7 Contact Person

Name and Title

John Pomponio - Account Manager

8 Contact Person Phone

(469) 446-2720

9 Contact Person Email

john.pomponio@avisystems.com

10 Main Office Location

1201 Lakeside Pkwy, Suite 160 Flower Mound, TX 75028

11 Years in Business

50

12 Office Location

Please list your corporate office location and any branch locations in Texas.

9675 W 76th St., Ste 130, Eden Prairie, MN 55344 (Corporate) 2301 Double Creek Dr, Ste 180 Round Rock, TX 78664 (Austin) 5200 North Sam Houston Pkwy W. Ste 950 Houston, TX 77086 (Houston)

13 Business Name

Has your business operated under the same name? If no, under what former name has your organization operated?

Yes

14 Binding Official

The name of the binding official granted the power to execute agreements.

Frank Douglas

15 Binding Official Email Address

frank.douglas@avisystems.com

16 **Licensing**

List jurisdictions and trade categories in which your organization is legally qualified to do business and indicate registration or license numbers, if applicable. Type N/A if not.

Alabama, Alaska, Arizona, Arkansas, California, Colorado, Connecticut, Delaware, Florida, Georgia, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, Montana, Nebraska, Nevada, New Hampshire, New Jersey, New Mexico, New York, North Carolina, North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, Wyoming, North Dakota, Ohio, South Dakota, Texas, Wisconsin, Wyoming

17 **SB 252**

By checking the box, you, the authorized representative for the submitting firm, certify that you have not and will not provide supplies or services to a foreign terrorist organization.

☑ I certify that the statement is accurate and true.

18 **HB 89 ISRAEL**

By checking the box, you, the authorized representative for the submitting firm, certify that you have not and will not boycott Israel during the term of this contract.

☑ I certify that the statement is accurate and true.

19 **SB 13 Boycotting Energy Companies**

In accordance with SB 13, I certify as the respondent and submitter for this solicitation that:

1. My firm does not boycott energy companies; and
2. My firm, if awarded this solicitation, will not boycott energy companies during the term of this contract.

☑ I certify that the statement is accurate and true.

20 **SB 19 Firearm and ammunition industries**

In accordance with SB 19, I certify as the respondent and submitter for this solicitation that:

1. I am the person responsible in my firm and named in this bid response.
2. I do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and
3. I will not discriminate during the term of the contract against a firearm entity or firearm trade association.

☑ I certify that the statement is accurate and true.

21 **Felony Conviction**

State in the space provided one of the following:

1. My firm is a publicly held corporation, therefore this reporting requirement is not applicable.
2. My firm is **NOT** owned or operated by anyone who has been convicted of a felony.
3. My firm is owned or operated by the following individual(s) who has/have been convicted of a Felony. Include the individual(s) name and details of the conviction.

My firm is NOT owned or operated by anyone who has been convicted of a felony.

22 **Risk 1: Taxes - Local**

Has your business/company/organization fulfilled all of its obligations relating to the payment of City taxes, fees, or other obligations if applicable?
If no, please enclose details.

Yes

23 **Risk 2: Taxes - State/Federal**

Has your business/company/organization fulfilled all of its obligations relating to the payment of Federal and State taxes, fees, or other obligations?
If No, please enclose details.

Yes

24 **Risk 3: Audit/Investigation**

In the last five (5) years, has your business/company/organization, been or currently involved in any action, audit or investigation brought by any federal government agency or authority or by any state or local governmental agency? If yes, please enclose details.

No

25 **Risk 4: Debarrment**

In the last five (5) years, has your business/company/organization been debarred or suspended for any reason by any federal, state or local government or has refrained from bidding on a project due to an agreement with such governmental agency? If yes, please attach a full explanation.

No

26 **Risk 5: Bonding**

In the past five (5) years, has your business/company/organization had its surety called upon to complete any contract, whether government or private sector? If yes, please enclose details.

No

27 **Risk 6: Licensing**

In the past five (5) years, has your business/company/organization had a revocation, suspension or disbarment of any business or professional permit and/or license? If yes, please enclose details.

No

28 **Risk 7 Contract Default**

Has your business/company/organization ever defaulted on a contract for the general type of services/product being sought by the City?
If yes, please enclose details.

No

29 **Risk 8 Contract Termination**

Has your business/company/organization ever had a contract for the general type of services/product sought by the City terminated for non-compliance or inadequate performance? If yes, please enclose details.

No

30 **Risk 9 Claims and Suits**

Are there any judgments, claims, arbitration proceedings or suits filed or outstanding against your organization or its officers for the last five (5) years? If yes, please detail.

No

31 **Risk 10 Claims and Suits**

Within the last five (5) years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a contract? If the answer is yes, please attach details.

No

32 **ACH**

All payments will be made via ACH. Payment terms are Net 30 unless otherwise specified by the City in this solicitation.

33 **Invoices**

All invoices must reference the City of Celina's Purchase Order/Department Purchase Order number, department name, job site location, city employee requesting service, and a **complete breakdown of charges**. The breakdown on the invoice should be in accordance with the bid pricing. If applicable, invoices should provide clear detail and breakdown for labor (to include hourly rate and cost per hour), and mark-up on parts/materials should be provided on the invoice and extended (detail to show vendors cost, and then extended to show markup). All original invoices must be sent to accountspayable@celina-tx.gov.

34 **Public or Private**

Is your business publicly traded?

No

35 **Ex-Parte Communication**

To ensure the fair evaluation of a solicitation, the City prohibits communication (e.g., unsolicited) initiated by the Respondent to City personnel outside the Procurement Department during the solicitation and evaluation period. The appropriate City designee will initiate communication between a Respondent and the City to obtain information or clarification needed to develop an accurate evaluation of the solicitation.
Ex parte communication may be grounds for disqualifying the offending Respondent from consideration for award.

36 **Certificate of Interested Parties Electronic Filing Form 1295**

In 2015, the Texas Legislature adopted house bill 1295, which added section 2252.908 of the Government Code. The law states that teh City may not enter into this contract unless the COntractor submits a disclosure of interested parties Form 1295 to the City at the time the Contractor submits the signed contract. The Texas Ethics Commission has adopted rules requiring the business entity to file Form 1295 electronically with the commission. The Contractor shall:

1. Log onto the State Ethics Commission website at:
https://www.ethics.state.tx.us/filinginfo/1295/
2. Register utilizing the tutorial provided by the State
3. Print a copy of the completed Form 1295
4. Sign the Form 1295
5. Attach the signed form to the response attachment tab of the solicitation
6. The City will acknowledge the form of the awarded bidder no later than 30 days after the Council award.

☑ Acknowledge

37 **Background Checks**

The vendor will perform background checks on all employees who will service this contract at no cost to the City. The background checks must be completed within the past 3 months and include a criminal background check covering the past 5 years. This includes any locations the employee has lived in for the past five years and must include county, state, and federal checks. The background check must be run by one of our preferred vendors: Sterling, First Advantage, Imperative, Intelius, or one approved by the City of Celina upon request. The City of Celina will reserve the right to decline the background check offered and issue a background check through their vendor. The cost of that background check will be charged to your company.

☑ I agree

38	**State of Texas** My company is authorized to transact business in the State of Texas. If you are a sole proprietor and are not registered with the state please select "Sole Proprietor". Go to the Texas Taxable Entity Search https://mycpa.cpa.state.tx.us/coa/ Enter the Tax ID or Entity Name or File Number Select the "search" button Select the "details" button next to your company's name Check that the "Right to Transact Business in Texas" is active ☑ I Agree ☐ Sole Proprietor

39	**Addendum 1** Please acknowledge receipt of addendum 1. ☑ I acknowledge receipt of Addendum 1

Bid Lines

1	Turnkey cost for equipment including installation, setup, maintenance, support and training for one year. Quantity: 1 UOM: EA Price: $464,717.25 Total: $464,717.25 Supplier Notes: We have attached our full detailed proposal with our statement of qualifications.

2	Annual cost for ongoing service and support after year one. Quantity: 1 UOM: Per Year Price: $31,485.52 Total: $31,485.52 Supplier Notes: This is a full service support agreement inclusive of (2) health checks per year, unlimited tickets, and our standard SLA's stated on our proposal. Our entire support agreement details is listed in our proposal which is included below our statement of qualifications.

Response Total: $496,202.77

STATEMENT OF QUALIFICATION FORM
INSTRUCTIONS

1. Complete the form in its entirety.
2. Do not delete or move questions.
3. Table rows/cells may be increased to accommodate inserted information.

This document is used during the evaluation process and aids the evaluation committee.

Your cooperation is appreciated.

STATEMENT OF QUALIFICATIONS

Section 1: Company Information

Company Name	AVI Systems, Inc
Principal Office Add.	9675 W 76th St #130, Eden Prairie, MN 55344
Phone	(952) 592-9445
Fax	
Form of Business (Inc., Partner)	S- Corp
Year Founded	1974
Local Office Address	1201 Lakeside Pkwy #160, Flower Mound, TX 75028
Binding Official	Frank Douglas
Title	Area Vice President
Phone	469-359-4073
Email	frank.douglas@avisystems.com
Address	1201 Lakeside Pkwy #160, Flower Mound, TX 75028
Primary Contact	John Pomponio
Title	Account Manager
Phone	469-446-2720
Email	john.pomponio@avisystems.com
Address	1201 Lakeside Pkwy #160, Flower Mound, TX 75028

Section 2: Experience (30 Points)

Provide the following information for at least five comparable references, preferably from government entities within the State of Texas, within the past three years.

1. References must include the information requested within this form.
2. Table rows/cells may be increased to accommodate inserted information.
3. All requested information must be provided on this form.
4. Missing information will not be requested and may be grounds for disqualification.

Reference 1	
Client Business Name	City of Carrollton
Client Contact	Tom Rushing
Client Email	tom.rushing@cityofcarrollton.com
Client Phone:	469-346-9110
Project Duration	Work began in Dec 2024.
Project Value	$1.25 Million
Assigned Project Manager	Russ Pease

Please describe the work provided

AVI Systems was brought in to design a complete overhaul of the city council chambers. This work includes: Total replacement of A/V infrastructure, custom broadcast booth, new DVLED wall to replace the existing rear projection screen, new dias audio and monitors, updating Crestron programming, new dias touch panels, and new displays on front of dias. In addition, we are updating the council briefing room with acoustic paneling, new DVLED, MTR capabilities, audio system, touch panels, and additional cameras.

Were there any unique requirements or circumstances that were part of or came up during the installation process?

Phasing of the project was critical as they are only have 2 weeks in between council meetings and cannot shut down for longer than that period. Thus, project management and coordination with City of Carrollton was critical.

Lessons Learned

Understanding the councils schedule and coordination with the city was critical to timing everything up for the necessary phases.

Reference 2	
Client Business Name	NASA
Client Contact	John Bowman
Client Email	jbowman@thundercattech.com
Client Phone:	703.300.1146
Project Duration	The Duration of Each Project has varied from 1 week for the Small to Medium Rooms to 2 weeks for the Large Multipurpose Rooms but AVI has done various rooms in phases doing prep work in 1 rooms while other teams have prepped other rooms. Work is ongoing and projects are being awarded perpetually to AVI Systems.
Project Value	We are being awarded appx. $5M per year increasing every year with the Smallest room being $125,000 and the Largest Room being $1.3M.
Assigned Project Manager	Gordon Martin

Please describe the work provided

Work has been a combination of Boardrooms, Conference Rooms, Huddle Rooms, Large Multipurpose Divisible Auditoriums, Training Rooms.

Were there any unique requirements or circumstances that were part of or came up during the installation process?

Unique Requirements have been working with a Team of Technologists on the NASA side with TAA Requirements for the Design and Equipment. In addition, AVI Systems provides a Fully Vetted, Background Checked and Cleared staff of Personnel that has done the installation, commissioning and training of NASA staff

Lessons Learned

Overcommunication is key with NASA.

Reference 3	
Client Business Name	USACE
Client Contact	Joseph Heinzelmann
Client Email	joseph.heinzelmann@affigent.com
Client Phone:	571-213-2521
Project Duration	AVI Systems was first awarded project in Oct. 2024
Project Value	$8 Million over 8 different sites.
Assigned Project Manager	Bill Mitchell

Please describe the work provided

AVI Systems is in the process of designing, procuring, installing, training, servicing 8 Emergency Operation Sites for USArmy Corps of Engineers. These Control Room Video Walls range from 110” to 248” in size. Switching, routing, etc. involved in each wall windowing sources of various content. In addition, there is Teams Rooms, Operator Stations, Access Control and Acoustic Treatments in each site

Were there any unique requirements or circumstances that were part of or came up during the installation process?

Unique Requirements for each site require working with a different Team at each site. AVI Systems developed the Design and Standardized each site for consistent look and feel at each site, while various needs existed in each site. Keeping Standardization in each site was critical to the needs of USACE Leadership. Day 2 Support is critical in keeping these sites working as expected and since AVI Systems has its own service department at each of our 41 offices, this will not be problem especially with our 3 Global NOC’s/Call Centers and 24/7 Helpdesk

Lessons Learned

Essential to keep standardization between each site and various points of contacts.

Reference 4	
Client Business Name	Occidental Petroleum
Client Contact	Aaron Chamness
Client Email	Aaron_chamness@oxy.com
Client Phone:	
Project Duration	Ongoing – 8+ Years
Project Value	Currently ~$32M
Assigned Project Manager	Scott Champagne

Please describe the work provided

AVI Systems has successfully delivered a variety of projects over the past 8+ years, including conference rooms (Teams), emergency operations centers, divisible training rooms, gas plants, and other system types. These projects have been implemented internationally and across diverse environments. Some of these environments required additional skill sets from the installation team, such as advanced certifications and gas monitoring. In all instances, AVI Systems has consistently adhered to Oxy standards.

Were there any unique requirements or circumstances that were part of or came up during the installation process?

Dealing with international manufacturing companies like Oxy means that we have had to be flexible in our delivery methods. Often, these systems are delivered in industrial locations or remote facilities, where advanced planning and logistics are critical to ensuring successful installations

Lessons Learned

When working in remote field locations, there is not an easy source of installation materials or hardware locally. Planning is critical, and we have experienced the struggle of completing projects when faced with missing components. As a result, we have had to be thorough in the planning stages to avoid delays.

One tool that has been successful at Oxy is the implementation of a program manager. This position has acted as a “traffic controller” and has streamlined communications as well as advanced planning logistics.

Reference 5	
Client Business Name	BP
Client Contact	Mark Licinio
Client Email	mark.licinio@bp.com
Client Phone:	44 7881661600
Project Duration	1.5 Year on a 3 year agreement for 2,000 MTR rooms.
Project Value	$15 Million
Assigned Project Manager	Ed Cardoza

Please describe the work provided

Convert 2,000+ spaces around the globe to MTR rooms. Blueprints for divisible townhall , training rooms, and other specialty places are also in scope.

Were there any unique requirements or circumstances that were part of or came up during the installation process?

Time frames and global alignment between AVI, GPA, and BP were critical. BP also has a strict safety policy and there were certifications needed to work on BP campuses.

Lessons Learned

Lean heavily on your Enterprise Team is a necessity if you are going to work outside of the U.S. and even on large scale inside the U.S.

Section 3: Functional and Technical Proposal (50 Points)

Provide a comprehensive solution to the scope of work described in the RFP. **Scope of work is included in our full proposal along with our SLA's for onsite and remote support for easy viewing.**

1. Audio Re-enforcement System:

- AVI Systems will remove and turnover to Owner the existing column speakers mounted at the front of the room.
  - Please Note – Owner will provide any painting or drywall patching requirements.
- AVI Systems will provide and install (Qty.2) Bose Beam Steering Array Loudspeakers in place of the existing. Speakers may be installed higher that existing to provide better room audio.
  - Please Note - Owner will need to provide (1) 120VAC, 15A duplex receptacle at each speaker location for a total of 2.
- AVI Systems will provide and install (Qty.2) Bose Subwoofers beneath the new column speakers to provide a full range audio experience for program source.
- AVI Systems will provide and install (Qty.1) Audio DSP for system audio control and tuning. Unit includes 200 hours of audio storage for recording meeting audio.
  - Existing Owner Provided amp and ceiling speakers will be utilized to feed system audio to the rear of the room.
- AVI Systems will install and provide an Assisted Listening system for the hearing impaired to include (Qty.2) dedicated receivers and the ability to stream system audio up to 500 users via a smartphone app when connected to the Owner Wi-Fi system.
- AVI Systems will provide and install (Qty.2) Wireless Handheld microphones and (Qty.2) Over-the-Ear wireless lavalier microphone. Will include a charging dock station to reside at the clerk position.
- AVI Systems will provide and install (Qty.15) discussion system microphones at dias.

AVI Systems will provide and install (Qty.20) wireless microphones for roundtable audio

2. Display System:

- AVI Systems will remove and turnover to Owner the existing video projection screen and video projection system.
- AVI Systems will provide and install (Qty.1) 13.55" Diag. DVLED Video wall in place of the existing projection screen.
  - **Please Note – Owner will need to provide (Qty.2) 120V/20A Duplex Circuits at the DVLED location.**
    - **Wall blocking to support minimum 3x the monitor weight.**
- AVI Systems will remove and turnover to Owner the existing Display mounted at the back of the room.
- AVI Systems will provide and install (Qty.1) 85" Professional Display at the back of the room in place of the existing display. To act as a confidence monitor for the council.
  - Please Note – Owner will need to provide (1) 120VAC, 15A duplex receptacle, and Plywood backing if required.

AVI Systems will provide and install (Qty.11) 22" Tilt Stand Monitors at the Dias seats

3. Video System:

- AVI Systems will provide and install (Qty.1) (MTR) Microsoft Teams Room video conferencing system. A dedicated touch panel at the clerk position will provide a "One-touch" meeting joining from the displayed room's onscreen calender.
- AVI Systems will provide and install (Qty.1) 24x Optical Zoom PTZ camera at the rear of the room. Camera will provide a direct feed to the MTR system as well as the video over IP system for simple video routing options

4. Control System:

- AVI Systems will provide (Qty.2) 10" Control panels to provide all room system controls, to include:
  - Room program Audio controls
  - Microphone Audio controls
  - Video Routing to DVLED display, the confidence monitor, the ingest of the MTR system, and the Video windowing processor
  - Camera position controls, with 4 preset stores and recalls
  - System Audio recorder – start, stop and playback controls

- Window Shade controls
- *Lighting controls will be added if Owner provides an IP or RS232 interface means*

5. Support Services:

SYSTEM SUPPORT AGREEMENT COVERAGE

AVI Systems will perform the services below for covered systems:

Entitlement Coverage		
Entitlement	**Definition**	**Included**
Incident Management	AVI Systems provides support to troubleshoot, remediate, and escalate all Incidents through to resolution.	Yes
Remote Support	AVI Systems provides remote Priority Support for supported systems to diagnose and address and attempt to resolve incidents. (See SLA Table)	Yes
Onsite Support	AVI Systems provides Priority Support for technician dispatch to the customer location to diagnose and address and attempt to resolve an Incident within 8 Business hours or as available and/or scheduled.	Yes
Advanced Parts Replacement	AVI Systems provides advanced replacement of failed hardware components under warranty as available. Non Warranty will be billed for materials.	Yes
Software Update Assistance	AVI Systems provides labor to implement updates of existing software to correct software errors and/or resolve incidents as scheduled.	Yes
System Training	AVI Systems conducts user training to cover general operation of the system and how to contact AVI Systems for support as scheduled.	Yes
System Health Checks	AVI Systems personnel perform a complete health check and diagnostic on the installed system. Includes cleaning, adjustments, functional tests, and replacement of parts to keep the system equipment in efficient operating condition.	2

6. Installation Timeline: Estimated 5-6 weeks of total install time from receipt of all equipment. This is inclusive of all cable placement, install of DVLED, audio, displays, programming, and commissioning.

7. SLA for On-site and remote:

Target Percentage for Standard Level Agreements (SLA)		
Priority	**Details**	**Target (%)**
Urgent (1)	Phone - 30 Seconds for calls answered and 2 business hours where a voicemail is left **Email - Does Not Apply – Urgent incidents should be coordinated and requested via phone.** (Email requests are automatically logged as Standard)	80
Standard (3)	Phone - 30 Seconds for calls answered and 2 business hours where a voicemail is left Email – Respond within 4 business hours (Email requests are automatically logged as Standard)	80
Request (4)	Phone - 30 Seconds for calls answered and 2 business hours where a voicemail is left Email – Respond within 4 business hours (Requests will be marked as such when identified)	80

Section 4: Cost (20 Points)

1. Provide a detailed breakdown of the costs associated with all equipment, including installation, setup, maintenance, support, and training for year one. **This is all stated in our full proposal that is attached.**

2. Provide a detailed breakdown of ongoing service and support after year one. **In our full proposal, we outline our SLA's, (2) preventative health checks, 24x7x365 support team, and unlimited ticketing.**

Section 5 Other

1. Describe any additional services not outlined in the scope of work.

2. Provide a statement acknowledging that your firm has been in business for a minimum of five years, that you understand the scope of work, and that the proposed submittal is valid for 120 days. **AVI acknowledges we fully understand the scope of work and have been in business a minimum of five years. We are unable to hold our pricing for more than 30 days due to potential tariffs and future price increases.**

3. Exceptions – List all exceptions below. **In our attached full proposal, we have outlined City of Celina responsibilities and exceptions.**

Retail Sales Agreement

Reference Number: 1319577
Date: February 23, 2025

CITY OF CELINA - City Hall - Refresh AV - Rev2

Prepared By: John Pomponio
Phone: 469-359-4085
Email: john.pomponio@avisystems.com

AVI Systems Inc.
1201 Lakeside Parkway, Flower Mound, TX 75028
Phone: (469)359-4091
Fax: (469)359-4099

COMPANY

CITY OF CELINA
142 N. OHIO DR
CELINA, TX 75009

Contact: Alden Gleason
Phone: (972) 382-2682
Email: agleason@celina-tx.gov
Account Number: COC0138

PROJECT SITE

CITY OF CELINA
142 N. OHIO DR
CELINA, TX 75009

Contact: Alden Gleason
Phone: (972) 382-2682
Email: agleason@celina-tx.gov
Account Number: COC0138

INVOICE TO

CITY OF CELINA
142 N. OHIO DR
CELINA, TX 75009

Contact: Alden Gleason
Phone: (972) 382-2682
Email: agleason@celina-tx.gov
Account Number: COC0138

COMMENTS

PRODUCTS AND SERVICES SUMMARY

Equipment	$256,124.11
Integration	$164,235.14
PRO Support	$29,426.00
Shipping & Handling	$14,932.00
Tax	$0.00
Grand Total	$464,717.25

Unless otherwise specified. The prices quoted reflect a discount for a cash payment (i.e., check, wire transfer) made by Customer in full within the time stated for payment on each invoice. Discount only applies to new items included on the invoice, and only applies if the balance on the invoice is paid in full.

All returned equipment is subject to a restocking charge. The prices are valid for 15 days and may be locked in by signing this Retail Sales Agreement.

AVI's prices/rates provided in this quote and/or agreement do not reflect any applicable tariffs imposed by foreign or domestic governmental authorities. AVI's prices are subject to change should applicable tariffs result in any price increase to the equipment purchased under this agreement.

Overdue balances are subject to a finance charge of 1.5% per month, or interest at the highest rate permitted by applicable law. In the event AVI must pursue collection of unpaid invoices, Customer agrees to pay all of AVI's costs of collection, including its attorneys' fees.

INVOICING AND PAYMENT TERMS

Customer and AVI have agreed on the payment method of CASH. Payment must be remitted by stated method. To the extent Customer seeks to use of any payment methods other than stated, and that payment method results in an increased transaction cost to AVI, the new payment must be approved in writing, and the Customer shall be responsible for paying the increased transaction cost to AVI associated with the change in payment method. Payments shall be made 30 days from invoice date. So long as the invoice has been sent and the Customer's payment is made within the terms work will continue.

AVI uses progress billing, and invoices for equipment and services allocated to the contract on a monthly basis. Unless otherwise specified, all items quoted (goods and services) as well as applicable out of pocket expenses (permits, licenses, shipping, etc.) are invoiced in summary (including applicable sales taxes due for each category of invoiced items).

Customer is to make payments to the following "Remit to" address:

AVI Systems
PO Box 842607
Kansas City, MO 64184-2607

If Payment Method is ACH: Customer must make all payments in the form of bank wire transfers or electronic funds transfers through an automated clearinghouse with electronic remittance detail, in accordance with the payment instructions AVI Systems provides on its invoice to Customer.

A monthly summary of detailed equipment received is available upon request. Equipment received may be different than equipment billed based on agreed billing method.

TAXES AND DELIVERY

Unless stated otherwise in the Products and Services Summary above, AVI will add and include all applicable taxes, permit fees, license fees, and delivery charges to the amount of each invoice. Taxes will be calculated according to the state law(s) in which the product(s) and/or service(s) are provided. Unless Customer provides a valid tax exemption certificate for any tax exemption(s) claimed, AVI shall invoice for and collect all applicable taxes in accordance with state law(s), and Customer will be responsible for seeking a tax credit/refund from the applicable taxing authority.

AGREEMENT TO QUOTE AND DOCUMENTS CONSTITUTING YOUR CONTRACT WITH AVI

Customer hereby accepts the above quote for goods and/or services from AVI. When duly executed and returned to AVI, AVI's Credit Department will check Customer's credit and approve the terms. After approval by AVI's Credit Department and signature by AVI, this Retail Sales Agreement will, together with the AVI General Terms & Conditions (which can be found at http://www.avisystems.com/TermsofSale) form a binding agreement between Customer and AVI. (This Retail Sales Agreement and the AVI General Terms & Conditions of Sale (the T&Cs) are referred to collectively as the Agreement). If not defined in this Agreement, all capitalized terms shall have the meaning given to them in the T&Cs. Should AVI's Credit Department determine at any point prior to AVI commencing work that Customer's credit is not adequate, or should it otherwise disapprove of the commercial terms, AVI reserves the right to terminate the Agreement without cause and without penalty to AVI.

AGREED AND ACCEPTED BY

	AVI Systems, Inc.
Company	Company
Signature	Signature
Printed Name	Printed Name
Date	Date

CONFIDENTIAL INFORMATION

The company listed in the "Prepared For" line has requested this confidential price quotation, and shall be deemed "Confidential Information" as that term is defined in the T&Cs. This information and document is confidential and is intended solely for the private use of the customer identified above. Customer agrees it will not disseminate copies of this quote to any third party without the prior written consent of AVI. Sharing a copy of this quote, or any portion of the Agreement with any competitor of AVI is a violation of this confidentiality provision. If you are not the intended recipient of this quote (i.e., the customer), you are not properly in possession of this document and you should immediately destroy all copies of it.

PRODUCTS:

Model #	Mfg	Description	Qty	Price	Extended
		DVLED			
AVI-TBD-MATERIAL	ABSEN	KLCOB1.8 V2(600mm x 337mm)	36	$1,574.17	$56,670.12
AVI-TBD-MATERIAL	ABSEN	KLCOB V2 Main Power Cable 5M	4	$39.17	$156.68
AVI-TBD-MATERIAL	ABSEN	KLCOB V2 Receiving Card HUB Card	2	$41.67	$83.34
AVI-TBD-MATERIAL	ABSEN	KLCOB V2 Power HUB	2	$1.67	$3.34
AVI-TBD-MATERIAL	ABSEN	KLCOB V2 Power Supply	2	$50.00	$100.00
AVI-TBD-MATERIAL	ABSEN	KLCOB 1.8 V2 Spare Module 2023C	21	$140.83	$2,957.43
AVI-TBD-MATERIAL	ABSEN	KLCOB V2 Main Data Cable 20m	5	$21.67	$108.35
AVI-TBD-MATERIAL	ABSEN	Installation Hardware HC series/KLCOB V2 Double Mounting bracket	18	$105.00	$1,890.00
AVI-TBD-MATERIAL	ABSEN	A2-KLCOB V2 Top and Bottom Trim kit 3-in-1 1800*37*5	2	$33.33	$66.66
AVI-TBD-MATERIAL	ABSEN	KLCOB V2 Bottom left/Top right single corner Trim kit 3-in-1(1012.5+5)*70.5*5mm	2	$25.00	$50.00
AVI-TBD-MATERIAL	ABSEN	A2-KLCOB V2 Bottom Trim kit 3-in-1 1800*70.5*5mm	2	$33.33	$66.66
AVI-TBD-MATERIAL	ABSEN	B1-KLCOB V2 Top left/Bottom right single corner Trim kit 3-in-1 (1012.5+5)*70.5*5mm	2	$25.00	$50.00
AVI-TBD-MATERIAL	ABSEN	Trim Clip Package 17*12*0.4mm (30 pcs) - 1 Per 16 Panels	3	$25.00	$75.00
AVI-TBD-MATERIAL	ABSEN	Free 3% spare parts including Modules, Receiving cards, Power supply and HUB	1	$0.00	$0.00
AVI-TBD-MATERIAL	ABSEN	A8S-N Receiving card	1	$46.67	$46.67
AVI-TBD-MATERIAL	ABSEN	Nova VX400	1	$1,831.67	$1,831.67
AVI-TBD-MATERIAL	ABSEN	Installation Support Package 1 Tech	1	$7,666.67	$7,666.67
AVI-TBD-MATERIAL	ABSEN	Shipping - Air Freight	1	$10,285.71	$10,285.71
		Sub-Total: DVLED			**$82,108.30**
		Displays			
FW85BZ40L	SONY	85IN BRAVIA 4K HDR PROFESSIONAL DISPLAY	1	$4,864.50	$4,864.50
XSM1U	CHIEF	Micro-Adjust Fixed Wall Mount, X-Large	1	$258.00	$258.00
S22A338NHN	SAMSUNG	22IN 1920X1080 TILT STAND VA PANEL VGA/HDMI HDMI CABLE 3YR	11	$143.74	$1,581.14
H751-BG	HECKLER DESIGN	Zoom Rooms Console for iPad 10th Generation	11	$205.00	$2,255.00
TPE-117GI	TRENDNET	Gigabit Ultra PoE+ Injector - 120 V AC, 230 V AC Input - 52 V DC, 1.38 A Output - 1 Gigabit Ethernet	11	$44.43	$488.73
		Sub-Total: Displays			**$9,447.37**
		Video			
AW-UE100WPJ	PANASONIC	4K-60p High Bandwithc NDI PTZ	1	$8,350.00	$8,350.00
FEC-100WMW	PANASONIC	AW-UE100W FEC MOUNTS WHITE	1	$215.00	$215.00
TPE-119GI	TRENDNET	Trendnet POE++ 95W Injector	1	$61.10	$61.10
MAG-32050	MAGEWELL	USB 3.0 DONGLE, 1-channel HD/3G/2K SDI with loop-through out, plus extra audio line in / out. Plug	1	$359.00	$359.00
BMD-CONVCMIC/SH03G/WPSU	BLACK MAGIC DE	Micro Converter SDI to HDMI 3G PSU	1	$69.00	$69.00

BB-C-3GSDI-6	COMPREHENSIVE	HIGH DEFINITION 3GSDI BNC TO B	2	$26.38	$52.76
MWP-4H-1Y	TVONE	CORIOview 4x1080P HDMI in, 1x4K HDMI out Multi Window Processor	1	$4,697.50	$4,697.50
AM-3100-WF	CRESTRON	AirMedia Receiver 3100 with Wi-Fi Network Connectivity	1	$1,044.30	$1,044.30
UC-CX100-T	CRESTRON	Crestron Flex Advanced Video Conference System Integrator Kit for Microsoft Teams Rooms	1	$4,178.48	$4,178.48
UCA-RMK-1U	CRESTRON	Rack Mount Kit for UC Engine Bracket Assembly	1	$41.77	$41.77
DM-NVX-E20	CRESTRON	DM NVX 4K60 4:2:0 Network AV Encoder	16	$626.58	$10,025.28
DM-NVX-D20	CRESTRON	DM NVX 4K60 4:2:0 Network AV Decoder	13	$626.58	$8,145.54
DM-NVX-D200	CRESTRON	DM NVX 4K60 4:2:0 Network AV Decoder with Scaler	3	$759.49	$2,278.47
GSM4248PX-100NAS	NETGEAR	M4250 40G8XF POE PLUS MNGD SW	1	$2,824.01	$2,824.01
		Sub-Total: Video			**$42,342.21**
		Control			
CP4N	CRESTRON	4-Series Control System	1	$1,949.37	$1,949.37
TS-1070-B-S	CRESTRON	10.1 in. Tabletop Touch Screen, Black Smooth	2	$2,068.35	$4,136.70
CEN-IO-RY-104	CRESTRON	Wired Ethernet Module with 4 Relay Ports	1	$258.23	$258.23
GSM4230P-100NAS	NETGEAR	M4250 26G4F POE PLUS MNGD SW	1	$1,182.25	$1,182.25
		Sub-Total: Control			**$7,526.55**
		Audio			
787856-1210	BOSE	MSA12X Powered Beam-Steering Array Loudspeaker White 120V NA	2	$2,941.86	$5,883.72
811432-0210	BOSE	MB210-WR Outdoor Subwoofer White	2	$680.43	$1,360.86
876599-0300	BOSE	PowerShareX PSX4804D	2	$3,060.76	$6,121.52
LWS-02-A1-D	LISTEN	2 Channel Wi-Fi System with 2 receivers (Dante)	1	$2,130.24	$2,130.24
CORE 110F-V2	QSC	Unified Core with 24 local audio I/O channels, 128x128 total network I/O channels with 8x8 Software-	1	$3,197.47	$3,197.47
SLDAN-32-P	QSC	Q-SYS Software-based Dante 32x32 Channel (16x16 Flows) License, Perpetual.	1	$698.73	$698.73
MD-110	QSC	Media Drive Kit for Core 110f ONLY - Provides a minimum of 200 hours of audio storage (WAV, MP3 or F	1	$930.38	$930.38
QIO-ML4I	QSC	Q-SYS peripheral providing 4 mic/line inputs. Up to 4 devices daisy-chainable. 1U-1/4W, powered over	2	$554.43	$1,108.86
MXWNDX4	SHURE	Networked Docking Stations that can charge 4 MXW neXt transmitters without removing the battery.	1	$1,000.00	$1,000.00
MXWAPX4=-Z10	SHURE	Access Point Transceiver with 4 wireless audio channels for use with MXW neXt wireless transmitters.	1	$2,999.97	$2,999.97
MXW1X/O=-Z10	SHURE	Microphone - Bodypack	2	$738.00	$1,476.00
MX153T/O-TQG	SHURE	Omnidirectional Earset Headworn Microphone, Tan	2	$362.00	$724.00
MXW2X/BETA58=-Z10	SHURE	"Handheld Transmitter with interchangeable mic cartridge: Beta58 (Dynamic, Supercardioid), B/W matri	2	$577.22	$1,154.44
71.98.2904	TELEVIC	PLIXUS AE-R + DANTE	1	$5,780.00	$5,780.00
AVI-TBD-MATERIAL	TELEVIC	Plixus AE-R PS	1	$330.00	$330.00
71.98.2911	TELEVIC	Plixus Network Extender	1	$1,780.00	$1,780.00
71.98.2915	TELEVIC	Plixus NEXT PS Power supply for Plixus NEXT Device where larger Plixus PS is not needed.	1	$407.14	$407.14

AVI-TBD-MATERIAL	AVI SYSTEMS	Confidea FLEX Mike	15	$1,080.00	$16,200.00
71.98.0094	TELEVIC	MIKE PLM401F-GSM immune gooseneck microphone of 40 cm with push & lock mechanism	15	$250.00	$3,750.00
AVI-TBD-MATERIAL	AVI SYSTEMS	CoCon Discussion Software	1	$5,005.00	$5,005.00
99.06.0012	TELEVIC	Complimentary 1hr online project review by a Televic Representative. To be scheduled before system	0	$0.00	$0.00
99.06.0006	TELEVIC	Remote system access for installation, configuration	1	$2,500.00	$2,500.00
99.06.0004	TELEVIC	1-Year Service Level Agreement	1	$2,835.71	$2,835.71
71.98.0082	TELEVIC	Confidea FLEX GO G4	20	$1,295.00	$25,900.00
71.98.0094	TELEVIC	MIKE PLM401F-GSM immune gooseneck microphone of 40 cm with push & lock mechanism	20	$250.00	$5,000.00
71.98.0034	TELEVIC	TELEVIC CONFIDEA WAP G4	1	$4,860.00	$4,860.00
71.98.0045	TELEVIC	ADDL BATTERY PACKS FOR 24H TALK TIME	20	$214.29	$4,285.80
71.98.0046	TELEVIC	CHARGING STATION FOR 10 BATTERIES	2	$1,570.00	$3,140.00
		Sub-Total: Audio			**$110,559.84**
		Cable & Connectors			
24-4P-P-L6SH-BLK	LIBERTY AV	CAT6 23/4P F/UTP CMP BLACK	3	$713.00	$2,139.00
111S08080091C34	SENTINEL CONNE	RJ45 PLUG 8P8C L6 STP NKL	2	$2.89	$5.78
100054LW	PLATINUM TOOLS	CATMASTER HD CRIMP TOOL	1	$92.08	$92.08
18-CMP-VID-COAX-WHT	LIBERTY AV	SDI COAX RG6 HD CMP WHITE	1	$1,140.18	$1,140.18
CM-RG6M-BNC	LIBERTY AV	BNC PLUG RG6 UNIV. PLN C-TEC2	2	$3.80	$7.60
HALO-HC02.5M	LIBERTY AV	HALO 18G HDMI CBL AWM BLK 2.5M	32	$23.60	$755.20
		Sub-Total: Cable & Connectors			**$4,139.84**
		Labor			
		Engineering & Drawings			$21,179.88
		Project Management			$25,735.50
		Programming			$17,632.00
		Cable Placement			$12,428.16
		In Shop Fabrication			$8,803.28
		Testing & Acceptance			$11,692.00
		Training			$3,268.00
		Travel			$4,207.50
		Integration Cables & Connectors			$1,268.32
		On Site Integration			$58,020.50
		Sub-Total: Labor			**$164,235.14**
		Total:			**$420,359.25**

PRO SUPPORT:

Model #	Mfg	Description	Qty	Price	Extended
AVISSA1YR	AVI SYSTEMS	1 Year System Support Agreement	1	$29,426.00	$29,426.00

Refer to Page 1 for the Grand Total that includes Taxes, and Shipping & Handling.

INTEGRATION SERVICES

INTEGRATION SCOPE OF WORK

A. SUMMARY: AVI Systems is please to present our proposal to assist the City of Celina update the AV technology of their City Hall. This proposal consists of replacing the existing projection screen and video projector system with a DVLED Video wall. A 4x1 video processor will allow custom video windowing to display preset recallable video layouts. The system will include a dedicated (MTR) Microsoft Teams Room system for video conferencing with a dedicated camera installed at the rear of the room. A wireless presentation appliance will provide wireless video presentation capabilities. A new discussion microphone system will be installed at the Dias. An Audio recording system is included to capture meeting audio. New beam steering speaker columns will replace the existing speakers for better sound reinforcement control. POE powered iPad docks will be added for the voting system iPads.
Any Owner Provided equipment is assumed to be in good working order and any repair or replacement will accrue additions cost.

B. SYSTEM DESCRIPTION:

City of Celina City Hall

- Functionality Description: MTR Video conferencing system with a Discussion system, sound reinforcement and a scalable Video over IP video distribution system.
- Displays:
  - AVI Systems will remove and turnover to Owner the existing video projection screen and video projection system.
  - AVI Systems will provide and install (Qty.1) 13.55” Diag. DVLED Video wall in place of the existing projection screen.
    - **Please Note – Owner will need to provide (Qty.2) 120V/20A Duplex Circuits at the DVLED location.**
      - **Wall blocking to support minimum 3x the monitor weight.**
  - AVI Systems will remove and turnover to Owner the existing Display mounted at the back of the room.
  - AVI Systems will provide and install (Qty.1) 85” Professional Display at the back of the room in place of the existing display. To act as a confidence monitor for the council.
    - Please Note – Owner will need to provide (1) 120VAC, 15A duplex receptacle, and Plywood backing if required.
  - AVI Systems will provide and install (Qty.11) 22” Tilt Stand Monitors at the Dias seats.
- Source Devices:
  - AVI Systems will provide and install Crestron Video over IP encoders to ingest local sources and route them to display on the DVLED Display, any window from the video processor, the confidence monitor or be directed to the MTR content sharing input.
    - Sources will include:
      - MTR Conferencing System
      - Voting System
      - Clerk Desk
      - Prosecution Desk
      - Defense Desk
      - Lectern
      - Dedicated Room Camera
      - Wireless Presentation Appliance
      - Video Windowing Processor
- Audio:
  - AVI Systems will remove and turnover to Owner the existing column speakers mounted at the front of the room.
    - Please Note – Owner will provide any painting or drywall patching requirements.
  - AVI Systems will provide and install (Qty.2) Bose Beam Steering Array Loudspeakers in place of the existing. Speakers may be installed higher that existing to provide better room audio.
    - Please Note - Owner will need to provide (1) 120VAC, 15A duplex receptacle at each speaker location for a total of 2.
  - AVI Systems will provide and install (Qty.2) Bose Subwoofers beneath the new column speakers to provide a full range audio experience for program source.
  - AVI Systems will provide and install (Qty.1) Audio DSP for system audio control and tuning. Unit includes 200 hours of audio storage for recording meeting audio.
    - Existing Owner Provided amp and ceiling speakers will be utilized to feed system audio to the rear of the room.
  - AVI Systems will install and provide an Assisted Listening system for the hearing impaired to include (Qty.2) dedicated receivers and the ability to stream system audio up to 500 users via a smartphone app when connected to the Owner Wi-Fi system.
  - AVI Systems will provide and install (Qty.2) Wireless Handheld microphones and (Qty.2) Over-the-Ear wireless lavalier microphone. Will include a charging dock station to reside at the clerk position.
  - AVI Systems will provide and install (Qty.15) discussion system microphones at dias.
  - AVI Systems will provide and install (Qty.20) wireless microphones for roundtable audio.

- Conferencing:
  - AVI Systems will provide and install (Qty.1) (MTR) Microsoft Teams Room video conferencing system. A dedicated touch panel at the clerk position will provide a “One-touch” meeting joining from the displayed room’s onscreen calander.
  - AVI Systems will provide and install (Qty.1) 24x Optical Zoom PTZ camera at the rear of the room. Camera will provide a direct feed to the MTR system as well as the video over IP system for simple video routing options.
- Controls:
  - AVI Systems will provide (Qty.2) 10” Control panels to provide all room system controls, to include:
    - Room program Audio controls
    - Microphone Audio controls
    - Video Routing to DVLED display, the confidence monitor, the ingest of the MTR system, and the Video windowing processor
    - Camera position controls, with 4 preset stores and recalls
    - System Audio recorder – start, stop and playback controls
    - Window Shade controls
    - *Lighting controls will be added if Owner provides an IP or RS232 interface means*
- Equipment Location:
  - Unless previously stated the equipment will be located in the existing Owner Provide equipment rack.

C. EXCLUSIONS: The following work is **not included** in our Scope of Work:

- All conduits, high voltage, wiring panels, breakers, relays, boxes, receptacles, etc.
- Concrete saw cutting and/or core drilling
- Firewall, ceiling, roof, and floor penetration
- Necessary gypsum board replacement and/or repair
- Necessary ceiling tile or T-bar modifications, replacements, and/or repair
- Structural support of equipment *AVI Systems is not responsible for building-related vibrations
- Installation of the ceiling-mounted projection screen
- All millwork (moldings, trim, cutouts, etc.)
- Patching and Painting
- Permits (unless specifically provided for and identified within the contract)
- Unless otherwise stated, the pricing in this agreement does not include prevailing wage or union labor
- Unless specifically noted, lifts and scaffolding are not included

D. CONSTRUCTION CONSIDERATIONS:

In order to accomplish the outlined goals of this project, the Customer will be responsible for contracting with an outside entity to make the necessary modifications to the space as directed by AVI Systems. The costs associated with these modifications are not included in this proposal.

E. NOTICE: THIS SCOPE OF WORK IS DELIVERED ON THE BASIS OF THE FOLLOWING ASSUMPTIONS:

- The room(s) match(es) the drawings provided.
- Site preparation by the Customer and their contractors include electrical and data placement per AVI Systems specification.
- Site preparation will be verified by AVI Systems project manager or representative before the scheduling of the installation. All work areas should be clean and dust free prior to the beginning of the on-site integration of electronic equipment.
- Customer communication of readiness will be considered accurate and executable by AVI Systems project manager.
- In the event of any arrival to the site that AVI Systems is not able to execute work efficiently and definably progress, the Customer will be charged a fee to reimburse AVI Systems for all lost time and inefficiencies. At this time, the Customer will be presented with a Contract Change Order and will/may halt work until acceptance by the Customer and rescheduling of the integration effort is agreed upon.
- Rescheduling and redeployment of AVI Systems technicians due to unacceptable site preparation may cause scheduling delays of up to 10 business days.
- There is ready access to the building/facility and the room(s) for equipment and materials.
- There is secure storage for equipment during a multi-day integration.
- If Customer furnished equipment and existing cabling are to be used, AVI Systems assumes that these items are in good working condition at this time and will integrate into the designed solution. Any repair, replacement, and/or configuration of these items that may be necessary will be made at an additional cost.
- All Network configurations, including IP addresses, are to be provided, operational and functional before AVI Systems integration begins. AVI Systems will not be responsible for testing the LAN connections.
- Cable or Satellite drops must be in place with converter boxes operational before the completion of integration. Any delay resulting in extra work caused by the late arrival of these items will result in a change order for time and materials.
- Document review/feedback on drawings/correspondence will be completed by the Customer within two business days (unless otherwise noted).
- The documented Change Control process will be used to the maximum extent possible – the Customer will have an assigned person with the authority to communicate/approve project Field Directed Change Orders and Contract Change Orders (see Appendix).
- In developing a comprehensive proposal for equipment and integration services, AVI Systems’ Sales Representatives and Engineering teams must make some assumptions regarding the physical construction of your facility, the availability of

technical infrastructure, and site conditions for installation. If any of the conditions we have indicated in the site survey form are incorrect or have changed for your project or project site, please let your Sales representative know as soon as possible. Conditions of the site found during the integration effort, which are different from those documented, may affect the price of the system solution, integration, or services. To ensure that you have an accurate proposal based on your facility and specific to the conditions of your project, please review all project documentation carefully.

F. INTEGRATION PROJECT MANAGEMENT PROCESSES

AVI Systems will follow a foundational project management process which may include the following actions/deliverables (based on the size/complexity/duration of the integration project):

- Site Survey – performed prior to Retail Sales Agreement and attached
- Project Welcome Notice – emailed upon receipt of Purchase Order
- Project Kick-Off meeting with Customer Representative(s) – either by phone or in-person
- Project Status reviews – informal or formal – either by phone or in person (based on the size/complexity/duration of the project)
- Project Change Control – comprised of Field Directed Change Order and/or Contract Change Order submittals (see Appendix)
- Notice of Substantial Completion (see Appendix) – at Customer walk-through – prior to Service Transition

G. KNOWLEDGE TRANSFER (TRAINING)

This is geared specifically towards the end-user / operator. The purpose of this knowledge transfer is to provide operators with the necessary knowledge to confidently and comfortably operate all aspects of the integrated system. Areas covered include the following:

- Equipment and system overview
- Equipment operation and function
- Equipment start-up, stop and shut down
- Equipment automatic and manual operation
- Discussion and documentation relating to control system operation
- Discussion and documentation relating to the system processor and its control applications
- Powering up and powering down the AV system via the control system
- Manual operation of display systems, audio systems, and all other related components
- Use/operation of patch panels, when and where to be used
- Whom to call when help is required

H. AVI SYSTEMS INTEGRATION SERVICES RESPONSIBILITIES

AVI Systems will provide services/work for the project as described above in the Scope of Work or per the attached separate Scope of Work document detailing the scope of work to be performed.

- Provide equipment, materials, and service items per the contract products and services detail.
- Provide systems equipment integration and supervisory responsibility for the equipment integration.
- Provide systems configuration, checkout, and testing.
- Provide project timeline schedules.
- Provide necessary information, as requested, to the owner or other parties involved with this project to ensure that proper AC electrical power and cableways and/or conduits are provided to properly integrate the equipment within the facilities.
- Provide manufacturer-supplied equipment documentation.
- Provide final documentation and “as built” system drawings (CAD) - if purchased.
- Provide system training following integration to the designated project leader or team.

I. CUSTOMER INTEGRATION SERVICES RESPONSIBILITIES

- Provide for the construction or modification of the facilities for soundproofing, lighting, electrical, HVAC, structural support of equipment, and decorating as appropriate. Includes installation of any ceiling-mounted projection screen.
- Provide for the ordering, provisioning, installation, wiring, and verification of any Data Network (LAN, WAN, T1, ISDN, etc.) and Telephone Line (Analog or Digital) equipment and services prior to on-site integration.
- Provide all necessary cableways and/or conduits required to facilitate AV systems wiring.
- Provide all necessary conduits, wiring, and devices for technical power to the AV systems equipment.
- Provide reasonable access of AVI Systems personnel to the facilities during periods of integration, testing, and training, including off hours and weekends.
- Provide a secure area to house all integration materials and equipment.
- Provide a project leader who will be available for consultation and meetings.
- Provide timely review and approval of all documentation (Technical Reports, Drawings, Contracts, etc.).

CUSTOMER CARE

Customer Care is AVI Systems' fully entitled service and support package that focuses on keeping your Unified Collaboration (UC), Digital Media (DM) and Audiovisual (AV) systems working at their peak performance. Because AVI Systems focuses on the human impact of these systems, we not only support the equipment, but also the end users of your systems.
Customer Care is the most comprehensive and flexible of all our managed service packages. We can apply our expertise and our proven support processes to support your UC, DM, and AV ecosystems. AVI Systems will deliver our offered entitlements in a tiered workflow model that provides support cases at an entry level for initiated incidents. From there, AVI Systems will follow an ITIL based model for remote remediation and on-site dispatch, as necessary. Specific resolver groups and subject matter experts (SMEs) will be alerted for any issue that cannot be easily remedied with Tier 1 or Tier 2 support staff.

SYSTEM SUPPORT AGREEMENT COVERAGE

AVI Systems will perform the services below for covered systems:

Entitlement Coverage

Entitlement	Definition	Included
Incident Management	AVI Systems provides support to troubleshoot, remediate, and escalate all Incidents through to resolution.	Yes
Remote Support	AVI Systems provides remote Priority Support for supported systems to diagnose and address and attempt to resolve incidents. (See SLA Table)	Yes
Onsite Support	AVI Systems provides Priority Support for technician dispatch to the customer location to diagnose and address and attempt to resolve an Incident within 8 Business hours or as available and/or scheduled.	Yes
Advanced Parts Replacement	AVI Systems provides advanced replacement of failed hardware components under warranty as available. Non Warranty will be billed for materials.	Yes
Software Update Assistance	AVI Systems provides labor to implement updates of existing software to correct software errors and/or resolve incidents as scheduled.	Yes
System Training	AVI Systems conducts user training to cover general operation of the system and how to contact AVI Systems for support as scheduled.	Yes
System Health Checks	AVI Systems personnel perform a complete health check and diagnostic on the installed system. Includes cleaning, adjustments, functional tests, and replacement of parts to keep the system equipment in efficient operating condition.	2

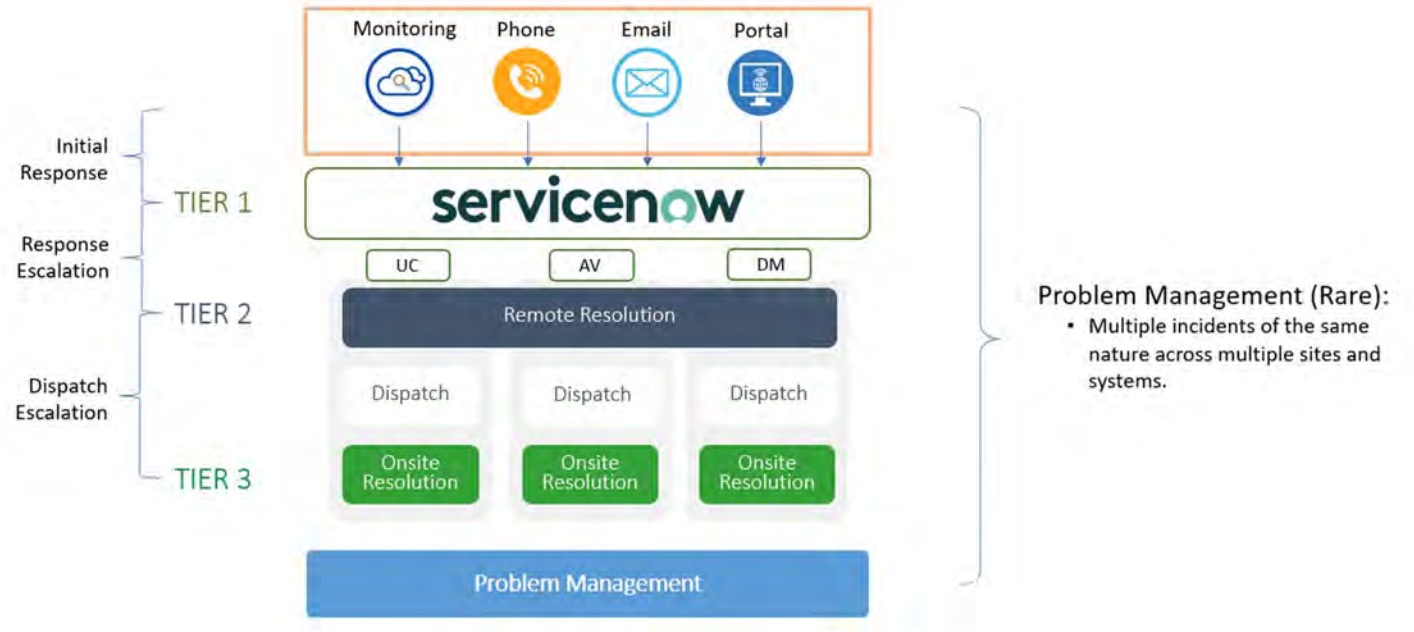
Target Percentage for Standard Level Agreements (SLA)

Priority	Details	Target (%)
Urgent (1)	Phone - 30 Seconds for calls answered and 2 business hours where a voicemail is left **Email - Does Not Apply – Urgent incidents should be coordinated and requested via phone.** (Email requests are automatically logged as Standard)	80
Standard (3)	Phone - 30 Seconds for calls answered and 2 business hours where a voicemail is left Email – Respond within 4 business hours (Email requests are automatically logged as Standard)	80
Request (4)	Phone - 30 Seconds for calls answered and 2 business hours where a voicemail is left Email – Respond within 4 business hours (Requests will be marked as such when identified)	80

SYSTEM SUPPORT WORKFLOW

AVI Systems follows an Information Technology Infrastructure Library (ITIL) framework with our approach to technology services. Generally, our tiered workflow approach will follow this structure:

1. Incident is reported via phone, email or portal (when available)
2. Incident is logged in ServiceNow (Tier 1)
3. UC / AV / DM Troubleshooting and Remote Resolution (Tier 2)
4. Dispatch Escalation and resolution (Tier 3)



SERVICE RESPONSE AND SEVERITY LEVELS

AVI Systems ProSupport department is the initial contact point for any incoming incident. Upon identification of an issue, the ProSupport team will attempt to restore the technology service back to normal operations. Coverage hours for the ProSupport department are defined as:

8 x 5	AVI Systems will provide 8 x 5 coverage across the time zone locations of the systems under coverage (North America only)

AVI Systems has a standard three level severity protocol and a single level for requests. Our severity levels are Critical, Major, and Minor. Any needed information, feature enhancements, administrative inquiries are all classified as a request. The following is a severity summary breakdown:

- **Urgent** – Devices are down, unable to serve data, in a state of frequent or repeating "panic" or "hang," or is in a state of degraded performance sufficient to prevent normal business operations. At this severity, both AVI Systems and client must commit to around-the-clock action and involvement by all necessary and appropriate personnel and systems until service is restored or a mutually agreeable workaround is provided, and normal business operations are restored.
- **Major** – Device is experiencing an infrequent, isolated, or intermittent "panic" or "hang", or is in a state of degraded performance that allows business operations to continue but at an inconsistent or less than optimal rate. At this severity, AVI Systems is committed to a reasonable best effort to provide a workaround and/or restore normal operations as quickly as possible.
- **Minor** – Device is experiencing and issue, anomaly, or cosmetic defect that inflicts little or no business impact. AVI Systems will provide a viable and mutually agreeable workaround until a more permanent hardware/software upgrade exists to mitigate the incident.
- **Request** – Normal requests for information regarding the installation, configuration, use and maintenance of systems under management. This includes administrative inquiries. There is no impact to your production systems or business operations.

TIER 1 SERVICES:

Tier 1 services are the initial point of contact for any issue and are primarily made up of Incident Management responsibilities. Typical responsibilities for Tier 1 include:

- Taking ownership of incidents in the Customer Relationship Management (CRM) system for all issues reported or alerted on. Each incident request will have a unique reference number which is used to allow the support staff to quickly locate, add to or communicate the status of the user's issue or request.
- Assign a severity or update the severity of each incident (Critical, Major, Minor, Request)
- Provide electronic receipt notification for each incident.
- Provide rapid response and initial triage and technical support.
- Perform remote trouble isolation, resolution, or escalation to a Tier 2 Technician if needed.
- Ongoing status updates and case management through incident resolution.

TIER 2 SERVICES:
Tier 2 services are made up of various remote resolver groups. Escalations will take place at this level. AVI Systems will engage with a remote resolver that specializes in the incident in question. Typical responsibilities for Tier 2 include:

- Specific fault isolation down to the component level.
- Perform specific hardware configuration changes.
- Perform overall system configuration changes.
- In-depth analysis, log analysis, fault tracking and tracing.
- In-depth understanding of the core technologies utilized for corrective action.
- Promote the incident to Tier 3 escalation as needed.

TIER 3 SERVICES:
Tier 3 services are made up of onsite resources that are available for dispatch. The ProSupport team will take the learnings from Tier 1 and Tier 2 teams and dispatch a site technician with the correct repair or replacement technology to fully resolve the incident. Typical responsibilities for Tier 3 include:

- Room repair and configuration changes.
- Control and audio system programming.
- Hardware swaps of on-hand critical components.
- Coordination of replacement parts.
- RMA or equipment returns to the manufacturer.
- Advanced diagnostic troubleshooting of cable paths and component level devices.
- Software and firmware updates, as well as identification of incompatible revisions.
- Acceptance testing of the resolved system.
- System health checks (preventative maintenance).
- System reimaging to correct OS/BIOS failures or to generally reconstruct a system back to functionality.

PROBLEM MANAGEMENT:
AVI Systems has a proven problem management process aimed to resolve the root causes of any Tier 3 incidents that are unresolved. Unfortunately, there are occasions where multiple issues happen across multiple platforms. These issues are escalated into an ITIL "Problem". A "problem" in this context is the unknown underlying cause of one or more incidents, and a 'known error' is a problem that is successfully diagnosed and for which either a work-around or a permanent resolution has been identified. Problems can also be identified from a single significant incident, indicative of a single error, for which the cause is unknown, but for which the impact is significant.
A known error is a condition identified by successful diagnosis of the root cause of a problem, and the subsequent development of a work-around. Problem management differs from incident management in that Problem Management aims primarily to find and resolve the root cause of a problem and thus prevent further incidents while the purpose of Incident Management is to return the service to normal level as soon as possible, with the shortest possible business impact.

CUSTOMER CARE CONTACTS

AVI Systems Service team can be reached by:

- National Support Phone: 800-488-4954
- email: support@avisystems.com
- Portal: Contact your local AVI Systems representative for instructions.

CUSTOMER CARE DEFINITIONS

System – Defined as the items listed in the Products and Services Detail section of this Agreement or listed on an attached Equipment List with the exception of Consumables, Owner Furnished Equipment, and Obsolete Equipment.
Remote Support – Means a service whereby remote calls made to communications and terminal equipment via Customer provided IP connection to determine failures and remedies. Only available where equipment is capable and configured by AVI Systems to provide same.

Onsite Support - Service level response assumes customer location is within 60 miles of an AVI Systems Service Center. Additional travel costs may apply if the customer location is beyond 60 miles of an AVI Systems Service Center.

Consumables – Means parts such as recording media, batteries, projection lamps and bulbs, etc. Consumables are parts that are not included under this Agreement.

Obsolete Equipment – Defined as items (though possibly still in use) that are outdated with no manufacturer support or parts availability, or products with formal end of life as defined by their manufacturer. Obsolete Equipment are parts that are not included under this Agreement.

Software Update Assistance – Defined as revisions of existing software which provide maintenance to correct software errors. Assumes software is provided at no charge by the manufacturer or covered under a valid manufacturer maintenance contract. Cascading software dependencies may impact ability to issue updates. Software and features which require additional licensing are not included under this Agreement. Changes to custom templates or scripts after initial deployment are available separate from this agreement.

SYSTEM SUPPORT TERMS

Coverage Dates – Unless otherwise stated, the service coverage date will be effective as of substantial completion or System Support Agreement invoice date; whichever is applicable. Coverage will extend for the duration specified by the corresponding line item description found in the Product and Services Detail section of this Agreement. AVI Systems reserves the right to withhold services until the invoice is paid in full.

Exclusions – For situations where AVI Systems is providing service or support under this Agreement, no cost service, maintenance or repair shall not apply to the Equipment if any person other than an AVI Systems technician or other person authorized by AVI Systems, without AVI Systems prior written consent, improperly wires, integrates, repairs, modifies or adjusts the Equipment or performs any maintenance service on it during the term of this Agreement. Furthermore, any Equipment service, maintenance or repair shall not apply if AVI Systems determines, in its sole discretion, that the problems with the Equipment were caused by (a) Customer's negligence; or (b) theft, abuse, fire, flood, wind, lighting, unreasonable power line surges or brownouts, or acts of God or public enemy; or (c) use of any equipment for other than the ordinary use for which such equipment was designed or the purpose for which such equipment was intended, or (d) operation of equipment within an unsuitable operating environment, or (e) failure to provide a suitable operating environment as prescribed by equipment manufacturer specifications, including, without limitation, with respect to electrical power, air conditioning and humidity control.

Systems Support Terms are in addition to AVI Systems' General Terms and Conditions of Sale.

Proposal

City of Celina
City Hall Council

Submitted By:
AVI SYSTEMS, INC

John Pomponio
Account Manager
d: 469-446-2720
e: john.pomponio@avisystems.com
www.avisystems.com





01 Company Overview

02 Certifications

03 Manufacturer Line Card

04 Project Delivery

05 Managed Services

06 Relevant Experience



Company Overview

Delivering Better Outcomes

Through the integration of human impact, systems and technology

The AVI Advantage

Years of Unrivaled Technical Experience
Providing comprehensive solutions to clients for 50 years.



Largest Global AV Service Provider
50 Countries | 172 Cities | 6,000+ Employees | 1.6B+ in revenue
Local Currency | In-Country Delivery | Single Global Model



Unified Collaboration Solutions
AVI supports a variety of UC platforms including Microsoft Teams, Cisco Webex, Google, and Zoom on-premise, cloud, and hybrid environments.



Employee Owned – 1,300 Employee Owners
100% Employee-owned company providing 401(k) with employer match & profit-sharing, work-life balance & care for the entire family



Dedicated Support
4:1 ratio of support staff to sales staff



Financial Stability
AVI has more than $19 million in working capital, and our current ratio is 1.3 to 1.0. There is also a significant amount of liquidity in our working capital assets, and our metrics for managing inventory and AR are the best in the industry.

CORE VALUES

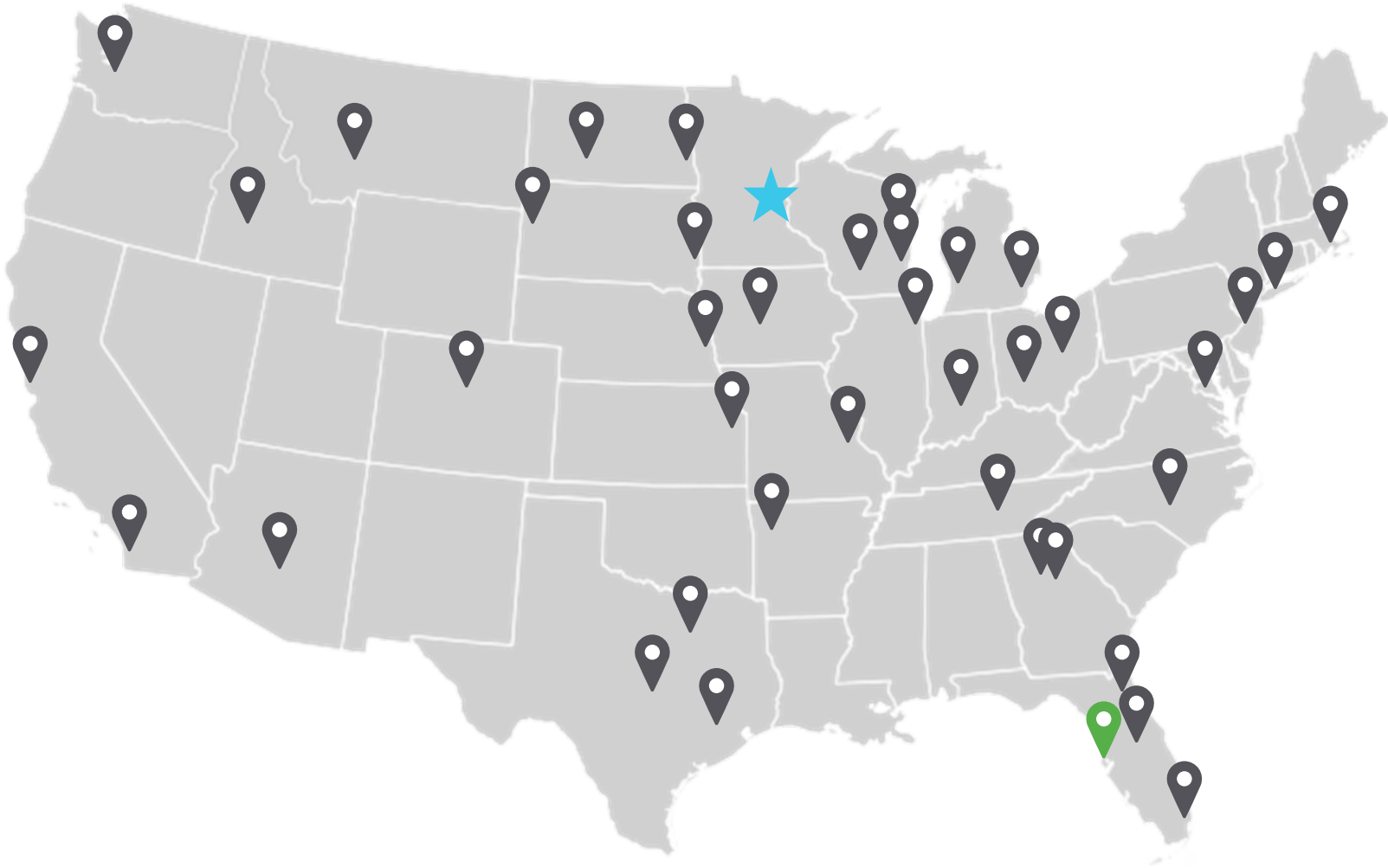
- **ONENESS** makes us stronger
- **STEWARDSHIP** Reflects responsibility
- **INTEGRITY** who we are
- **CURIOSITY** drives innovation
- **ELEVATION** takes us higher

With 41 offices across the US, we excel at streamlining project deployments and enhancing your overall experience.

Headquarters
9675 W. 76th Street
Eden Prairie, MN

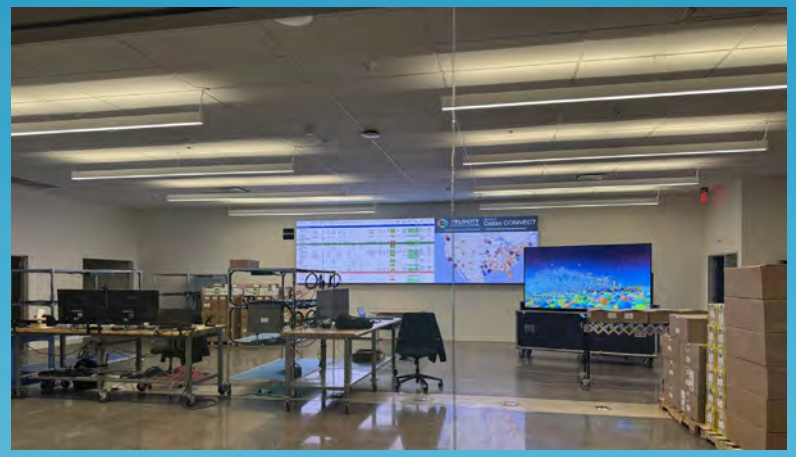
Regional Offices

Coming 2025
- **Tampa**



AVI Dallas

1201 Lakeside pkwy #160,
Flower Mound, TX







Over 140 of our 1300+ employee owners are based in Texas and 115 of those are Technical:

66 DFW Technical Resources

- ✓ **Design Engineers**
- ✓ **Project Managers**
- ✓ **Install Technicians**
- ✓ **Field Engineers**
- ✓ **Programmers**
- ✓ **Dedicated Service Technicians**

49 Additional Texas Technical Resources

AVI Dallas Certifications

AVIXA
- CTS (10 employees)
- CTS-D (2 employees)
- CTS-I (3 employees)

Crestron
- Certified Designer– 4K (DMC-D-4K) (5 employees)
- Certified Engineer - 4K (DMC-E-4K) (4 employees)
- Crestron Programming (CTI-P101) (3 employees)

Biamp
- Tesira Server/Server- IO (1 employee)

Extron
- Authorized Programmer (1 employee)
- Control Specialist / Professional (4 employees)
- Network AV specialist (2 employees)
- Pro DSP Specialist (3 employees)

Shure
- Advanced Integrated Systems Level I (2 employees)

QSC
- Q-SYS Level I (8 employees)
- Q-SYS Level II (3 employees)

OSHA
- Construction 10 / 30 hours (8 employees)

AQAV
- CQD (1 employee)
- CQT (1 employee)



Certifications

AVI Systems' Credentials

AVI Systems' project management professionals ensure your project stays on track, with industry-leading certifications like CTS, PMP, and CAPM. Our design and engineering teams set the standard for excellence, with continuous training, vendor visits, and multiple Infocomm and engineering certifications.

AV / Digital Media

AMX Solutions Master

Audinate

- Dante Level 1, 2, 3

AutoCAD

AVIXA

- CTS, CTS-D, CTS-I

Bose

Biamp

- Audia, TesiraFORTE, TesiraLUX, TesiraSERVER/SERVER-IO, Vocia, VoIP, RCDD, RTPM

BSS Audio

Brightsign

ClearOne

Crestron

- CTI-Fusion, DMC-D, DMC-D-4K, DMC-E, DMC-E-4K, DMC-N, DMC-S, DMC-T, DMC-T-4K
- Crestron Master Certified Programmer (MCP)
    - Silver
    - Gold
    - Platinum
    - Diamond
- Crestron Master Technology Architect (MTA)
    - Silver
- Crestron Master Sales Associate (MSA)

Extron

- AV Assoc., Control Prof., Control Specialist, ProDSP Specialist, Programmer
- XTP Systems: Designer, Technician

Harman

Poly

QSC

- Q-SYS Architect, Control 201, Level 1 & 2, Control & UCI Fundamentals.

Shure

- IntelliMix P300, Microflex Wireless, Networked Systems for Microflex Advance

Broadcast

BICSI

- RCDD

SBE

- CBNE, CBNT, CBRE, CBT, CBTE, CEA, CEV, CPBE, CSRE, CSTE

SMPTE

Networking

CDQ

Cisco

- Cisco 500 – 710 Video Infrastructure Implementation
- Cisco – Enterprise 200-301 CCNA
- Cisco – Enterprise 300-810 CLICA
- Cisco – Enterprise 350-810 CLCOR 1.1

CompTIA

Network+, Security+

ITIL v3 Foundation

ITS

Yealink

Zoom

- Zoom Phone: Foundation, Deployment, Contact Center, Virtual Agent

Microsoft

Microsoft Solutions Partner:

- Data & AI Azura
- Digital & App Innovation Azure
- Infrastructure Azure
- Modern Work

Managed Services

- Managed Services
- Service Desk
- Network Support
- Server Support
- Desktop Support
- OAS/Licensing
- MTR Support
- Premier Support

Associations

AQAV CQD

NICET

NSCA

PMP

- Certified Associate in Project Management
- Project Management Professional

OSHA



CRESTRON TECHNICAL INSTITUTE

CRESTRON

This certifies that ODIS KING

has successfully completed all of the requirements of the Crestron Technical Institute Certification Program and is hereby awarded the title of **Crestron Masters Certified Programmer - Platinum.**

MASTERS CERTIFIED PROGRAMMER

PLATINUM

CTI CRESTRON TECHNICAL INSTITUTE

11/24/2021

Date

Authorized Signature

CMCP-P-105-211124-01018

Nova Irvin

Commissioning Specialist

Mailing State/Province : TX

Mailing Country : United States

CTS Designation : CTS-I

CTS Expiration Date : 07/31/2026

CTS I Expiration Date : 07/31/2026



Manufacturer Line Card

Vendor Partners

AVI is authorized to integrate and service products manufactured by the world's top providers. This allows us to provide the optimal solutions for each customer. It gives you one point of contact for maintenance, repair, and replacement of any component of your technology ecosystems.

Audio		Video Conferencing		Display		Signal Processing and Distribution
Allen and Heath	Klipsch	Analog Devices	Logitech	Absen	Samsung	Aja Video Systems
Anchor Audio	LEA	Atlona Technologies	Lumens	Avocor	Screen Innovations	Analog Way
Ashly	Lectrosonics	AVer	Luxor	Barco	Sharp	Apantac
Atlas Sound	Leon Speakers	Biamp	Marshall	Christie	SMART	Atlona
Audio Technica	Listen	Black Box	Microsoft	Clear Touch	Technology	Aurora Multimedia
Biamp	Technologies	Blue Jeans	Neat	Da-Lite	SNA Displays	Black Magic Design
Behringer	Mackie	Bogen	Newline	Daktronics	Sony	Crestron
Beyerdynamic, Inc.	Media Vision	Bosch Conferencing	NewTek	Digital Projection	Viewsonic Corp.	Epiphan Systems
Bogen	Nureva	Bose	Owl Labs	Draper		Evertz
Communications	Owi	Cisco	Peerless AV	Eiki		Extron
Bose	PreSonus Audio	Clear Touch	Pexip	Elo Touch		Harman
Cambridge Sound	QSC	ClearOne	Poly	Solutions		IHSE
Management	Sennheiser	Crestron	Q-Sys	Epson		Kramer Electronics USA
Catchbox	Shure	Draper	RDL	LG		Mersive Technologies
Clear-Com	Sonance	DTEN	Sennheiser	Lumens		Opticis
Clearone	Soundcraft	Google	Sharp	Maxell-Hitachi		PESA
Clockaudio	Soundtube	Haivision	SMART	Mimo Monitors		QSC
Comrex	Entertainment	Hubbell	Sony	Multitaction		RGB Spectrum
Denon-Marantz	(MSE Audio)	HuddleCam	ViewSonic	Newline Interactive		Sound Control Technologies
DPA Microphones	Stewart Audio	Jabra	Williams AV	Optoma		T1V
Dukane	Symetrix	JVC	Yamaha	Panasonic		Tascam - Teac
Electrovoice	Telex	LG	Zoom	Philips Signage		Userful
Extron	Toa	Liberty AV		Solutions		Utah Scientific
Hall Research	Williams AV	LifeSize		Planar		
Innovox	Whirlwind	Listen Tech.		QOMO		
	Yamaha Pro Audio					

Vendor Partners

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Cameras	Digital Signage and IPTV	Furniture and Racks	Networking and Infrastructure	Distributor Partners
Bosch	Alpha American	Audio Visual Furniture	ADC-Commscope	Almo Pro/AV
Canon	BrightSign	Avteq	Alarm Products - APD	Anixter
Elmo	Carousel Signage	Chief	Ametek dba Surgex	AvPro Global
Fujifilm - Fujinon	Contemporary Research	Exact Furniture	Belden	Bormann Marketing
Huddly	Display Devices	International Inc - AVF	BTX	BP Marketing
Ikegami	Keywest Technology	Legrand AV	Connectrac	Broadata Communications
JVC Pro	Mvix Digital Signage	Lowell Mfg	Covid	Excellence Marketing
Marshall Electronics	Navori	Marshall Furniture	FSR Inc.	HD Distributing
Panasonic	Scala	Peerless-AV	Hosa	Herman Electronics
QOMO	Screenfeed	Premier Mounts	Legrand AV	Ingram Micro
Sony	Seneca	Sound-Craft Systems	Liberty AV Solutions	JB&A
Wolfvision	Tightrope Media Systems	Spectrum Industries	Maxxess	RHC Holding (Pro Co Sound/Rapco)
		TBC Consoles	Netgear	Stampede
		Ultimate Support	Pakedge	Starin Distributing
		Winsted	Qorus	Starin Marketing
			Seneca	Synnex
			Siemens	Tekserve
			Starleaf	Visitec marketing associates
			Userful	Vitec Imaging (Manfrotto\Bogen Imaging)
				Vitec Production



Project Delivery

Work Breakdown Structure (WBS)

Engineering

- Pre-Install – Submittal and Design – Design Engineering (DE)
- Project Support Engineering – DE/Project Engineer (PE)
- Commissioning - PE

Project Management and Clerical Support

- Managing – Project Forman/ Lead Onsite for each phase
- Managing – Clerical and Procurement Support Staff

Programming

- Consists of 1 Lead Programmer and additional programmers as required.
- Base programming will happen offsite
    - Programmers will be present during commissioning stage onsite.

CAD/Drafting

- Pre-project drawings, submittals and required project documentation
- Change management support to field during project
- As-builts and final documentation

Installation - Fabrication

- Offsite fabrication of racks and product testing at an AVI Facility, or Authorized Agent Thereof, prior to arrival onsite.
    - Will include Programmer and PM sign off during First Article Testing.

Installation – Onsite Installation

- Onsite installation which consists of structured cabling, structure/mounting, installation of racks and other equipment according to specifications and engineering drawings.
    - Number of resources will fluctuate over the life of the project.

Project Management Communication Strategy

Description	Frequency	Channel	Audience	Purpose
Project Kick-Off Meeting Follow Up	Once	Customer Preference	Project Team/ Customer	Team Introductions, Define roles and responsibilities, and discuss project schedule
Daily Site Reports	Daily	Form	Project Manager/ Lead Installer	Installation progress, upcoming activities, and other important site information by the lead installer.
Weekly Project Status Reports	Weekly	Video Conference	Project Team	Any issues, change orders, project time and schedule, action items developed, reviewed, and updated.
Request for Information	As Needed	Form	Project Manager / Customer	Form is available to provide a written method of information request as well as log of the response to all question

REGIONAL DEPLOYMENT CENTER

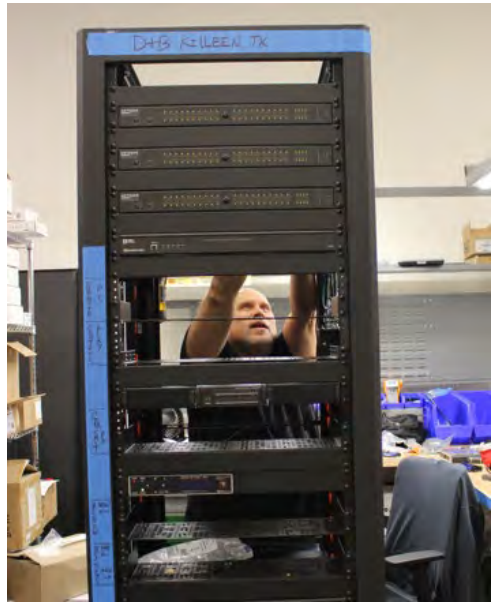
Preparation → Component Mounting → Fabrication → Commissioning → Pack and Ship

We build, commission, and test technology and systems before delivering and installation.

This approach enhances project preparation, scalability and efficiency.

Additionally, our Houston Customer Experience Center is designed for customer engagement and real-time visibility in every aspect of the life of the project, from design review and demonstrations of technology and spaces, through staging and deployment.









Quality Assurance and Commissioning Overview

Preparation

Utilize our commissioning checklist with AQAV best practice.

- Document will be customized for each room.
- Add any manufacturer- required testing.
- Project Engineer will oversee the correct process.

Physical Install Commissioning

Focus on structure, cabling, and basic setup.

- Gather all project documents before starting.
- Mark off completed items with unique colors.
- Lead Technician will ensure completion.

Technical Commissioning

Verify physical install, programming, networking, video, and audio quality.

- Gather all project document before starting
- Verify systems power on and perform step-by-step checks.
- Update as-builds

Room Name or SID **Date**

Audio	0%
Video	0%
Network	0%
Control	0%
UC	0%

See notes indicated by red triangle for additional information or checks

Order	Checklist Questions	Verified	Reading / Value
U.1	Installation performs handoff meeting with Commissioners		
U.2	Confirm Installation tasks are completed, note remaining items		
	Expansion items below are for reference to Commissioner of items that should be completed during installation phase		
Expansion of U.2	All cables are installed		
Expansion of U.2	All equipment being installed is connected, and ALL peripheral equipment is hooked up as per flow diagram: microphones, loudspeakers, video monitors, projectors, PC's, USB switchers, etc.		
Expansion of U.2	The full complete inventory is of all new and OFE equipment, in full compliance with the specification, or as modified by approved submission. Record all equipment not present, and why.		
Expansion of U.2	Racks have temporary labels indicating the building and room where they are being installed.		
Expansion of U.2	I/O Panels are easily accessible.		
Expansion of U.2	Racks are "clean". All blanks and vents are installed.		
Expansion of U.2	Cable labels are affixed and coded. All cables are labeled in a manner consistent with the documentation, and at both ends of each cable, with machine-generated labels that are permanently fastened, and positioned and oriented in a consistent manner that is legible and unambiguous. Refer to InfoComm Document F501.01:2015 "Cable Labeling for Audiovisual Systems".		
Expansion of U.2	All labeling in general is permanently fastened.		
Expansion of U.2	All the equipment can be pulled for repairs or replaced without hindrance, and equipment without IEC removable power cords are not tie-wrapped to the cabinet. There are no obstructions to the item being pulled from the front of the rack. If there are obstructions prohibiting the disconnection of terminations on the back of the unit, there must be sufficient cabling to permit the equipment to be pulled from the front and disconnected there. Further, terminations are such that it is relatively easy to find their proper terminating points when the item is re-installed.		

Project Closeout

Verify Scope / Functionality to Final Deliverables

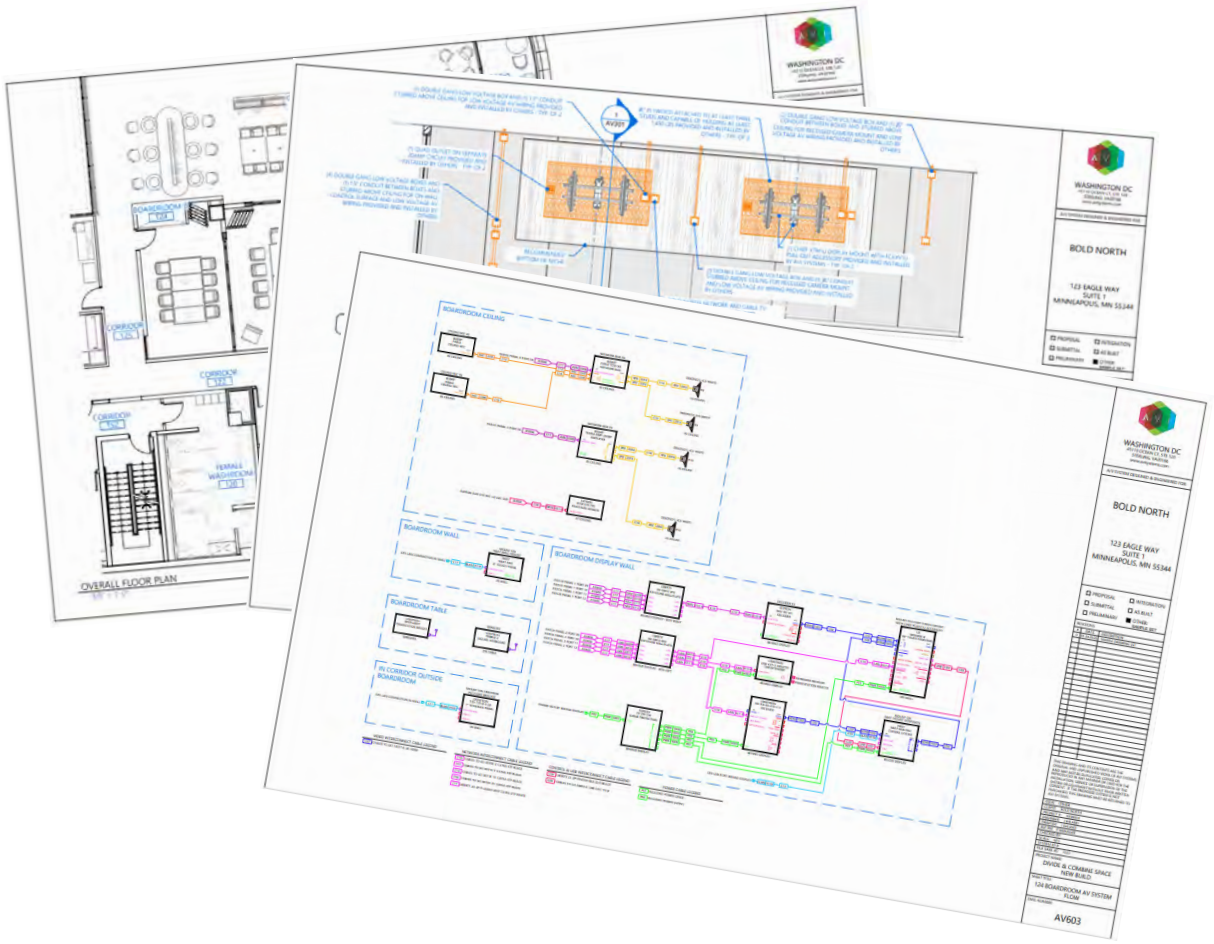
- Review and test with Client against approved specs
- Assess Customer Satisfaction

Close Out Contracts

- Execution completion triggers the acceptance process.
- Substantial Completion Notice.
- Training and Onboarding

Delivery Close Out Documentation

- eBinder contents:
  - Drawings
  - Equipment Manuals
  - Programming Source Code
  - Project Serial Numbers
  - Equipment information
  - other as required by contract.
- Lesson Learned
- Celebrate Success

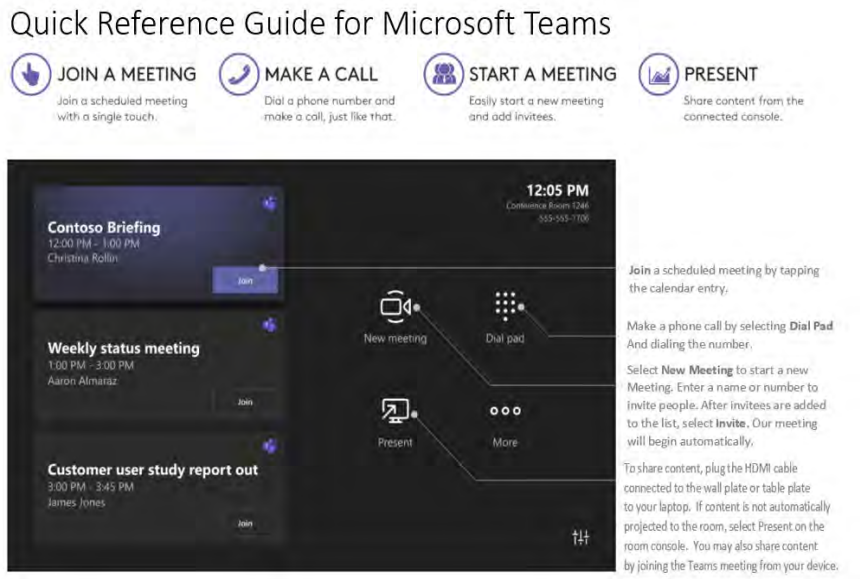


Training for Successful Customer Onboarding

Our mission is to deliver a holistic training program, equipping our customers with the knowledge and skills to optimize their collaboration experience. We begin by providing a thorough grasp of the collaboration equipment and services, empowering end-users to confidently harness the technology's full potential independently. Our user orientation will be scheduled approximately one week after final commissioning. Training will be held on locations. After training our Client Advocate will contact you 30-40 days after orientation to follow up.

Orientation Includes
• Equipment and Systems Overview • Basic User operation and function • One laminated version of the User Guide   • Copies for all attendees • Review of Selected Pro Support Plan • A USB drive with electronic version of (delivered after training and document updates)

Additional Training Options	
Technical Orientation	In-depth technical training – can be provided upon request or will be recommended as needed, would include review of flow drawings, and basic trouble-shooting. **Recommended for End-user helpdesk/support staff
Product Specific Training	Can be provided upon request or will be recommended as needed. Additional fees and scheduling requirements apply. May be supplied by the manufacturer or AVI Personnel depending on the product. **Recommended for in-depth Users, End-user helpdesk/support staff
Specialty Systems Training	• Digital Signage • Sound Masking • Insight • Other





Managed Services

Service Management
Entitlements



Customer Care

8 X 5 M-F

24 X 7 Option

	Entitlements	Service Level
REACTIVE	Service Desk / Incident Management	2 Business Hours
REACTIVE	Remote Support	8 Business Hours
REACTIVE	Parts Repair or Replacement	Included
REACTIVE	Field Dispatch Support	8 Business Hours
PROACTIVE	Service Delivery Management	On-Demand
PROACTIVE	System Health Checks	2 per Year
PROACTIVE	Monitoring	Real-Time

- Essentials of ITIL support
- Comprehensive support backed by world-class specialists
- Multi-tier escalating process

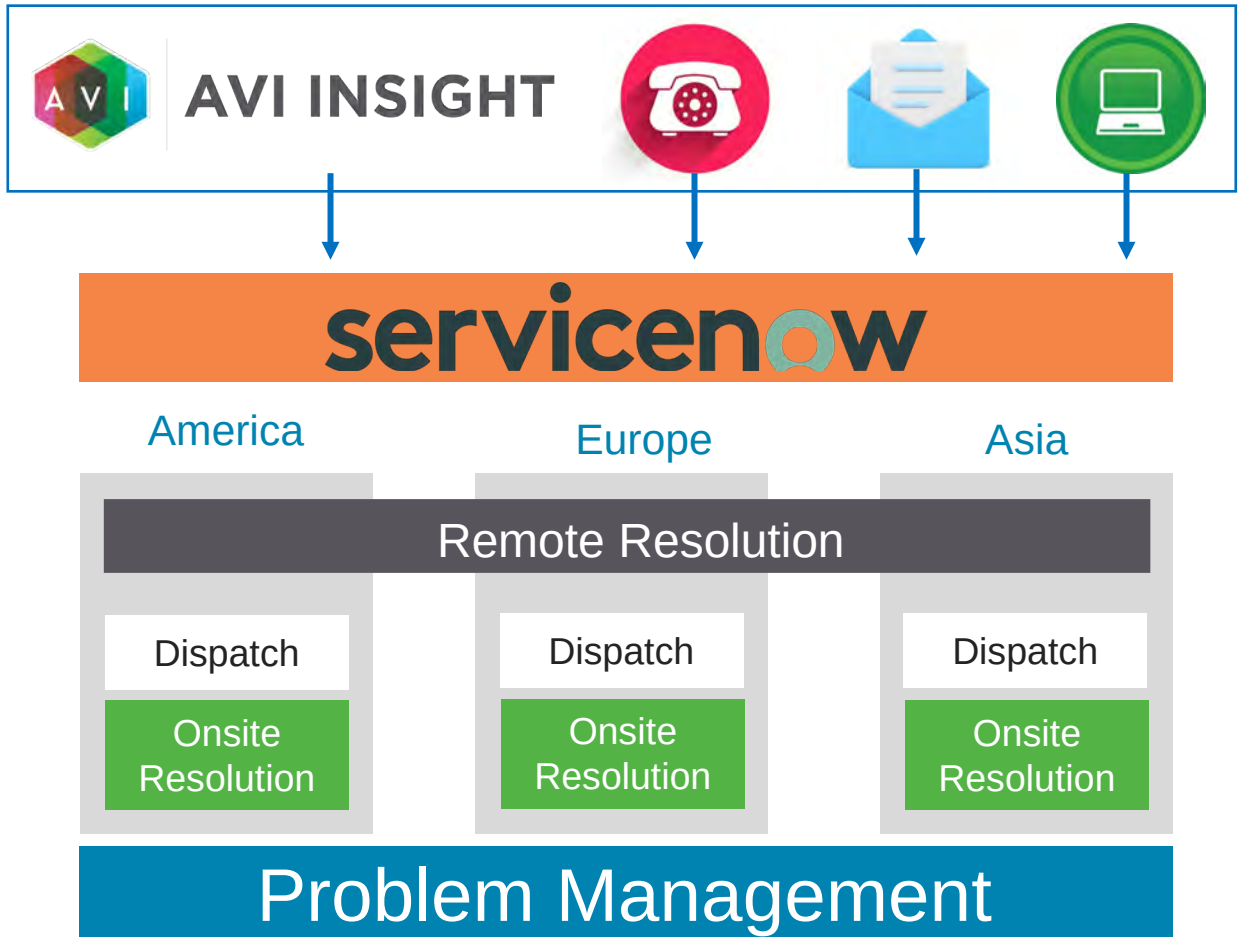
CUSTOMIZABLE TO MEET YOUR NEEDS

Service Level Response

2 Hour Initial Response TIER 1

2 Hour Response Escalation TIER 2

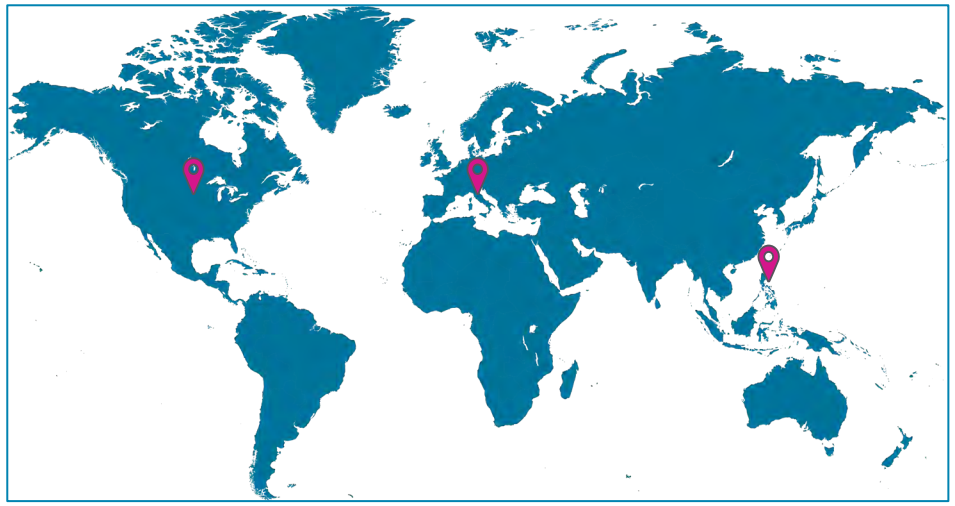
72 Hour Dispatch Escalation TIER 3



Problem Management :

- 2 Hour Initial Response
- Multiple incidents of the same nature across multiple sites and systems
- Any tier can escalate to Tier 4
- Root cause analysis reporting and full remediation strategy

Service Management
Global Helpdesk



Global Call Centers – APAC – EMEA – AME

	Americas	Europe	Asia
	Centralized Email		
	Dedicated	Dedicated	Dedicated



Relevant Experience



Texas-New Mexico Power

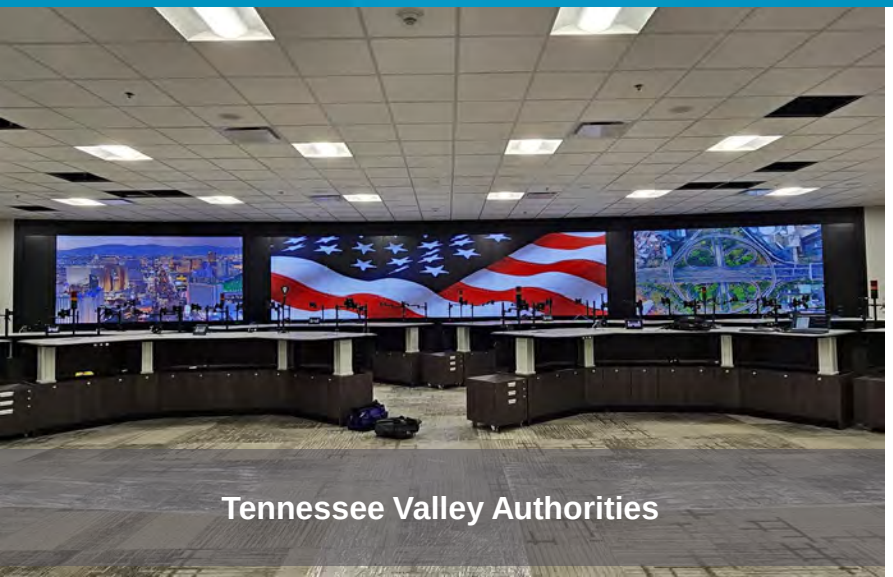


Austin Energy

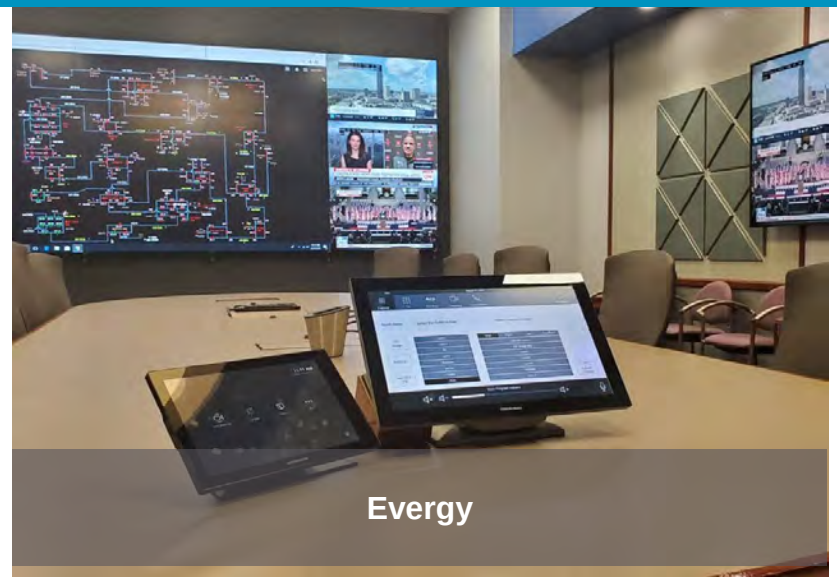


Dairyland Power

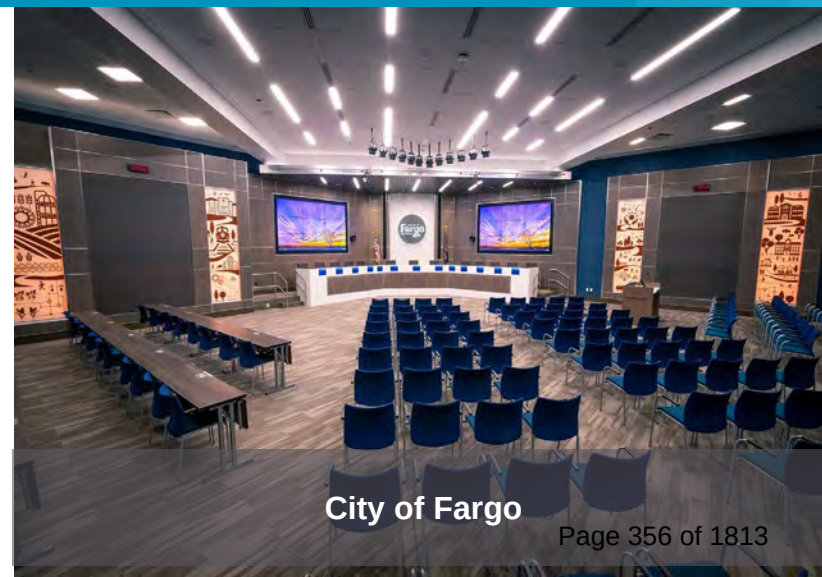
Government



Tennessee Valley Authorities



Evergy



City of Fargo

CUSTOMER REFERENCE

Customer: BP

Global AV Program (2000 MTRs)
Currently AVI is managing 72 open projects encompassing 173 rooms in 35 countries

Mark Licinio

e: Mark.Licinio@bp.com

Customer: City of Carrolton

Multiple Projects

- Senior Center AV
- Police Station
- Design / Build project for Council Chambers in process

Tom Rushing

e: tom.rushing@cityofcarrollton.com

Customer: Emerson

Multiple Projects

- Round Rock IOPS – Command Center
- Rogerdale Immersive Theater
- Rogerdale Solutions Center
- Shakopee Customer Solutions Center

Al Lee

e: Al.Lee@emerson.com

Customer: Occidental Petroleum

Multiple Sites (100+ Spaces) including:

- Multi-room divisible spaces
- Command and control rooms
- Conference rooms
- Auditoriums

2 Full-time onsite resources

Aaron Chamness

e: aaron_chamness@oxy.com

Customer: NRG

- Multi-city/country installs for NRG - Primarily conference rooms and divisible spaces
- Working on a large refresh of their new corporate HQ
- Ongoing support contract

Jim Jozwiak

e: Jim.Jozwiak@nrg.com

Partners of AVI Systems

Banking



















Technology
















Professional Services

















Legal















Pharmaceutical

















Healthcare

Retail

Food & Beverage

Entertainment

Partners of AVI Systems



Qty	Manufacturer	Master No.	Description	LEAD TIME
1	SONY	FW85BZ40L	85IN BRAVIA 4K HDR PROFESSIONAL DISPLAY	STOCK
1	CHIEF	XSM1U	Micro-Adjust Fixed Wall Mount, X-Large	STOCK
11	SAMSUNG	S22A338NHN	22IN 1920X1080 TILT STAND VA PANEL VGA/HDMI HDMI CABLE 3YR	STOCK
11	HECKLER DESIGN	H751-BG	Zoom Rooms Console for iPad 10th Generation	1-2 Week Lead Time
11	TRENDNET	TPE-117GI	Gigabit Ultra PoE+ Injector - 120 V AC, 230 V AC Input - 52 V DC, 1.38 A Output - 1 Gigabit Ethernet	1-2 Week Lead Time
1	PANASONIC	AW-UE100WPJ	4K-60p High Bandwithc NDI PTZ	BACK ORDERED 3-15
1	PANASONIC	FEC-100WMW	AW-UE100W FEC MOUNTS WHITE	BACK ORDERED 3-15
1	TRENDNET	TPE-119GI	Trendnet POE++ 95W Injector	STOCK
1	MAGEWELL	MAG-32050	USB 3.0 DONGLE, 1-channel HD/3G/2K SDI with loop-through out, plus extra audio line in / out. Plug	1-2 Week Lead Time
1	BLACK MAGIC DESIGN	BMD-CONVCMIC/SH03G/WPSU	Micro Converter SDI to HDMI 3G PSU	STOCK
2	COMPREHENSIVE	BB-C-3GSDI-6	HIGH DEFINITION 3GSDI BNC TO B	STOCK
1	TVONE	MWP-4H-1Y	CORIOview 4x1080P HDMI in, 1x4K HDMI out Multi Window Processor	STOCK
1	CRESTRON	AM-3100-WF	AirMedia Receiver 3100 with Wi-Fi Network Connectivity	March timeframe
1	CRESTRON	UC-CX100-T	Crestron Flex Advanced Video Conference System Integrator Kit for Microsoft Teams Rooms	STOCK
1	CRESTRON	UCA-RMK-1U	Rack Mount Kit for UC Engine Bracket Assembly	March timeframe
16	CRESTRON	DM-NVX-E20	DM NVX 4K60 4:2:0 Network AV Encoder	March timeframe
13	CRESTRON	DM-NVX-D20	DM NVX 4K60 4:2:0 Network AV Decoder	STOCK
3	CRESTRON	DM-NVX-D200	DM NVX 4K60 4:2:0 Network AV Decoder with Scaler	STOCK
1	NETGEAR	GSM4248PX-100NAS	M4250 40G8XF POE PLUS MNGD SW	STOCK
1	CRESTRON	CP4N	4-Series Control System	STOCK
2	CRESTRON	TS-1070-B-S	10.1 in. Tabletop Touch Screen, Black Smooth	STOCK
1	CRESTRON	CEN-IO-RY-104	Wired Ethernet Module with 4 Relay Ports	April timeframe ingram no stock / ALMO to get stock 3-5
1	NETGEAR	GSM4230P-100NAS	M4250 26G4F POE PLUS MNGD SW	STOCK
2	BOSE	787856-1210	MSA12X Powered Beam-Steering Array Loudspeaker White 120V NA	STOCK
2	BOSE	811432-0210	MB210-WR Outdoor Subwoofer White	STOCK
2	BOSE	876599-0300	PowerShareX PSX4804D	STOCK
1	LISTEN	LWS-02-A1-D	2 Channel Wi-Fi System with 2 receivers (Dante)	STOCK
1	QSC	CORE 110F-V2	Unified Core with 24 local audio I/O channels, 128x128 total network I/O channels with 8x8 Software-	avail 2-28
1	QSC	SLDAN-32-P	Q-SYS Software-based Dante 32x32 Channel (16x16 Flows) License, Perpetual.	LICENSE
1	QSC	MD-110	Media Drive Kit for Core 110f ONLY - Provides a minimum of 200 hours of audio storage (WAV, MP3 or F	STOCK
2	QSC	QIO-ML4I	Q-SYS peripheral providing 4 mic/line inputs. Up to 4 devices daisy-chainable. 1U-1/4W, powered over	STOCK
1	SHURE	MXWNDX4	Networked Docking Stations that can charge 4 MXW neXt transmitters without removing the battery.	March product release
1	SHURE	MXWAPX4=-Z10	Access Point Transceiver with 4 wireless audio channels for use with MXW neXt wireless transmitters.	STOCK
2	SHURE	MXW1X/O=-Z10	Microphone - Bodypack	STOCK
2	SHURE	MX153T/O-TQG	Omnidirectional Earset Headworn Microphone, Tan	STOCK
2	SHURE	MXW2X/BETA58=-Z10	"Handheld Transmitter with interchangeable mic cartridge: Beta58 (Dynamic, Supercardioid), B/W matri	STOCK
1	TELEVIC	71.98.2904	PLIXUS AE-R + DANTE	STOCK
1	TELEVIC	71.98.2911	Plixus Network Extender	STOCK
1	TELEVIC	71.98.2915	Plixus NEXT PS Power supply for Plixus NEXT Device where larger Plixus PS is not needed.	STOCK
15	TELEVIC	71.98.0094	MIKE PLM401F-GSM immune gooseneck microphone of 40 cm with push & lock mechanism	STOCK
0	TELEVIC	99.06.0012	Complimentary 1hr online project review by a Televic Representative. To be scheduled before system	STOCK
1	TELEVIC	99.06.0006	Remote system access for installation, configuration	STOCK
1	TELEVIC	99.06.0004	1-Year Service Level Agreement	STOCK
20	TELEVIC	71.98.0082	Confidea FLEX GO G4	STOCK
20	TELEVIC	71.98.0094	MIKE PLM401F-GSM immune gooseneck microphone of 40 cm with push & lock mechanism	STOCK
1	TELEVIC	71.98.0034	TELEVIC CONFIDEA WAP G4	6-8 week time frame
20	TELEVIC	71.98.0045	ADDL BATTERY PACKS FOR 24H TALK TIME	STOCK
2	TELEVIC	71.98.0046	CHARGING STATION FOR 10 BATTERIES	STOCK
3	LIBERTY AV	24-4P-P-L6SH-BLK	CAT6 23/4P F/UTP CMP BLACK	STOCK
2	SENTINEL CONNECTOR SYSTEMS INC	111S08080091C34	RJ45 PLUG 8P8C L6 STP NKL	STOCK
1	PLATINUM TOOLS	100054LW	CATMASTER HD CRIMP TOOL	STOCK
1	LIBERTY AV	18-CMP-VID-COAX-WHT	SDI COAX RG6 HD CMP WHITE	STOCK
2	LIBERTY AV	CM-RG6M-BNC	BNC PLUG RG6 UNIV. PLN C-TEC2	STOCK
32	LIBERTY AV	HALO-HC02.5M	HALO 18G HDMI CBL AWM BLK 2.5M	STOCK
36	ABSEN	B5718-1-00	KLCOB1.8 V2(600mm x 337mm)	2.5 MONTHS
4	ABSEN	B5100-1-17	KLCOB V2 Main Power Cable 5M	2.5 MONTHS
2	ABSEN	B5712-0-04	KLCOB V2 Receiving Card HUB Card	2.5 MONTHS
2	ABSEN	B5700-0-03	KLCOB V2 Power HUB	2.5 MONTHS
2	ABSEN	B5700-0-05	KLCOB V2 Power Supply	2.5 MONTHS
21	ABSEN	B5718-1-03	KLCOB 1.8 V2 Spare Module 2023C	2.5 MONTHS
5	ABSEN	B5100-1-04	KLCOB V2 Main Data Cable 20m	2.5 MONTHS
18	ABSEN	B5100-1-02	Installation Hardware HC series/KLCOB V2 Double Mounting bracket	2.5 MONTHS
2	ABSEN	B5100-1-07	A2-KLCOB V2 Top and Bottom Trim kit 3-in-1 1800*37*5	2.5 MONTHS
2	ABSEN	B5100-1-26	KLCOB V2 Bottom left/Top right single corner Trim kit 3-in-1(1012.5+5)*70.5*5mm	2.5 MONTHS
2	ABSEN	B5100-1-19	A2-KLCOB V2 Bottom Trim kit 3-in-1 1800*70.5*5mm	2.5 MONTHS
2	ABSEN	B5100-1-20	B1-KLCOB V2 Top left/Bottom right single corner Trim kit 3-in-1 (1012.5+5)*70.5*5mm	2.5 MONTHS
3	ABSEN	B5100-1-15	Trim Clip Package 17*12*0.4mm (30 pcs) - 1 Per 16 Panels	2.5 MONTHS
1	ABSEN	D8600-0-00	Free 3% spare parts including Modules, Receiving cards, Power supply and HUB	2.5 MONTHS
1	ABSEN	F8000-0-69	A8S-N Receiving card	2.5 MONTHS
1	ABSEN	F8000-0-68	Nova VX400	2.5 MONTHS
1	ABSEN	E9000-0-28	Installation Support Package 1 Tech	2.5 MONTHS
1	ABSEN	SHIPPING	Shipping - Air Freight	2.5 MONTHS

EXHIBIT B

INSURANCE REQUIREMENTS
GENERAL CONTRACTS FOR SERVICES

A. Before commencing work, the vendor shall, at its own expense, procure, pay for, and maintain the following insurance written by companies approved by the state of Texas and acceptable to the City of Celina. The vendor shall furnish to the City of Celina certificates of insurance executed by the insurer or its authorized agent stating coverages, limits, expiration dates, and compliance with all applicable required provisions. Certificates shall reference the project/contract number and be addressed as follows:

City of Celina
c/o Purchasing
142 N. Ohio Street
Celina, TX 75009

1. Commercial General Liability insurance, including, but not limited to, Premises/Operations, Personal & Advertising Injury, Products/Completed Operations, Independent Contractors, and Contractual Liability, with minimum limits of $1,000,000 per occurrence and $2,000,000 general aggregate. Coverage must be written on an occurrence form. The General Aggregate shall apply on a per-project basis.

2. Workers' Compensation insurance with Texas statutory limits; and Employer's Liability coverage with minimum limits for bodily injury: a) by accident, $500,000 each accident, b) by disease, $500,000 per employee with a per policy aggregate of $500,000.

3. Business Automobile Liability insurance covering owned, hired, and non-owned vehicles, with a minimum combined single limit of $1,000,000.

B. With reference to the foregoing required insurance, the vendor agrees to the following:

1. A waiver of subrogation in favor of the City of Celina, its officials, employees, and officers shall be contained in the Workers' Compensation insurance policy.

2. The City of Celina, its officials, employees, and officers shall be covered as additional insureds on the Commercial General Liability and Business Automobile Liability policies.

3. Policies of insurance shall not be canceled, non-renewed, terminated, or materially changed unless and until thirty (30) days' notice has been given to the City of Celina.

C. Insurance limits can be met with a combination of primary and excess/umbrella coverage.

D. All insurance shall be purchased from insurance companies that meet a financial rating of A-VI or better as assigned by AM Best Company or equivalent.

E. The vendor shall require any contractors, sub-contractors, and other persons doing business with or for the vendor related to the work to maintain at least the insurance as required, or their liability shall be covered by the vendor.

Life Connected.

Public Works
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andrew Figueroa, Director of Public Works
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Andrew Figueroa
Date:	March 11, 2025
Re:	Water and Wastewater Leak Detection Services

Action Requested:
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)

Background Information:
ASTERRA specializes in satellite-based infrastructure intelligence. Their technology uses satellites' L-band Synthetic Aperture Radar (SAR) to detect soil moisture from treated water or wastewater leaks, enabling proactive infrastructure management. Asterra's scope of work for leak detection includes evaluating 298 linear miles of potable water mains and service pipes and 237.1 linear miles of wastewater pipes. The following items are included in their scope of services:

- Identify underground leaks, including non-surfacing ones.
- Provide GIS-based points of interest (POIs) for field crews.
- Provide a GIS dataset with pipe condition ratings.
- Identify high-risk zones for asset management planning.

Celina's proposal includes:

- Annual Subscription: $57,000.00 for 12 months
- Subcontracted Acoustic Leak Detection (15 days): $30,000.00
- A final Program Report is included in the total price
- Total cost: $87,000.00

The Asterra program is a pilot program that will utilize artificial intelligence to identify leaks in the water

and wastewater system. Asterra is stating that their services can increase leak detection efficiency by up to 400% and reduce non-revenue water loss and environmental impact. The potential savings in water losses could pay for the cost of this service. The program will enhance water and wastewater infrastructure management, reduce operational costs, aid water conservation efforts, and improve service delivery. While the Public Works department has never used artificial intelligence to this extent, this project has the potential for a large return on the city's investment. At its conclusion, this program will be evaluated for overall effectiveness.

Legal Review:
N/A

Supporting Documents:
1. Presentation - Leak Detection Services
2. ASTERRA Scope of Work Executed
3. ASTERRA Leak Detection Presentation
4. ASTERRA Sole Source Letter

Financial Consideration:
Funding is available in the current budget. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends awarding the contract as presented.

Leak Detection Services

Andrew Figueroa
March 11, 2025



AGENDA OVERVIEW

- 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.

- Funding is available in the current budget. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

- Staff recommends City Council approval of the ASTERRA proposal, selecting the Prevent package to enhance water and wastewater infrastructure management, reduce operational costs, aid in water conservation efforts and improve service delivery.

SCOPE OF WORK

1. Recover (Leak Detection):

- Identifies underground leaks, including non-surfacing ones.
- Provides GIS-based points of interests for field crews.
- Increases leak detection efficiency by up to 400%
- Reduces non-revenue water loss and environmental impact.

2. MasterPlan (Pipe Deficiency Assessment):

- Provides a GIS dataset with pipe condition ratings.
- identifies high-risk zones for asset management planning.

3. Area of Interest:

- 298 linear miles of potable water mains and service pipes.
- 237.1 linear miles of wastewater pipes.

PRICE SUMMARY

ASTERRA Proposal: Prevent Service Package Overview:

- **Annual Subscription:** $57,000 for 12 months
- **Subcontracted Acoustic Leak Detection (15 days):** $30,000
- **Final Program Report:** Included
- **Total:** $87,000 annually

QUESTIONS?

ASTERRA Statement of Work

&

Software Terms of Use

Provided to:

City of Celina, TX

March 4th, 2025

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ASTERRA

Statement of Work (SOW)

This Statement of Work ("**SOW**") is provided in connection with the Terms of Use governing the use of ASTERRA's Services and Platform.

Capitalized terms not defined herein shall have the respective meanings as set forth in the Terms of Use.

A. ROLES, RESPONSIBILITIES AND SERVICES – ASTERRA

1. GENERAL

ASTERRA offers its Clients, a patented technology operated by **Utilis Inc.** for pipe replacement modeling, and leak detection in urban and rural water networks, using L-band synthetic aperture radar (SAR) mounted on a satellite. The technology is based on a proprietary algorithm that detects soil moisture through the analysis of SAR data**.**

2. ASTERRA'S PRODUCTS OVERVIEW

ASTERRA will provide Client with the following Products available through the Platform: "Recover", "MasterPlan" (the "**Products**"), and their related Service Tiers: "Detect", "Prevent" or "Advise" (the "**Service Tiers**").

2.1 Recover - Satellite-Based Leak Detection and Analysis

ASTERRA Recover provides customers with leak detection monitoring for drinking and wastewater systems utilizing Synthetic Aperture Radar (SAR) signals from satellites to illuminate the area of interest and collect the resulting reflected signals. These signals are analyzed with the ASTERRA patented algorithm and processed to identify specific indicators of wet soil saturated with potable or wastewater, screening out the signal noise and other interference. The result is a map showing likely leak locations, or Points of Interest (POI). These results typically encompass 5 – 10 % of the entire system length, so that the clients time and resource cost to inspect is much lower than traditional inspection methods. Recover is available as a subscription with various levels of service to match client's needs.

2.2 MasterPlan – Pipeline Monitoring and Deficiency Assessment

Similar to Recover, ASTERRA MasterPlan utilizes Synthetic Aperture Radar (SAR) signals from satellites to illuminate the area of interest and collect the resulting reflected signals over time. These signals are analyzed with the ASTERRA patented algorithm and processed to identify the condition of underground water infrastructure, with pipes scored on a 1 – 5 scale, from a low level of deficiency observed to high levels of deficiency. The algorithm scores pipe segments exhibiting non-surfacing leaks and analyzes leak clusters over time contributing to the development of long-term maintenance and pipe replacement plans. MasterPlan is compatible with all GIS-based asset planning model tools and easily integrates with attribute

data such as pipe age, material, and work orders from surfacing leaks. MasterPlan is available in the Advise level subscription or as an additional service to Clients in the Prevent tier.

B. ROLES, RESPONSIBILITIES – CLIENT

1. GENERAL

Client is responsible for providing baseline system data, work order history and in some cases, an acoustic field verification team to inspect points of interests (POI) identified by ASTERRA. **Client** shall identify a primary contact person for technical, administrative, and field inspection coordination.

2. CLIENT RESPONISBILITES:

Client shall provide ASTERRA with the following materials ("**Materials**"):

2.1 **Area of interest (AOI):** the Client will provide ASTERRA with an area of interest (AOI). Unless agreed otherwise by the parties, the AOI is a designated geographical area to be surveyed using ASTERRA technology. AOI is required for all Products. AOI is attached as **Annex A** hereto and as agreed upon number of linear miles or area defined in Section E herein.

2.2 **Recover Product/MasterPlan Pipe System Information:** prior to image acquisition, the Client shall provide ASTERRA with a detailed and accurate GIS pipe system layer in the form of a shapefile or KML/KMZ. ASTERRA will use this layer to identify POI locations. The GIS layer should include pipe material, pipe age, pressure zone, and diameter, length of pipeline, trunk, main and service to be analyzed, and major appurtenances including hydrants, valves, and any other detailed information available.

2.3 **Recover/MasterPlan Leak Detection History (Work Orders)**: The Client shall provide ASTERRA with a detailed and accurate history of leak findings and repairs through the "Go-Live Date".

2.4 **Recover/MasterPlan Leak Detection Performance Metrics**: The Client shall provide ASTERRA with relevant and available performance metric data related to previous Client-utilized leak detection methodologies, field investigation process, timing, methods, and data delivery timing information, customer cost of water and cost of energy per Account Manager interview. This information will be used to calculate performance metrics of the service.

C. WORK PROCESS TIMELINE

1. Upon receipt of Client's Materials, ASTERRA shall initiate the satellite imagery acquisition and analysis. Once the analysis is completed, ASTERRA will inform Client of the "Go-Live-Date" and access to Product will be granted to Client. "Go-Live-Date" notice will be furnished by ASTERRA upon 7-14 business days after the scheduled image acquisition date. Image

acquisition dates may be changed by a third party (satellite operator) or due to technical constraints. ”Go-Live-Date” may be affected due to poor image quality according to ASTERRA’s quality assurance standards.

2. Unless otherwise agreed upon by both parties, ASTERRA will provide Services only in the AOI overlapping with the Client’s provided GIS pipe system layer.
3. Recover leak field inspection work can begin after the leakage report has been delivered to the Client customer portal and ASTERRA has provided training, guidance, and interpretation of the leakage data.
4. Unless otherwise agreed upon by the parties, field work with an ASTERRA field engineer will be conducted only within the borders of the AOI and at sites where access is provided by the client.
5. Delays in the provision of Materials may result in delays and/or additional cost in performing the Services. Where required, Client shall furnish access to Client’s premises, and appropriate worksite, as necessary for performance of those portions of the Services to be performed at Client’s premises.
6 Solely to the extent that ASTERRA provides Client pursuant to the applicable SOW with field work (by its own personnel or by its subcontractors), ASTERRA agrees to defend and indemnify Client and its respective directors, officers, employees, consultants, successors and assigns (collectively “Client Indemnitee”) from and against any claim by a third party brought against Client Indemnitee, relating to any negligence or willful misconduct of ASTERRA or its subcontractors in providing such field work, except if the claim results from the instructions of Client or a Client Indemnitee.

D. ACCESS TO PLATFORM AND PRODUCTS

1. Provision of the Platform: portal environment, applicable licenses, including U-Collect and U-View licenses, analytics, reports and data that can be used in Client’s GIS systems.
2. Access to the Platform shall only be granted upon ASTERRA’s “Go-Live” notice to the Client and shall expire on the Service termination date.
3. Upon expiration or termination of the Agreement for any reason, Client will not be able to access the Services and/or, the data stored within the Platform, the Platform, related software and mobile applications, ASTERRA’s support and any other software or data related to the Service. Any and all data not exported by Client to Client’s own storage, shall no longer be available to Client following Service’s termination. An exception will be made for Clients who renew their subscription within 12 months of termination of their previous subscription.
4. The provision of ongoing technical and support services by ASTERRA are in accordance with the Service Level Agreement (“**SLA**”).

E. FEES & PAYMENT TERMS

1. Annual subscription fee per Package and Service Tier requested by Client (exclusive of Taxes) ("Annual Fee") and Additional Services as required by Client ("Support Service Fee") as provided in the table below.
2. Package Name: Prevent Subscription Duration: 12 Months
3. Potable Water lines surveyed: 298 Miles, Wastewater lines surveyed: 237.1 Miles.
4. Table of fees:

ASTERRA Package: Prevent	QTY	Price
Annual Subscription Package (includes 15 Days of BOTG)	1	$87,000
Additional Services		
Final Program Report	1	Included
TOTAL	**$87,000**	

5. Payments by Client shall be made as follows:
    a. Annual Subscription Fee and any additional services shall be invoiced by ASTERRA on the Go-Live-Date.
6. Payment is due 30 days from the invoice date.
7. Requests for analysis outside the agreed upon AOI provided by the Client in Annex A may result in additional fees.
8. ACCOUNT MANAGER SERVICES LIST & Service Level Agreement (SLA) is attached hereto as Annex B

ACCEPTANCE OF TERMS

By executing this SOW, you confirm your approval of the SOW on behalf of Client listed below, to be contractually bound by:

1. This SOW; and
2. The Terms of Use and Service Level Agreement incorporated by reference into this SOW.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Utilis Inc., dba., ASTERRA	**City of Celina, TX**
Signature: Gadi Kovarsky	Signature: _____
Name: Gadi Kovarsky	Name: _____
Title: General Manager - Water Division	Title: _____
Date: March 4th, 2025	Date: _____

TERMS OF USE

These Terms of Use (the "Terms") is made and entered into as this 4th day of March 2025 ("Effective Date"), by and between Utilis Inc., dba., ASTERRA (the "Company", "ASTERRA") a private company having its registered offices at 4180 La Jolla Village Dr., Suite 530, La Jolla, CA 92037, and City of Celina, TX ("Client(s)", "you") a corporation organized and existing under the laws of Texas with a principle place of business and mailing address at 142 North Ohio Street, Celina, TX 75009. Terms of use govern the provision of the services that provide information for leak detection analysis, pipeline monitoring and deficiency assessment, using remote sensing technology (the "Service(s)") operated by Utilis Israel Ltd., Utilis, Inc., Utilis SAR Ltd or Utilis Japan., all trading and doing business as ASTERRA ("ASTERRA"). Each of Client and ASTERRA will be referred to as a "party" and together the "parties".

1. **Definitions and Interpretation**

1.1. Capitalized terms not defined herein have the meanings given in the Statement of Work (the **"SOW**") or the Service Level Agreement (the "**SLA**"), which are hereby incorporated into, and form part of, these Terms (together the "**Agreement**"), unless specifically excluded.

1.2. If there is a conflict between any provision of these Terms, the SOW, the SLA or any other agreement related to the Services, these Terms and the Agreement shall prevail, unless specifically expressed otherwise.

2. **License Grant**

2.1 Subject to the Terms, Client requests and ASTERRA grants, a nonexclusive, non-transferable, non-sublicensable, limited access license, to use the portal environment, applicable licenses, analytics, reports and data that can be used in client's GIS systems (the "**Platform**") during the Term, solely in accordance with the Terms herein, for Client's internal business purposes only.

2.2 Services, additional services, and/or licenses shall be issued in separate SOWs, in the form attached hereto as Statement of Work, signed by both parties, numbered sequentially (SOW1, SOW2, etc.), all attached to and governed by these Terms.

3. **ASTERRA Limited Warranties**

ASTERRA warrants and undertakes that:

3.1. it will provide the Services using the degree of skill, care, and diligence which would reasonably and ordinarily be expected from a skilled and experienced provider of the Services (or of services materially similar to the Services);

3.2. each member or individual involved in the provision of the Services shall be suitably qualified, adequately trained and competent to provide the relevant part of the Services in respect of which they are engaged.

3.3. the Services, when used in the manner envisaged by this Agreement, do not, to the best of ASTERRA's knowledge, infringe the intellectual property rights of any third party.

3.5. ASTERRA shall not be liable for any material delay or failure to provide the Services to the

extent that such material delay or failure is caused by Client's failure to comply with the Agreement, including but not limited to, the following obligations:

a. provision of data as agreed between the Parties and set out in the SOW – to be made ready on or before any agreed date of provision.

b. failure by Client to make available personnel, Information, or to provide site physical access, as reasonably required for the performance of the Services.

c. a failure by Client to make available adequate infrastructure to install, activate and use of the Service (such as: Client's systems and devices) to support the provision of the Services.

3.6 The Services hereunder are provided on an "AS IS" basis. Except for the above express warranty, ASTERRA makes no other warranties, express or implied, relating to the Services. ASTERRA does not represent or warrant that the Services shall be uninterrupted or error-free. ASTERRA disclaims and excludes any implied warranties of non-infringement, merchantability and/or fitness for a particular purpose.

4. Payment Terms

4.1 In consideration of the Service, Client will pay all invoices issued under this Agreement in accordance with stated payment terms on the relevant SOW. Any invoice that has not been paid within such period of time shall bear interest at the rate of 1% per month or any part of a month. Client is responsible for any applicable tax, duty, or tariff (except with respect to ASTERRA's income), and all reasonable costs of shipment.

4.2 All Customer's payment obligations to ASTERRA are non-cancelable and paid fees are non-refundable. Client is responsible for paying all fees applicable to its subscription to the Service, whether or not it actively used, accessed or otherwise benefited from the Service. Unless stated differently in the SOW, fees are exclusive of any sales tax, VAT, withholding tax or other governmental charges or transaction charges. Where applicable, ASTERRA will provide the Client its tax certificates and Client shall withhold taxes from payments due as per such certificates.

5. Technical Support

5.1. During the Term, ASTERRA, either directly or with the assistance of third parties, will provide Client technical support for technical issues regarding the Services, in accordance with the SLA terms. For the purpose of the provision of technical support for the Client's technical questions, problems and inquiries, Client will cooperate, and work closely with ASTERRA, to reproduce malfunctions, including conducting diagnostic or troubleshooting activities, as ASTERRA reasonably requests.

ASTERRA may suspend the Services for planned maintenance work ("**Planned Maintenance**") or for rectifying critical outages ("**Unplanned Maintenance**"). In relation to Planned Maintenance, ASTERRA shall provide Client at least 14 calendar days' prior notice stating the scope, time, and duration of the Planned Maintenance. In relation to Unplanned Maintenance, ASTERRA shall endeavor to provide Client with such advance notice as is reasonably practicable in the circumstances.

6. Privacy

As part of the Services, you may be granted a certain number of U-Collect, U-View and ASTERRA's Dashboard Licenses. The applicable terms of use and privacy policy are detailed in https://ASTERRA.io/privacy-policy-portal-application/

7. Confidentiality

Each party ("**Recipient**") agrees to: (a) keep all Confidential Information (as defined below) confidential; (b) not without the other party's ("**Discloser**") prior written consent to disclose any Confidential Information to any other person save those of its personnel who have a need to know the same in connection with this Agreement and its performance of this Agreement; (c) to use the Confidential Information solely in connection with this Agreement and the performance of its obligations hereunder and not otherwise for its own benefit or for the benefit of any third party. "Confidential Information" means all data, material, and information of a confidential nature in any form whatsoever disclosed (whether directly or indirectly) by or on behalf of the Discloser to Recipient, including: (a) the contents of and negotiations in relation to this Agreement; (b) the identity and business, financial and/or technical affairs of that party's business contacts, including Clients, agents, distributors and licensees; (c) any information that Recipient obtains or receives as a result of discussions leading up to the signature of this Agreement or subsequent performance of this Agreement; (d) any information obtained or observed as a result of any site visit; (e) all financial information of Discloser; (f) all data provided to Recipient by or on behalf of the Discloser in connection with the Services. Confidential Information does not include information: (a) disclosed as a requirement of law or any regulatory body to whose rule Recipient is subject provided that Recipient, if legally permissible, gives Discloser prompt written notice of such requirement prior to such disclosure and only discloses that portion of the Confidential Information that is legally required; (b) known to Recipient prior to the commencement of this Agreement otherwise than as a result of being obtained directly or indirectly from the Discloser; (c) obtained from a third party who lawfully possessed such Confidential Information and which has not been obtained in a breach of a duty of confidence owed to the Discloser; (d) developed independently by Recipient without the use of Discloser's Confidential Information or (e) in the public domain other than as a result of a breach of a duty of confidence owed to the Discloser. Upon request of Discloser or upon the expiry or termination of this Agreement, Recipient shall delete and destroy any Discloser's Confidential Information then in its possession or control. Recipient acknowledges that remedies at law may be inadequate to provide Discloser with full compensation in the event of a material breach of any confidentiality and nondisclosure obligations herein without bond or other security obligation, to seek injunctive relief in the event of any such breach.

8. **Client Data; Client Feedback**

8.1 Client acknowledges and agrees that ASTERRA will handle and use (by itself or by using trusted third-party service providers) the data that the Client feeds to the Platform (or that ASTERRA feeds to the Platform on Client's behalf) ("**Client Data**") and the data and output generated by the Platform when used by the Client, as follows:

(a) To provide the Services to the Client, conduct administrative and technical activities necessary to maintain and provide the Services and to improve and customize the Services;
(b) To conduct analysis or generate metrics related to the Services;
(c) For commercial and marketing purposes, publication of case studies and white papers regarding the Services itself (only in a form not identifying the Client and not disclosing any Client-specific output generate by the Platform unless specifically approved by the client);
(d) To bill and collect fees (if applicable), to enforce this Agreement, and to take any action in any case of dispute or legal proceeding of any kind involving the Client with respect to this Agreement;
(e) To prevent fraud, misappropriation, infringements, and other illegal activities and misuse of the Services;
(f) To develop new products, features, and services, and for research and testing, provided that no information identifying the Client is publicly shared without prior authorization from the Client.

The Client will not be entitled to any remuneration from ASTERRA for the foregoing uses.

8.2 ASTERRA may, but are under no duty to, review Client Data made available through the Service. We may, in our sole discretion, temporarily or permanently delete or block access Service, if we find that it violates these Terms or for any other reason

8.3 Client may provide ASTERRA with information or content concerning enhancements, changes, or additions to the Service or other Company offerings, that are requested, desired or suggested by the Client or users on its behalf, including information pertaining to bugs, errors and malfunctions of the Service, performance of the Service, content and accuracy of the Service, the Service's compatibility and interoperability, and information or content concerning enhancements, changes or additions to the Service that Client requests, desires or suggests ("**Feedback**"). Client hereby assigns, without charge, all right, title and interest in and to the Feedback to ASTERRA, including the right to make commercial use thereof, for any purpose ASTERRA deems appropriate.

9. **Intellectual Property**

9.1 All rights, title and interest in and to the Service, Platform and the Service's software, including, without limitation, patents, copyrights, trademarks, trade names, service marks, trade secrets and other intellectual property rights, and any goodwill associated therewith, including computer code, graphic design, layout and the user interfaces of the Service, whether or not based on or resulting from Feedback, are and will remain at all times owned by ASTERRA, or licensed to ASTERRA.

All rights in and to the Service or Platform that are not expressly granted to Client in this Agreement are hereby reserved by ASTERRA.

9.2 Except for Client's limited access to use the Service during the Term, this Agreement does not grant or assigns to Client, any other license, right, title, or interest in or to the Service or Platform, or the intellectual property rights associated with them.

9.3 Client acknowledges and agrees solely in connection with Client's provision of the Service, ASTERRA is hereby granted a limited, revocable, nonexclusive, internal, and royalty-free license, solely during the Term to access, host and maintain Client Data for the strict limited purposes of delivering the Service to Client and supporting Client's use of the Service as described herein.

10. **Disclaimer; Limitation of Liability; Indemnification**

10.1The Services, as set forth in this Agreement, include the provision of information and investigative output based on the technology developed by ASTERRA, and subsequent analyses, recommendations, evaluations, ranking reports, and guidance on best practices based on the foregoing. By their nature, the Services provided are solely decision making and support tools acquired by Client. Any and all acts, omissions decisions and performance by Client based on the Services provided to Client under this Agreement, are the sole responsibility of Client and such activity does not form any part of the Services. By signing the Agreement Client signals its understanding of the scope of the Services. The contract is with Utilis Israel Ltd., Utilis, Inc., Utilis SAR Ltd and Utilis Japan, as applicable, also doing business as ASTERRA.

10.2 LIMITATION OF LIABILITY. IN THE EVENT THAT, NOTWITHSTANDING THE TERMS ABOVE, ASTERRA IS FOUND LIABLE FOR DAMAGES OF ANY KIND BASED ON ANY THEORY OF LIABILITY (INCLUDING LIABILITY FOR NEGLIGENCE) CONNECTED AND/OR RELATED TO THE SERVICES COVERED BY THIS AGREEMENT, ASTERRA'S TOTAL AND AGGREGATE LIABILITY FOR SUCH DAMAGES SHALL NOT EXCEED THE PAYMENTS MADE BY CLIENT TO ASTERRA IN THE TWELVE MONTHS PRECEDING THE EVENT PURPORTEDLY GIVING RISE TO THE CLAIM.

10.3 EXCLUSION OF CONSEQUENTIAL DAMAGES. ASTERRA SHALL NOT BE LIABLE TOWARD CLIENT, OR ANY OTHER THIRD PARTY FOR ANY INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, ANY DAMAGE OR INJURY TO BUSINESS EARNINGS, LOSS OF DATA, LOST PROFITS OR GOODWILL AND/OR PERSONAL INJURY, SUFFERED BY ANY PERSON ARISING FROM AND/OR RELATED WITH AND/OR CONNECTED TO THE SERVICES COVERED BY THIS AGREEMENT, WHETHER BASED ON A CLAIM OR ACTION OF CONTRACT, TORT, OR OTHERWISE, (INCLUDING NEGLIGENCE) EVEN IF ASTERRA IS ADVISED OF OR SHOULD HAVE BEEN AWARE OF THE POSSIBILITY OF SUCH DAMAGES.

10.4 INDEMNIFICATION

10.4.1 Indemnification by ASTERRA. Subject to this Agreement and without derogating from the foregoing, ASTERRA shall defend and indemnify Client and its respective directors, officers, employees, consultants,

successors and assigns (collectively "**Client Indemnitee**") from and against any claim by a third party alleging that the use of the Service as contemplated under this Agreement, infringes a third party's patent, copyright, trade secret or other intellectual property rights which are enforceable in the jurisdictions in which the Client's support teams operate. Notwithstanding the foregoing, ASTERRA shall have no liability or obligation to Client Indemnitees with respect to any claim for infringement relating to: (1) Client's use of the Service in combination with other products not provided or endorsed by ASTERRA; (2) modifications or alterations of the Service which are not performed by ASTERRA or with its permission; (3) a breach or alleged breach by Client of its representations, under the Agreement; in any case of (1) – (3) above, only to the extent that the Service would not be infringing in the absence of such circumstances.

10.4.2 Indemnification by Client. Client shall defend, indemnify and hold harmless ASTERRA and its directors, officers, employees, and subcontractors (collectively "**ASTERRA Indemnitee**"), upon ASTERRA's request and at Client's expense, from, and against, any damages, liabilities, loss, costs, expenses and payments, including, but not limited to, reasonable attorney's fees and legal expenses, arising out of any claim, suit, action, arbitration or proceeding brought against ASTERRA Indemnitee, relating to: (a) a breach or alleged breach by Client of any of its representations, warranties, covenants or obligations hereunder; (b) infringement or misappropriation of any intellectual property rights by Client; (c) any negligence or willful misconduct of Client or its users or other representatives; or (d) any claims in connection with the Client Data. To the extent that the Client is a governmental body, and not withstanding Section 10.4.3 below, the above Indemnity obligation will be subject to such additional conditions that apply to Client under the applicable law.

10.4.3 The indemnified party shall promptly notify the indemnifying party in writing of any claim for which it seeks indemnification hereunder; provided that the failure to provide such notice shall not relieve the indemnifying party of its indemnification obligations hereunder except to the extent of any material prejudice directly resulting from such failure. The indemnifying party shall bear full responsibility for, and shall have the right to solely control, the defense (including any settlements) of any such claim; provided, however, that (a) the indemnifying party shall keep the indemnified party informed of, and consult with the indemnified party in connection with the progress of such litigation or settlement and (b) the indemnifying party shall not have any right, without the indemnified party's written consent (which consent shall not be unreasonably withheld), to settle any such claim in a manner that does not unconditionally release the indemnified party. At the indemnifying party's request, the indemnified party will provide reasonable cooperation with respect to any defense or settlement.

11. Term and Termination

11.1 Unless otherwise specified in the applicable SOW, this Agreement commences upon the Client's date of signature herein or acceptance date by Client, as applicable. The Service shall commence on the date on which the relevant Service is 'live', being the first date on which the Client or the first of the Client's users is granted

access to the Platform's data, upon a notice by ASTERRA to Client ("**Go – Live- Date**") and will continue for a period of twelve (12) months thereafter ("**Initial Term**"), at which point the subscription will automatically renew for an additional twelve (12) months period ("**Renewal Term**") (Initial Term and Renewal Term, collectively, the "**Term**"), if not otherwise terminated earlier pursuant to this section 11 or if a Party has given a notice of non-renewal at least sixty (60) days prior to the end of the initial Term or Renewal Term.

11.2Notwithstanding the foregoing, either party may terminate for a material breach by the other party unremedied for thirty (30) consecutive days after written notice thereof, at any time.

11.3Either party may immediately terminate this Agreement if (A) any proceeding is commenced in good faith against the other party for any relief under any bankruptcy or insolvency law, or any law relating to the relief of debtors, readjustment of indebtedness, reorganization, arrangement, composition, or extension of debts; (B) the other party commences proceedings for any relief under any bankruptcy or insolvency law, or any law relating to the relief of debtors, readjustment of indebtedness, reorganization, arrangement, composition, or extension of debts; (C) there is issued a decree or order of a court having jurisdiction for the appointment of a receiver, liquidator, or trustee or assignee in bankruptcy or insolvency of the other party or of a substantial part of the other party's property, or for the winding up or liquidation of the other party's affairs; or (D) there is a general assignment by the other party for the benefit of creditors or the admission by the other party in writing of its inability to pay its debts generally as they become due.

11.4 Upon expiration or termination of this Agreement for any reason: (i) Client will not be able to access the Services and/or the data stored within the Platform, the Platform, ASTERRA's support and any other software or data related to the Service. Any and all data not exported by Client to Client's own storage, shall no longer be available to Client afterward; and payment obligations of Client for Services provided through the date of termination will immediately become due. Client data will be accessible to a returning Client if they renew their subscription within 12 months of termination of their previous subscription

11.5 Upon expiration or termination of this Agreement and in any event, upon ASTERRA's written request, Client shall return any and all Confidential Information including, but not limited to ASTERRA training materials, and any and all materials incorporating ASTERRA's Confidential Information and all copies and derivatives thereof.

11.6 Sections 3-10, 11.4-11.6, 12 and 13 shall survive any termination of expiration of the Agreement for any reason.

12. **Governing Law**

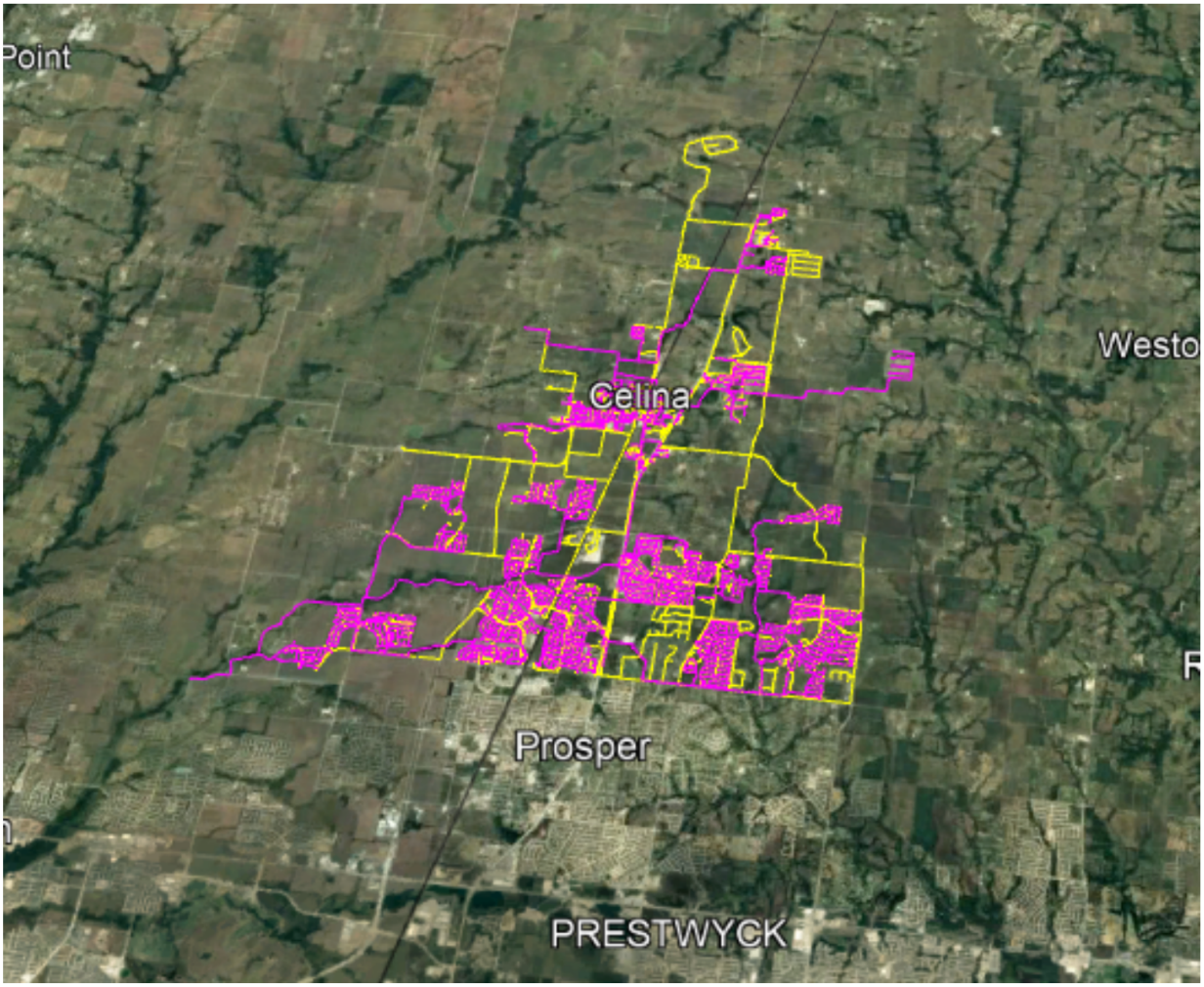
The parties exclusively submit to the (i) governing law of Delaware or, (ii) solely if the laws that apply to the client prohibit the application of the law of Delaware – the law of Client's principal place of business, and the exclusive jurisdiction and venue of the courts of (i) the City of Wilmington, Delaware, or (ii) if the laws apply to

Client prohibit the jurisdiction of the Delaware Courts – the competent courts of the Client's principal place of business. The parties agree that the United Nations Convention on Contracts for the International Sale of Goods shall not apply in any respect to this Agreement or the parties. Client shall comply with all applicable (including, all U.S. and applicable foreign) laws and administrative regulations relating to the control of exports of commodities and technical and/or personal data, and all laws directly or indirectly applicable to its activities hereunder or otherwise pursuant to or in connection with this Agreement, the Licenses or use of any software, and the provision of any Services and/or support.

13. **Miscellaneous**

This Agreement may be amended by an authorized representative of each party in a duly executed written document referencing this Agreement and expressing the intent of each party to amend this Agreement. If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect, and this Agreement shall be deemed amended to replace, to the extent legally permitted, the rights and obligations contained in such invalid or unenforceable provision. The invalidity or unenforceability of any provision shall not constitute a failure of consideration hereunder. Any failure or delay in exercising, or any single or partial exercise of, any right or remedy by either party hereto shall not be deemed a waiver of any further, prior, or future right or remedy hereunder, including the right of such party at any time to seek such remedies as may be available for any breach or breaches of such term or condition. Nothing in this Agreement shall make either party the agent of the other for any purposes whatsoever. Except to the extent such rights cannot be restricted by applicable law, neither party may assign, sublicense, or transfer this Agreement without the prior written consent of the other party, and any such attempt by a party to sublicense, assign or transfer any rights, duties, or obligations hereunder is null and void and subject to the other party's right to immediately terminate this Agreement. Notwithstanding the above, ASTERRA may assign, sublicense, or transfer this Agreement to an affiliate of ASTERRA or in connection with the merger, acquisition, or sale of all or substantially all of the assets of ASTERRA relating to this Agreement. This Agreement entered into between the parties on or around the date of this Agreement, together with the signed SOW constitute the entire agreement and understanding of the parties relating to the subject matter hereof, superseding all prior or contemporaneous agreements, representations, promises, and understandings, whether written, electronic, oral or otherwise and any additional or conflicting terms contained in any other document (including, without limitation, any pre-printed, additional or conflicting terms on any Client purchase order, or acknowledgment from either party) shall be null, void and of no effect on either party.

ANNEX A – AREA OF INTEREST



ANNEX B - ACCOUNT MANAGER SERVICES DESCRIPTION LIST AND SLA

Tier: Prevent

Standard Features:

- **System-Wide Advanced Temporal and Spatial Leak Analysis** - ASTERRA will provide the customer with a system-wide analysis of those locations identified as having a high probability of subsurface leakage using advanced temporal (data collected across time) and spatial (data collected across space) analysis.
- **Leak Location List with Prioritization** - Each customer will receive a list of potential leaks (Points of Interest, POI's) for leak detection investigation based on SAR algorithm results and machine learning.
- **Customer Portal and Performance Dashboard (4 Licenses)** - Licenses for access to EO Discover, ASTERRA's Customer Portal and Performance Dashboard for tracking leak investigation results over the course of the subscription period.
- **U-Collect Software & U-View Software (4 Licenses)** - Access to field investigation input and viewing software.
- **On-Line Customer Support**
- **Account Manager Plan** - ASTERRA will provide each customer with a customized execution and success plan that will be reviewed and updated over the course of the subscription period.
- **Best Practice Tutorials (On-Line)** - ASTERRA will provide on-line tutorials which cover training and troubleshooting for the customer portal, U-Collect and U-View applications.

Additional Services available to the customer include:

Final Program Report – ASTERRA will provide a cost benefit report summarizing program progress, estimated water saved and impact of project on utility non-revenue water savings. Report is provided in PDF format.

Subcontracted Leak Detection Services - ASTERRA will provide the services of a preferred leak detection vendor subcontracted for 5-days/40-hour leak detection period. Following ASTERRA's best practices, identified leak locations will be investigated to pinpoint water loss. The schedule will be coordinated with the vendor and utility by ASTERRA Account Manager.

hands-on demonstration. Includes review of current equipment and best practice recommendations.

Service Level Agreement (SLA)

This Service Level Agreement ("**SLA**") is provided in connection with the Terms of Use governing the use of the ASTERRA's Services and proprietary Platform (the "**Software**"). ASTERRA will endeavor to quickly respond to Software support requests and reported Software errors, bugs, or malfunctions (each, an "**Inquiry**"), and provide a solution to your Inquiry, as set forth in this SLA. Capitalized terms not defined herein shall have the respective meanings as set forth in the Terms of Use.

ASTERRA's handling and resolution of Inquiries is subject to the following procedure and processes:

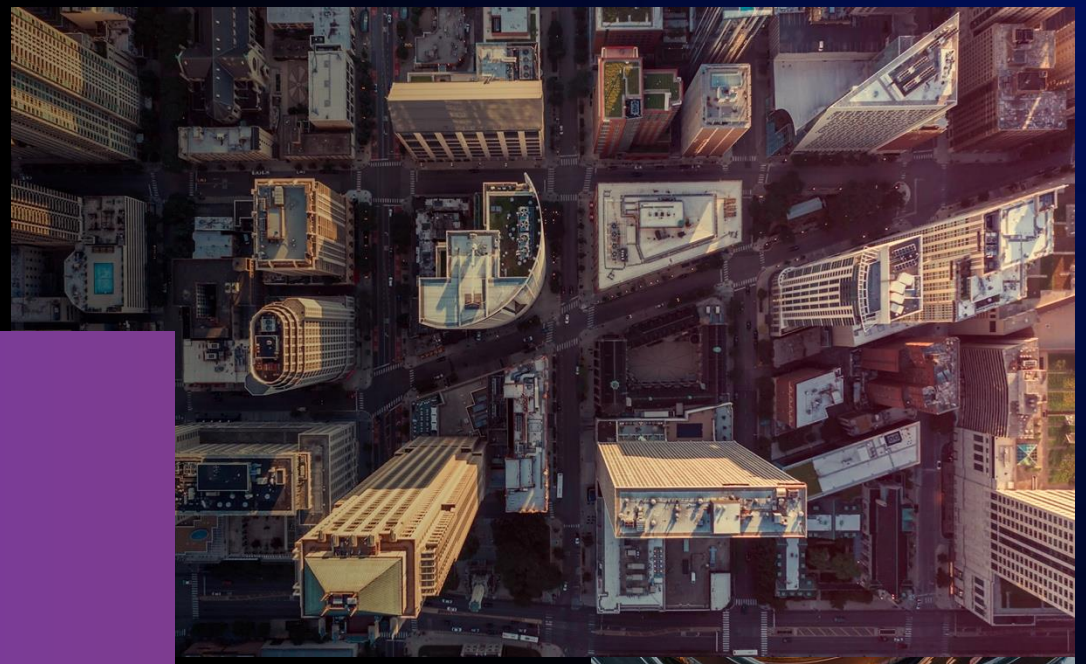
1. Inquiries shall be submitted to ASTERRA's helpdesk by e-mail (customersupport@ASTERRA.io), or via the Client's portal help feature, during ASTERRA's standard business hours (9:00am to 5PM).
2. When ASTERRA receives notice of an Inquiry from you, along with all pertinent information at your disposal, regarding the Inquiry, ASTERRA will record the time in which the notification was received, during ASTERRA's business hours indicated above (if the Inquiry is received by ASTERRA outside of its business hours, the Inquiry receipt time will be recorded as 9:00 am on ASTERRA's next business day - the "**Opening Time**").
3. Upon receiving an Inquiry, ASTERRA, using its reasonable judgment, will classify the Inquiry's severity level as Critical, High, Medium, or Low, in accordance with the following guidelines:
    a. Critical – Complete failure of the Software.
    b. High – Significant fault in one or more of the primary functionalities of the Software.
    c. Medium – Features of the Software are partially malfunctioning.
    d. Low – Minor error or malfunction in the Software.
4. "Response" is ASTERRA's provision of a preliminary, interim resolution or workaround for the Inquiry, partially alleviating the symptoms reported in the Inquiry. ASTERRA's response will be in writing via email or via phone contact from the Client's assigned Account Manager.
5. "Final Resolution" is ASTERRA's provision of a permanent and full resolution to the Inquiry.

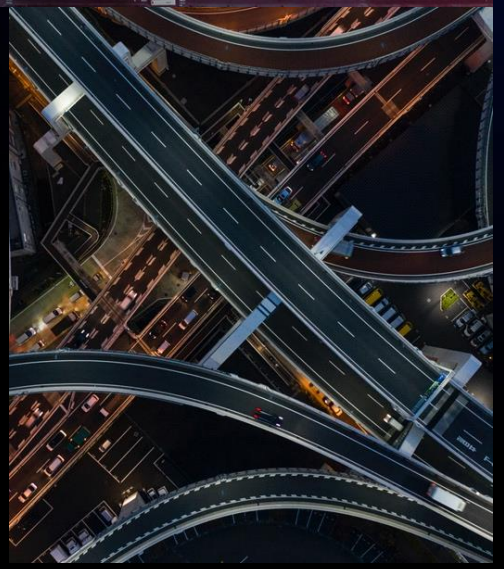
ASTERRA will endeavor, using commercial efforts, to respond to Inquiries as set forth below and to provide a Final Resolution. Response Times are specified in relation to the Opening Time, as recorded in ASTERRA's logs, as follows:

Priority	ASTERRA's availability to commence handling the Inquiry	Response Time after Opening Time
Critical	ASTERRA's business hours	8 hours
High	ASTERRA's business hours	32 hours
Medium	ASTERRA's business hours	3 business days
Low	ASTERRA's business hours	2 business weeks

ASTERRA

Satellite-based Earth Observation





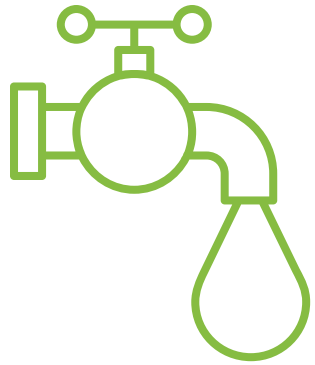
For resource management, infrastructure, safety, sustainability.

WHY DOES IT MATTER?

"It's just water"

WASTED WATER:

water is an increasingly limited resource





WASTED ENERGY:

significant energy is used to pump water*

WASTED MANPOWER:

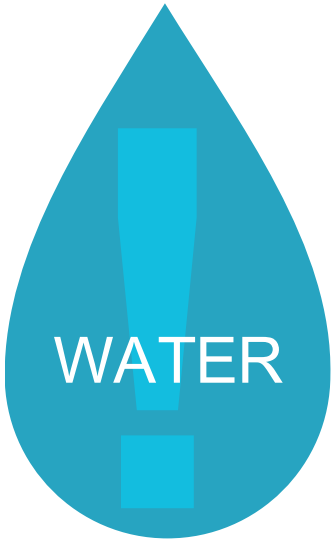
time and money



* 20% of the power used statewide in California is used for water related uses including pumping, treating, and heating (Public Policy Institute of California, 2016)

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THE SIZE OF WATER LOSS?



2.1 Trillion Gallons

of treated water is **LOST**



due to leaking pipes in the USA

and an estimated

300,000 water Main BREAKS



occur each year

* Value of Water Campaign/ASCE (American Society of Civil Engineers), 2020

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THE COST OF WATER LOSS

Now and future, USA

$7.6B treated water lost due to leaks

2019



$16.7B treated water projected lost due to leaks

2039



$250B will be spent on water service disruptions

Per ASCE's "The Economic Benefits of Investing in Water Infrastructure," 2020

ASTERRA

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Agenda

About ASTERRA
Case Studies
SAR Technology
Applications for Water Utilities
Questions & Answers

About ASTERRA

- Technology first used to seek water on Mars
- Founded in 2013 & first commercial project in 2016
- Utilities, engineering firms, all government levels



20 21
AWWA WINNER
INNOVATION AWARD

ASTERRA

ASTERRA's Impact

By the Numbers

700+ projects

Service provided in over **64** countries



Carbon dioxide emissions reduced by **1.5 Billion LBS**

Equivalent to 640M lbs. of coal burned

1 Million MWH of energy saved

More than **100,000** leaks verified

3.5 leaks found per crew day

VS. 1.3 found using traditional acoustic methods (on average)

434 Billion Gallons (1.64 m3) Water Saved

That's roughly the amount that flows **over Niagara Falls in a Week**

Values used for the volume of a leak were taken from AWWA M36 manual for the typical water lost from a service main over 12 months. Values for electricity and CO2 vary based on volume of water estimated and the power usage plus the fuel source. The value used was from California Energy Commission report CEC-500-2021-036 for Duarte, CA USA.

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Case Studies Worth Studying

Another Secret Leak Revealed: Hilton Head Island, SC

- Factors keeping it hidden
  - Area only partially exposed during low tide
  - No listening points available
  - No low-pressure events or outages due to the proximity to booster pump/elevation tank
  - Water Main – 25 years old
- Visual inspection showed animal footprints coming from all directions all leading to one location…the blue lagoon
- A 12” main beneath a marsh w/ a hole the size of a softball
- Losing 700-1,000 gallons per minute
- **Saving Hilton Head $500,000 a year**
- $1,500,000 lost over 3 years



“Without this project, it would probably still be leaking.”

ASTERRA

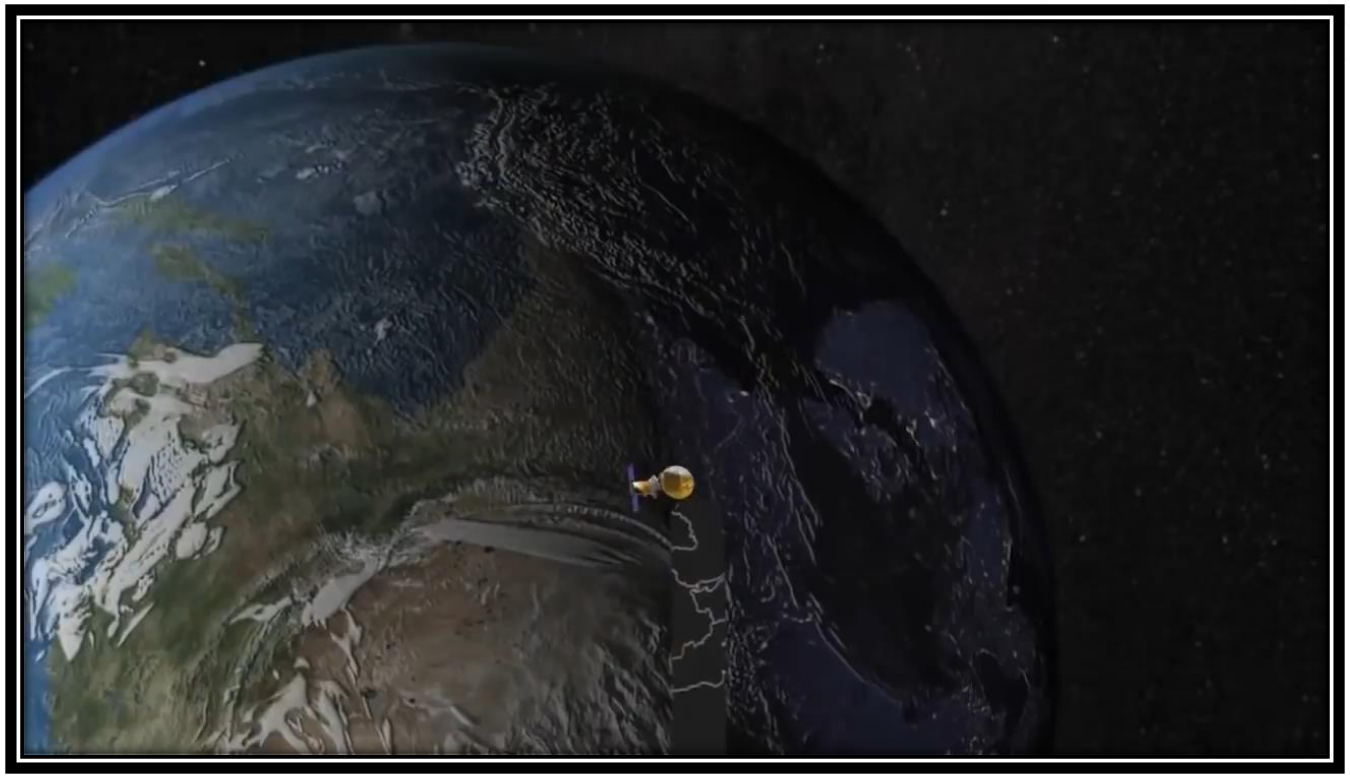
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Synthetic Aperture Radar ‘SAR’ Technology

How does a satellite work?

Advantage of satellites

- Continuously orbit the earth
- Capability to carry sensors
- Frequent coverage
- Data is relatively affordable because one pass covers a large area



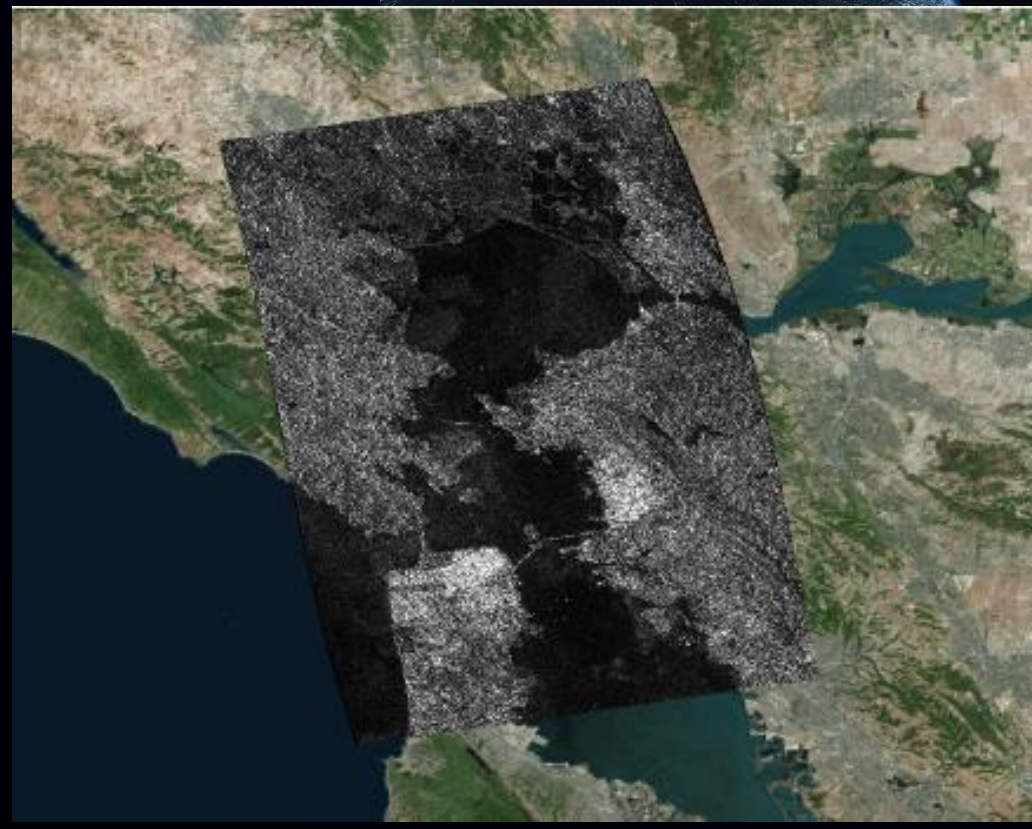
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VIEW

Satellite-Based

- Sensors carried in continuous orbit, 390-mile altitude
- Allows for coverage up to 1,400 sq miles, larger than most major U.S. cities
- Affordable data, with single-pass large-area coverage
- 14 day revisit cycle with precise recurrent positioning





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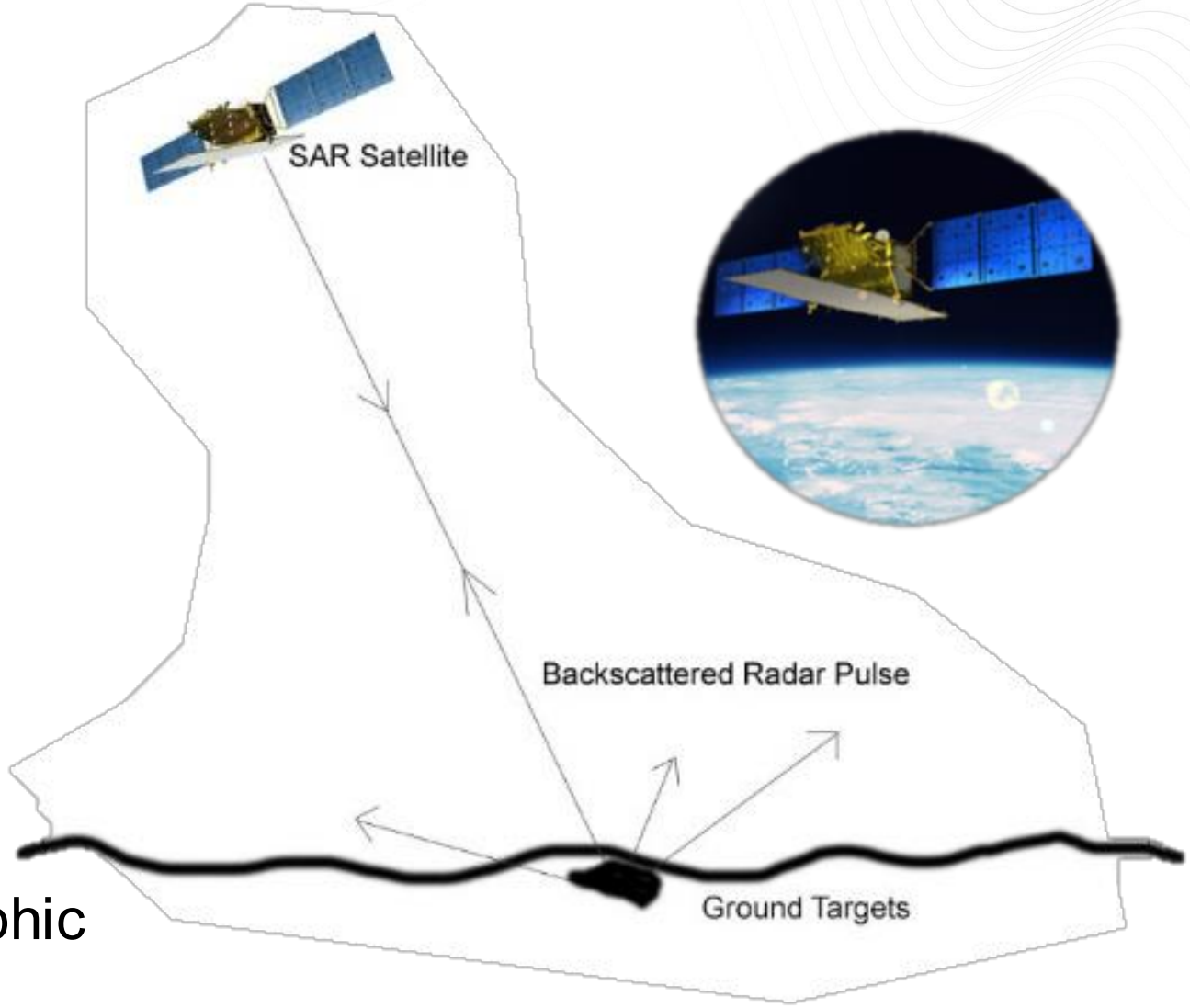
SAR IMAGERY INTELLIGENCE

SAR Capabilities

- Day and night 24/7 imaging
- Independent of weather / clouds
- Use of L-band: long wavelength, penetrates earth surface
- Detects materials and objects – extremely sensitive to water

ASTERRA Analytics

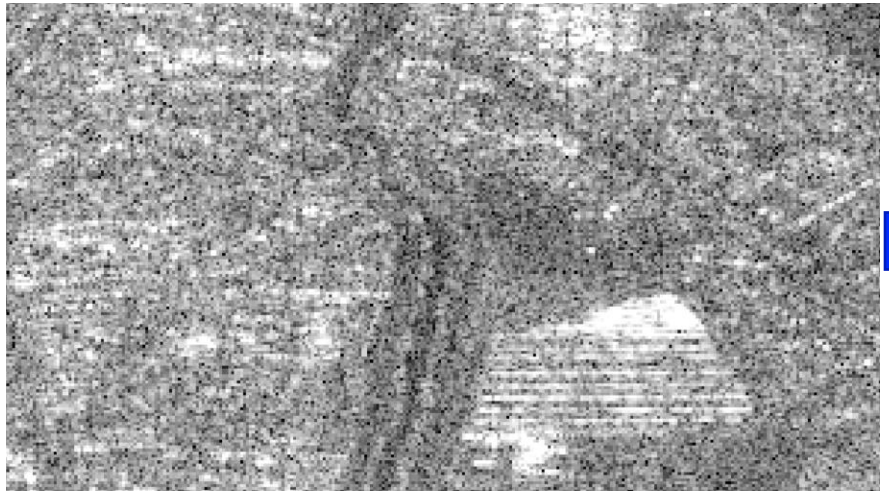
- Overcomes the limitations of SAR using advanced algorithms
  - Interference and noise
  - Geometry, curvature, & topographic distortions
  - Geo-referencing (making it all align)



14
ASTERRA

WHAT IS SATELLITE (RADAR) IMAGERY

The received signal



The data pixel values

	0	1	2	3	4	5	6	7	8	9	10	11	12
0	-11.290695190429687	-2.5266342163085937	1.4163818359375	1.9802398681640625	-2.9909515380859375	-2.6389007568359375	-14.658210754394531	-11.056900024414063	-13.418617248535156	-17.491157531738281	-9.1596527099609375	-8.639915466308594	-7.26959991455
1	-11.155059814453125	-0.1426696777343375	2.254974365234375	-3.1827850341796875	-9.9203033447265625	-0.28430938720703125	-8.019500732421875	-14.17889404296875	-5.8555908203125	-12.878646850585938	-14.276626586914062	-11.702766418457031	-17.0640945434
2	-20.876266479492187	-11.777740478515625	-17.380638122558594	-26.589538574218875	-6.216125488281250	-6.554649353027343 7	-17.371299743652344	-10.514968872070312	-14.722824096679688	-8.837593078613281 2	-5.476676940917968 7	-10.916450500488281	-14.1284332275
3	-19.320823669433594	-8.868934631347656 2	-20.422782897949219	-11.594848632812 5	-20.264350891113281	-9.211585998535156 2	-21.61553955078125	-2.621376037597656 2	-3.553276062011718 7	-15.2755126953125	-16.288406372070312	-16.236076354980469	-11.7215728759
4	-10.941703796386719	-5.533203125	-37.580726623535156	-16.923866271972656	-14.465629577636719	-18.73382568359375	-16.213188171386719	-19.543995690917375	-14.265487670898438	-12.362854003906250	-7.524703979492187 5	-16.182037353515625	-11.0575561523
5	-18.438110351562 5	-19.627647399902344	-16.599914550781 25	-8.701522827148437 5	-25.137748718261719	-18.567085266113281	-9.262992885888671 87	-18.707344055175781	-8.550537109375	-7.971359252929687 5	-8.769012451171875	-6.028137207031 25	-8.14696502685
6	-13.025932312011719	-8.371749877929687 5	-14.687919616699219	-8.258590698242187 5	-9.678070068359375	-10.781906127929688	-12.919197082519531	-8.582885742187 5	-13.117309570312 5	-8.279144287109375	-13.610534667968 75	-9.333686828613281 2	-13.6246566772
7	-15.945236206054688	-22.415130615234375	-19.185379028320312	-17.853179931640625	-11.100097656 25	-10.534706115722656	-3.223182678222656 2	0.309989929199218 75	-15.534683227539063	-5.8152618408203125	-5.903587341308593 8	-9.271766662597656 2	-20.0206146240
8	-6.140838623046875	-22.522567749023438	-16.479049682617188	-11.682167053222656	-12.286491394042969	-10.299							
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12	-20.272361755371094	-17.104530334472656	-16.443267822265625	-11.408088684082031	-9.261505126953125	-8.47656							
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22	-6.592880249023437 5	1.2948989868164063	-0.088485717773437 5	-5.770751953125	-6.044250488281250	-6.53682							
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24	-12.121192932128906	-14.847099304199219	-14.459602355957031	-11.081092834472656	-14.141967773437 5	-4.59486							
25	-13.470344543457031	-14.723159790039062	-16.221084594726563	-7.133377075195312 5	-10.709152221679688	-18.5896							
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27	-7.338607788085937 5	-7.336952209472656 2	-14.680549621582031	-9.835670471191406 2	-12.806388854980469	-15.9377							
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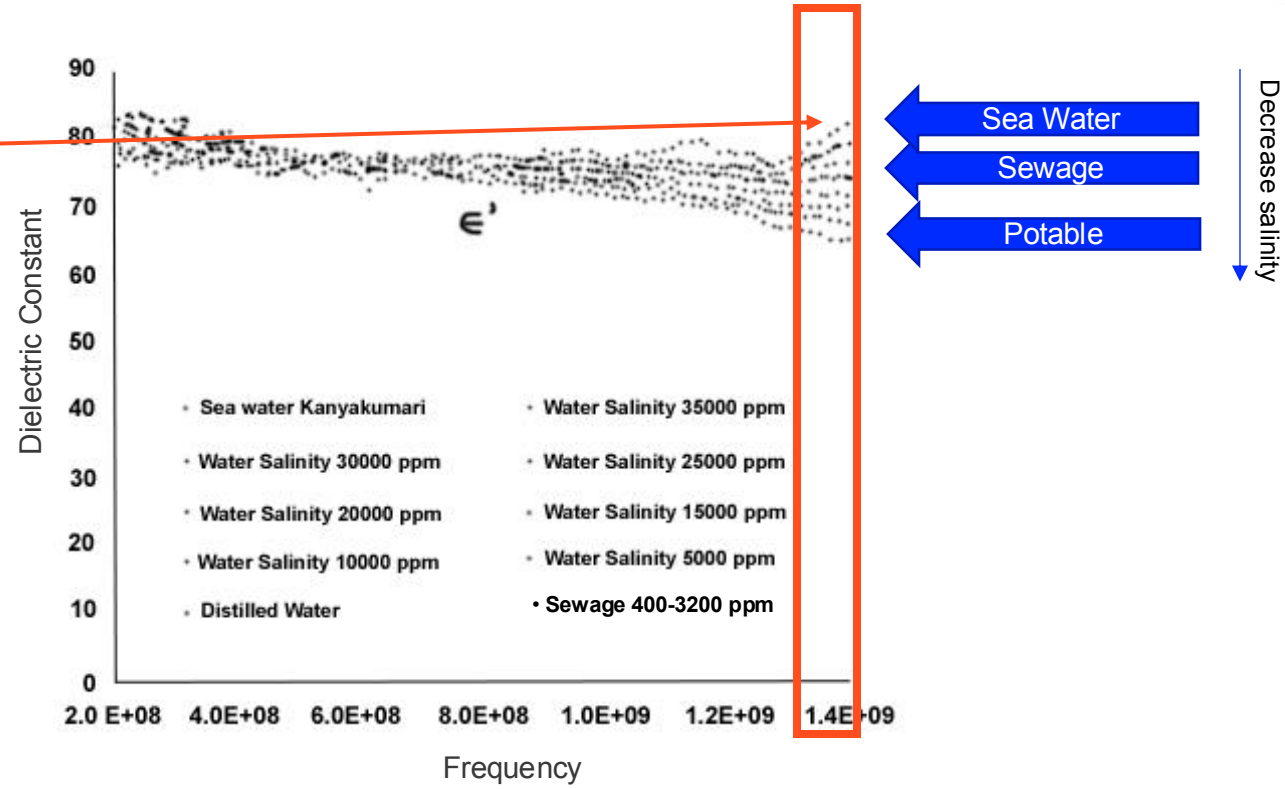
ASTERRA

Dielectric Properties

All types of water are 81

TABLE 1. TYPICAL RELATIVE DIELECTRIC CONSTANTS FOR SELECTED MATERIALS

MATERIAL	ε_r
Air	1
Pure Water	81
Seawater	81
Freshwater ice	4
Seawater ice	6
Snow (firm)	1.4
Sand (dry)	5
Sand (saturated)	30
Clay (saturated)	10
Granite (dry)	5
Granite (wet)	7
Limestone (dry)	7
Limestone (wet)	8
Shale (wet)	7
Sandstone (wet)	6
Soil - sandy dry	2-4
sandy wet	20-25
loamy dry	2-6
loamy wet	15-20
clay dry	2-6
clay wet	10-20
Permafrost	6-13
Strong concrete - dry	5-9
soaked 20 hrs	10-15
Cracked concrete - dry	4-5
soaked 20 hrs	13-20
Asphalt	12-16



Dielectric constant formula is $e_r = e_s/e_0$

- er = dielectric constant, es = static permittivity of the material being tested, and e0 = the vacuum static permittivity, which has a value of 1, by definition.

ASTERRA



Recover

Leak Detection & Analysis for Potable/Wastewater Systems

ASTERRA

Recover Meets Today's Challenges

The Reactive Approach isn't working

Reactive leak detection is the most common method

Relies on leaks being seen, reported

Non-surfacing leaks are missed entirely:

- ≅ 50% of real water loss
- Much higher in many localities

These leaks can persist for years



Reactive detection only finds leaks that surface. Most don't.



ASTERRA

Traditional Proactive Approach:

“Let’s walk the city and listen for leaks!”

Technicians lug acoustic devices hundreds of miles

Inefficient, impractical, often unaffordable

Assessments are out of date before they’re finished

Many leaks just get missed

Most utilities can’t and don’t



ASTERRA

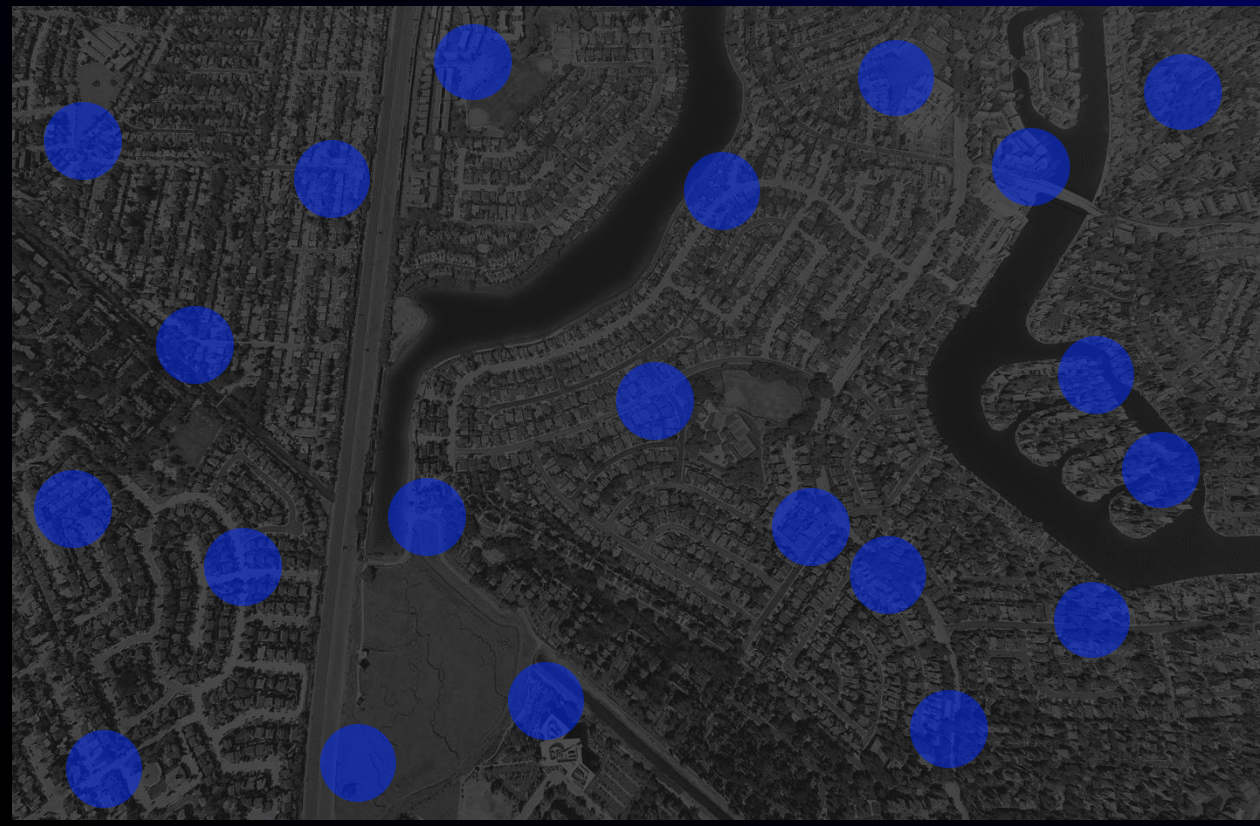
ASTERRA Recover Proactive Approach

Now, Search Teams Are Guided by Intel

Satellite-based leak intelligence subscription covers an entire system

Ground crews now are provided ongoing likely leak locations to target, resulting in far greater efficiency

Many subterranean leaks that a search team would NEVER have found are often revealed



ASTERRA

Our Process

- Define **AOI**
- **Satellite** scan
- **Pipe** overlay
- Identify **leak areas**



ASTERRA
Technology by Utilis

ASTERRA Recover at Work



ASTERRA

Proactive Efficiency

Find and fix leaks faster than they reappear

Without ASTERRA

310 miles of pipe



With ASTERRA

31 miles of pipe



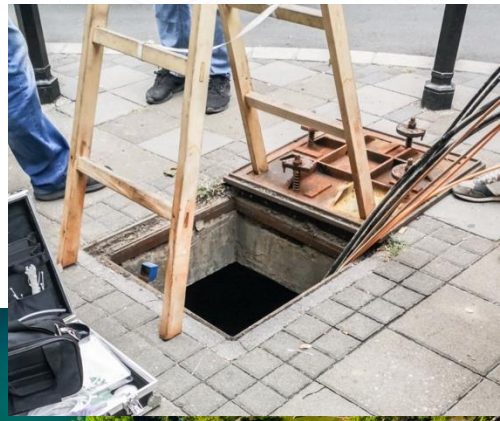
ASTERRA POI – Point of Interest



ASTERRA

CASE STUDY

ASTERRA Recover in New Braunfels, Texas





ASTERRA

CASE STUDY

Meet New Braunfels

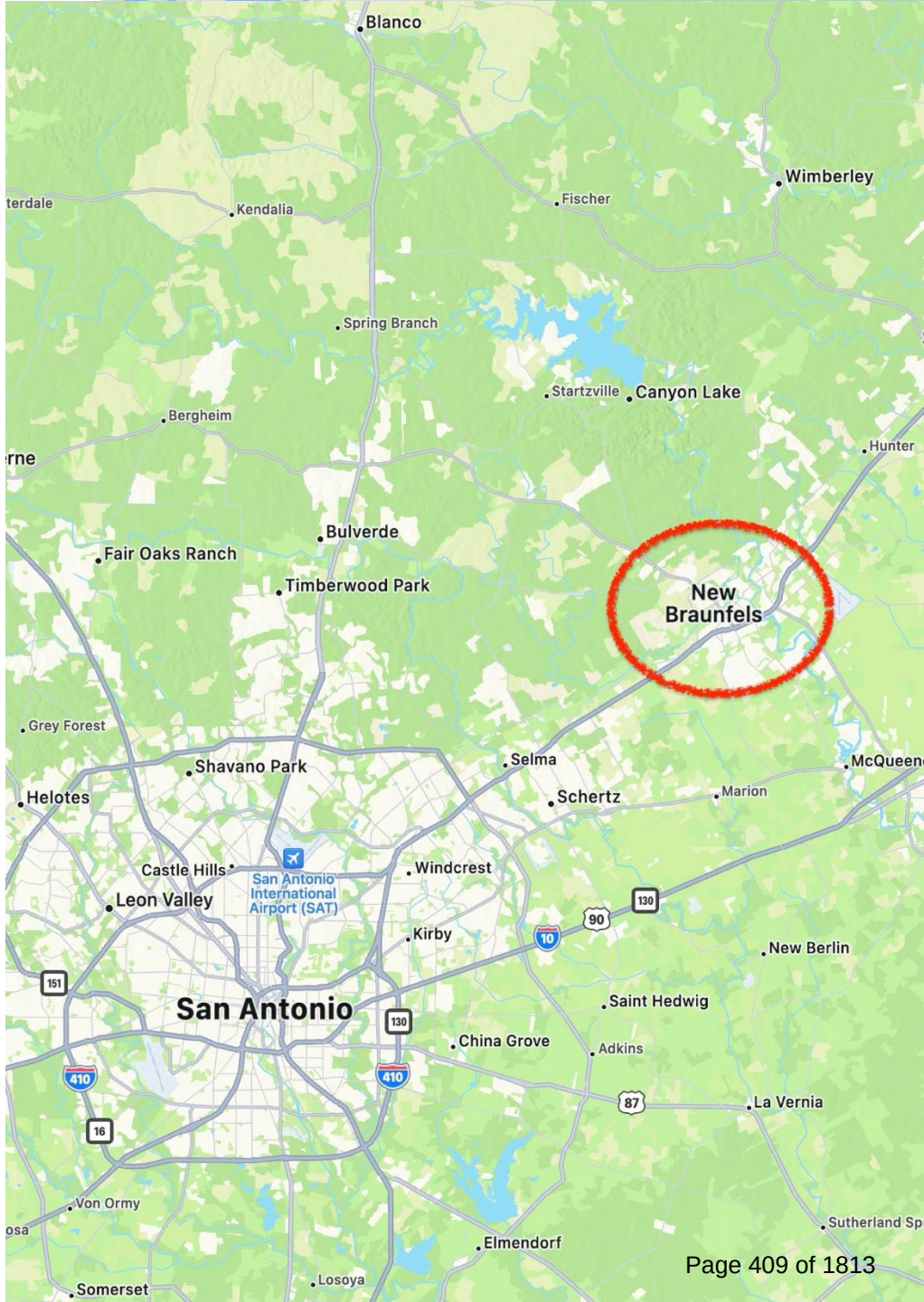
2018, Before ASTERRA

88 sq miles
NE of San Antonio

84,000+
population

573 miles
of water mains

18%
NRW



CASE STUDY

Traditional Methods, Traditional Inefficiency

Before ASTERRA, the Acoustic Method

2014–2018: **three full-time techs** walked and listened to 20% of the system each year

Additional staffing: planning support & supervision

Five years of this yielded **an Average of 35 leaks per year**: 178 total



ASTERRA

CASE STUDY

In 2019, What a Difference a Year Makes

From one inspection in five years to 4x inspections in a single year

	2018 TRADITIONAL	2019 ASTERRA
Leaks/day found	0.06	4.1
# of leaks found	16	229
Crew labor days	249	56
Crew labor costs	$173,350	$42,900
Overall budget	$201,900	$155,500
Capitol costs	$24,000	$0
Cost/leak found	**$14,130**	**$678**

Want to learn more?



ASTERRA



Wastewater Case Study

ASTERRA

Unveiling the Depths: Garland Water Department's Journey from Water Leaks to Sewer Defects

Garland, TX, USA

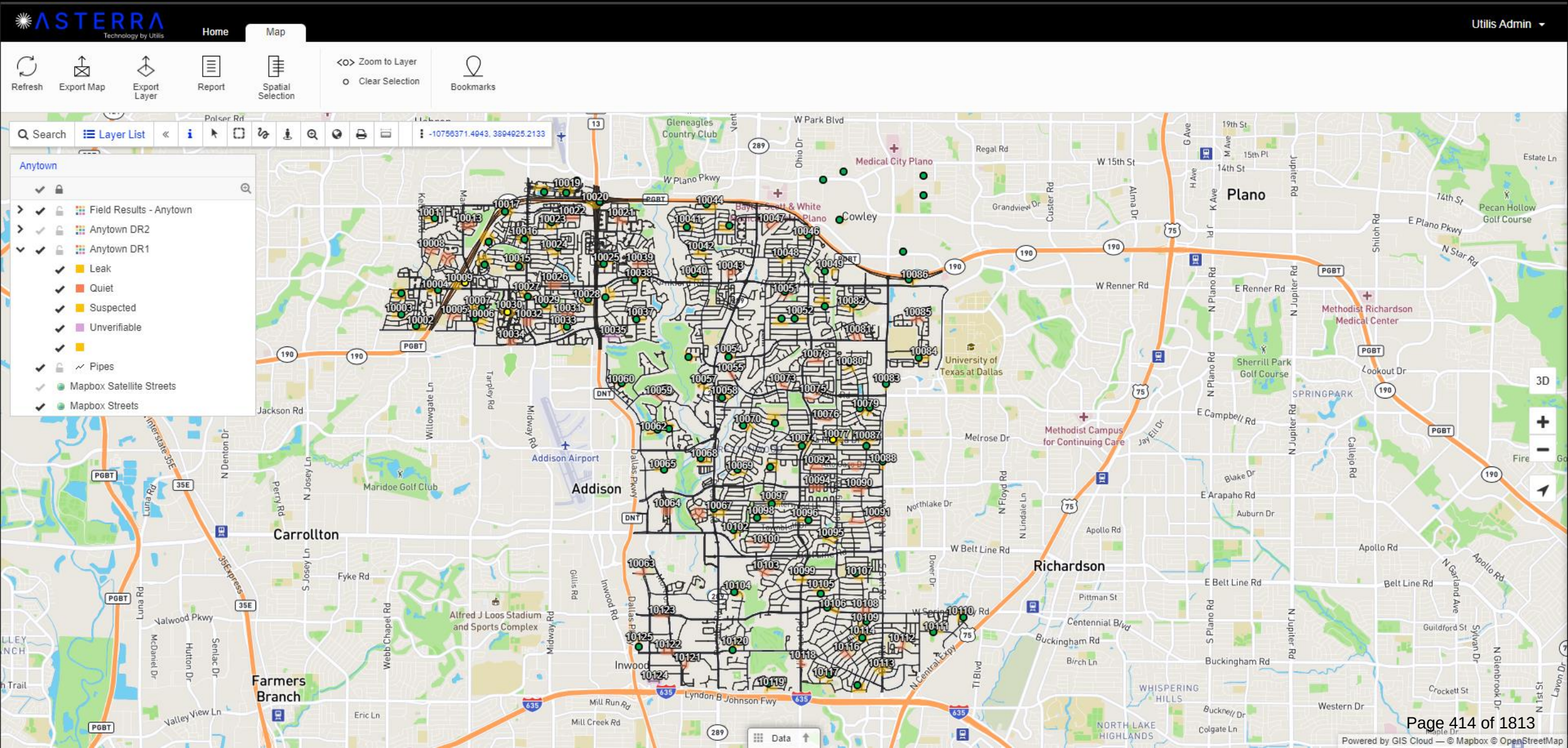
Background

Garland Water Department used Recover for potable water to find and fix water leaks, reducing their NRW by over 10%. Encouraged by this success, they expanded the program to detect sewer line defects.

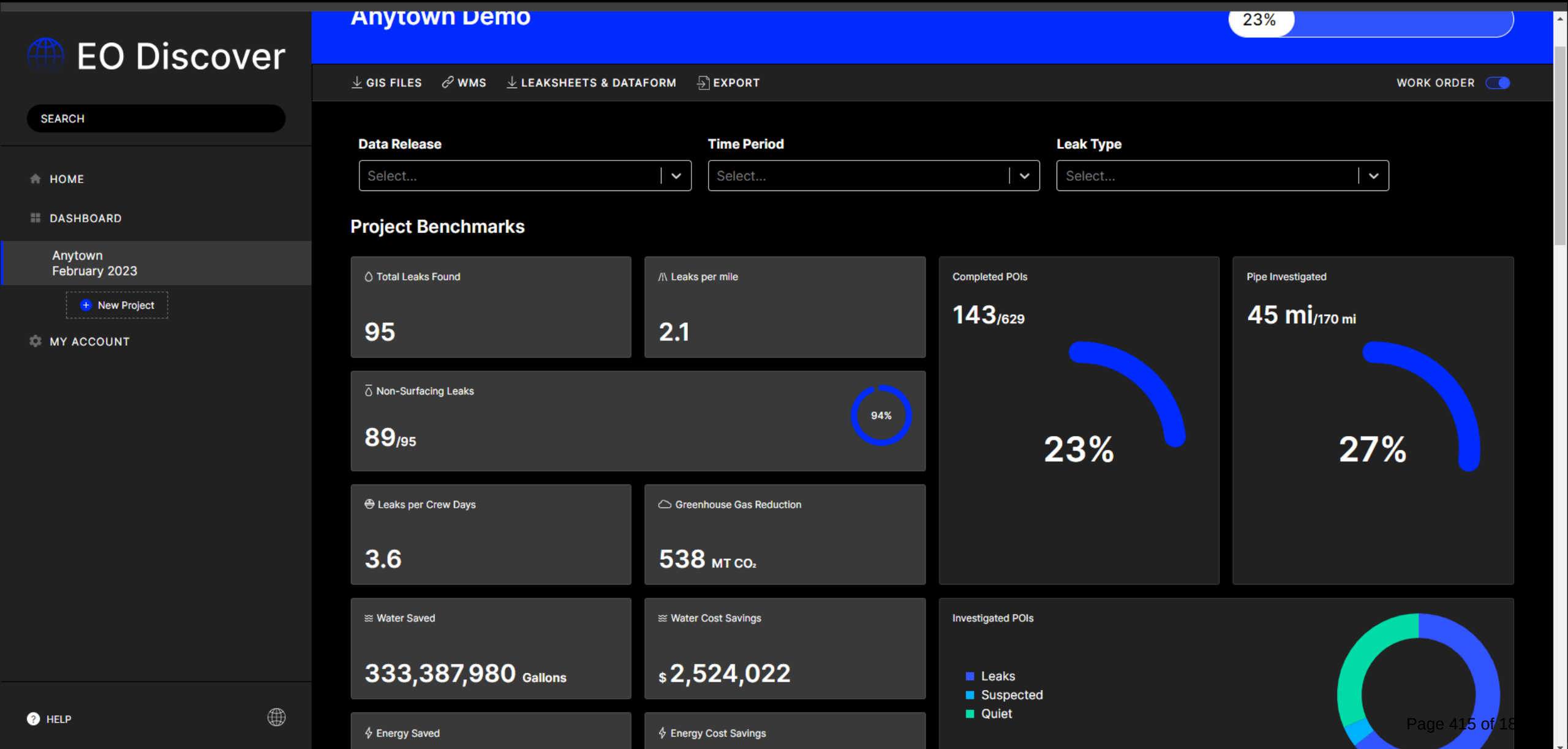
Ongoing Results

- In March 2023, 306 wastewater POIs were identified.
- 74.7 miles of pipe were highlighted out of a total system length of 920.7 miles.
- The wastewater piping solely consists of clay and plastic piping.
- In the initial field inspection, three pipe fractures were found, one being so extreme that the CCTV camera could not pass through this section of pipe.
- The City of Garland implemented a two-step approach: SAR first, then CCTVs or smoke.

U-View Map and Field Results



U-Collect Dashboard



System Specific Metrics

System Settings | Leak Sizes

Basic Settings

Language: English

Currency: USD $

Unit System: Imperial US

Costs

Water Costs: Previous Cost — $ / gal

Power Costs: Previous Cost — $ / kW

Greenhouse Gas Emissions: Previous Cost — MT / kWh

Apply to service: Choose Service

Apply

System Settings | Leak Sizes

Average Leak Size

Main	Previous Value	gal / hour
Service	Previous Value	gal / hour
Customer Side	Previous Value	gal / hour
Meter	Previous Value	gal / hour
Valve	Previous Value	gal / hour
Hydrant	Previous Value	gal / hour
Fitting	Previous Value	gal / hour
Curbstop	Previous Value	gal / hour

Apply to service: Choose Service

Apply

Service Packages

Detect

2 licenses: EO Discover
Base line leak analysis
Likely Leak Locations
U-Collect/U-View Apps (2 licenses)

Always Included:

Online support
Customized Success Plan
Best Practices tutorials

Prevent

4 licenses: EO Discover
Base line leak analysis
Likely Leak Locations
U-Collect/U-View Apps (4 licenses)
Temporal and Spatial Leak Analysis

Prioritized Likely Leak Locations for field investigation

Always Included:

Online support
Customized Success Plan
Best Practices tutorials

Advise

6 licenses: EO Discover
Base line leak analysis
Likely Leak Locations
U-Collect/U-View Apps (6 licenses)
Enhanced Temporal and Spatial Leak Analysis
Prioritized Likely Leak Locations for field investigation
MasterPlan Pipe Deficiency Map
ESRI ArcGIS Field Maps Compatibility

Personal Success Manager
Always Included:

Online support
Customized Success Plan
Best Practices tutorials

ASTERRA

Ongoing Monitoring Why it Matters?

Detect

Prevent

Advise



ASTERRA



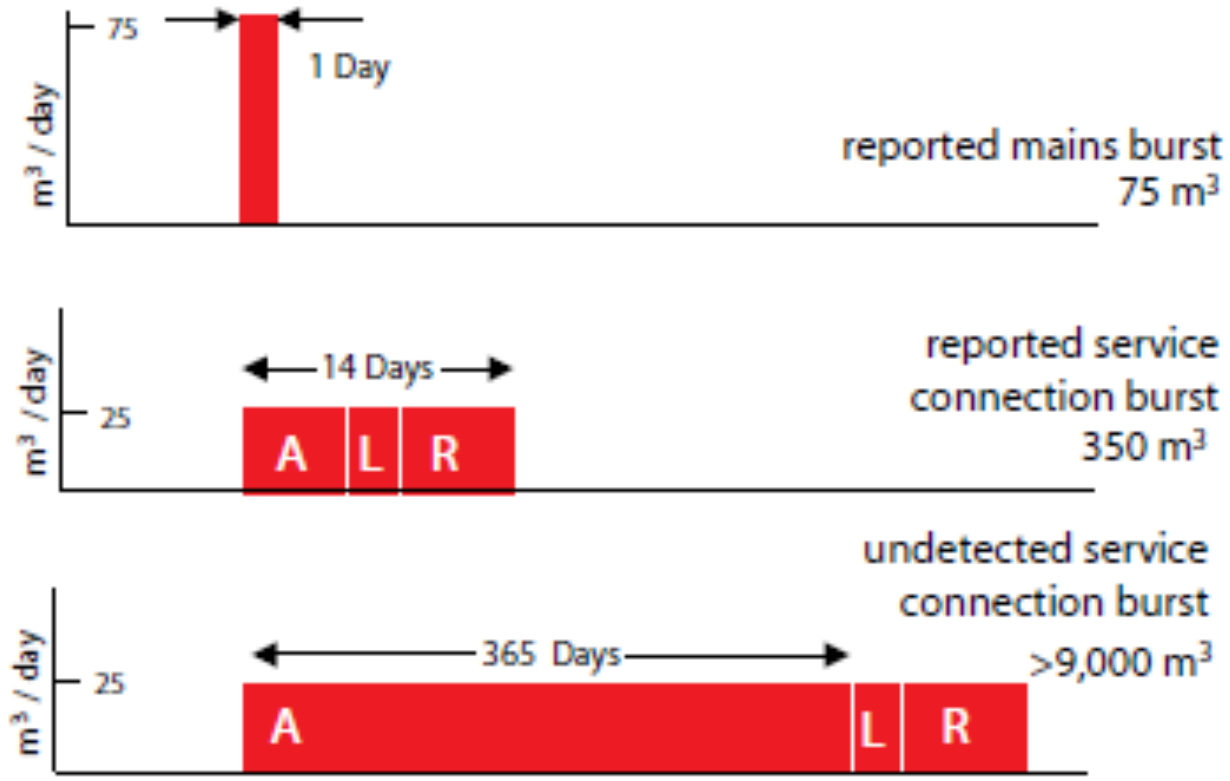
ASTERRA

Benefits & ROI

ASTERRA
Technology by Utilis

IMPACTS OF LEAKS

Awareness / Locate / Repair



Field Expectations

ASTERRA helps you find **background, undetected hidden leaks**

60 – 70% of leaks found will be small / medium size

Most leaks will be **subsurface**

Majority will be found on main / service leaks, meter boxes & valves

- Source: AWWA M36 Manual 4th Edition (2016) Figure 6-5 "Example of various leakage types and impacts of time on the volume of loss"

ASTERRA

ASTERRA: The New Indispensable Technology

Entire cities quickly scanned, continually monitored

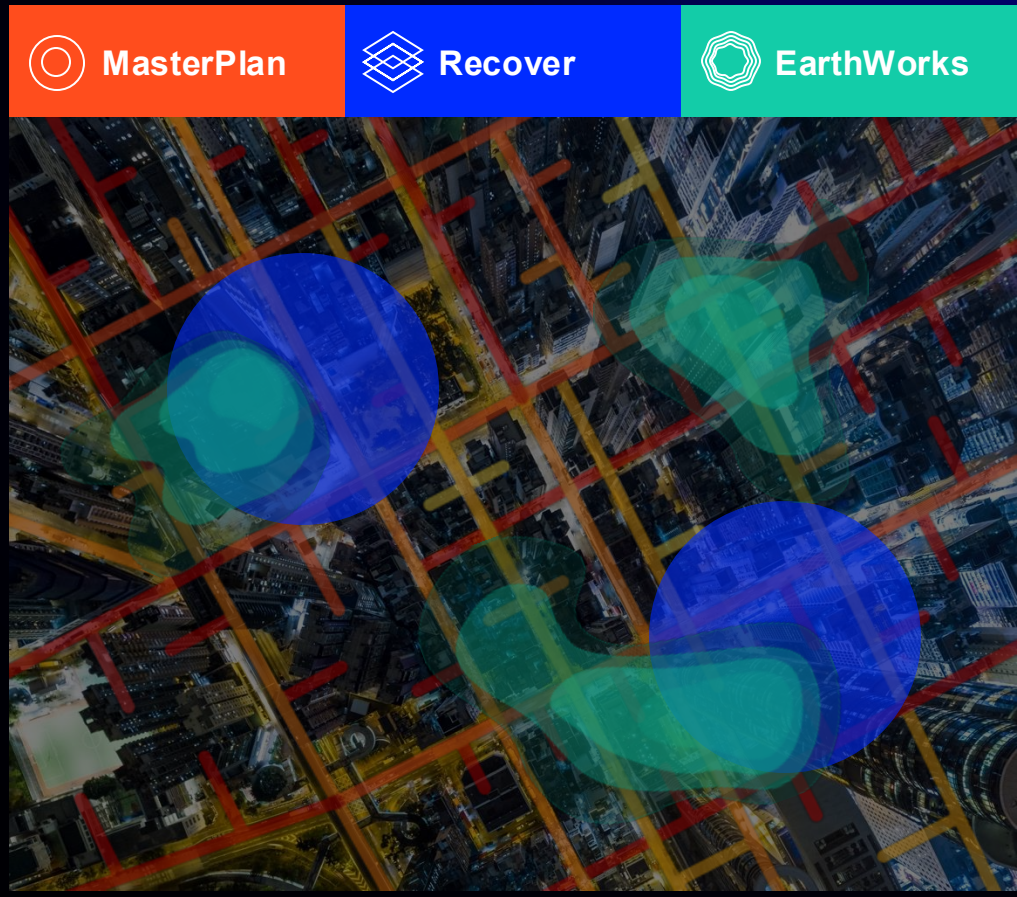
Non-invasive, no equipment required

Data for:

- Infrastructure failure risk assessment
- Pipe replacement and condition assessment
- Fast, efficient leak location for repair

Saves money, resources, the environment, lives

Supports regulatory compliance



ASTERRA



ASTERRA
4180 La Jolla Village Drive – Suite 530 | La Jolla, CA 92037

November 6th, 2024

Attn: **City of Celine**
142 North Ohio Street
Celina, TX 75009

To Whom It May Concern:

This letter is regarding ASTERRA and the **sole source provider status** for City of Celina sensing water leak survey project. This letter is to confirm that the ASTERRA data analysis for identifying possible potable water leaks in water distribution systems is a sole source product, manufactured and sold by ASTERRA. No division of ASTERRA, nor any other company, makes a similar or competing product.

ASTERRA developed a unique and patented algorithm for leaks detection in urban freshwater distribution networks. ASTERRA uses spectral aerial imaging, taken from a satellite mounted sensor, using the L band microwave wavelength, to spot leakage in subterranean drinking water networks. Drinking water is detected, by looking for the particular spectral signature typical to drinking water.

ASTERRA analysis identifies the leaks within a search distance from the actual leak. The search distance is defined by a "Dynamic buffer", which is calculated specifically according to physical properties of the analyzed area and technical components of the satellite. For every new analysis, the size of the dynamic buffer is specifically calculated. The polygon area size varies for each analysis.

Additionally, **competition is precluded by the existence of patent**: Utilis' algorithm and process are patented US 9285475 Mar, 15 2016 SYSTEM AND METHOD OF UNDERGROUND WATER DETECTION assigned to Utilis (DBA ASTERRA).

If you desire additional information, don't hesitate to contact us at 1-858-382-7066 at any time or visit our website at www.asterra.io

Sincerely,
James D. Perry
Executive Vice President

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andy Glasgow, Director of Engineering
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Dailyn Cruz
Date:	March 11, 2025
Re:	FM 455 at GA Moore Parkway TXDOT Local On-System Agreement (LOSA) Resolution

---

Action Requested:
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)

Background Information:
The Legacy Hills development is responsible for the construction of the intersection of GA Moore Parkway (FM 455) and Legacy Drive per the City's Thoroughfare Plan. The alignment of GA Moore Parkway follows TxDOT's FM 455 road alignment. This project will re-align and improve TxDOT's FM 455. All proposed improvement projects to TxDOT infrastructure over $1M require the local government to enter into a Local On-System Agreement (LOSA) with TxDOT.

Legal Review:
Contract has been previously reviewed and approved.

Supporting Documents:
1. FM 455 at GA Moore Pkwy LOSA_0816-04-114 CSD Approved Draft
2. GA Moore (FM 455) and Legacy Dr Location Map
3. VII_O_FM 455 at GA Moore Pkwy TxDOT LOSA Resolution Slides
4. TxDOT LOSA (FM 455 and Legacy) Resolution

Financial Consideration:
Funding is available through the Legacy Hills Development.

Staff Recommendation:
Staff recommends awarding the resolution as presented.

CSJ #	**0816-04-114**
District #	**18**
Code Chart 64 #	**07750**
Project Name	**FM 455 at GA Moore Parkway**

STATE OF TEXAS §

COUNTY OF TRAVIS §

AGREEMENT
For A
LOCAL ON-SYSTEM IMPROVEMENT PROJECT

THIS AGREEMENT (Agreement) is made by and between the State of Texas, acting by and through the Texas Department of Transportation called the "State", and the **City of Celina**, acting by and through its duly authorized officials, called the "Local Government." The State and Local Government shall be collectively referred to as "the parties" hereinafter.

WITNESSETH

WHEREAS, the Texas Transportation Code, Section 201.103 establishes that the State shall design, construct and operate a system of highways in cooperation with local governments and Section 222.052 authorizes the Texas Transportation Commission to accept contributions from political subdivisions for development and construction of public roads and the state highway system within the political subdivision; and

WHEREAS, the Texas Transportation Commission passed Minute Order Number **116752**, authorizing the State to accept Local Government funded projects performed on the state highway system. The project covered by this Agreement includes only work within the state right of way as described in the Agreement, Article 2, Scope of Work (Project); and,

WHEREAS, the Governing Body of the Local Government has approved entering into this Agreement by resolution, ordinance, or commissioners court order dated **{Enter Date of Resolution}**, which is attached to and made a part of this Agreement as Attachment C, Resolution, Ordinance, or Commissioners Court Order (Attachment C) for the improvement covered by this Agreement. A map showing the Project location appears in Attachment A, Project Location Map (Attachment A), which is attached to and made a part of this Agreement**.**

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties, to be by them respectively kept and performed as set forth in this Agreement, it is agreed as follows:

AGREEMENT

1. Period of the Agreement

This Agreement becomes effective when signed by the last party whose signing makes the Agreement fully executed. This Agreement shall remain in effect until the completed Project is accepted by the State or unless terminated as provided below.

CSJ #	**0816-04-114**
District #	**18**
Code Chart 64 #	**07750**
Project Name	**FM 455 at GA Moore Parkway**

2. Scope of Work

The Project consists of environmental, engineering, and construction to improve intersection of FM 455 and Legacy Drive in the City of Celina as shown on Attachment A.

3. Local Project Sources and Uses of Funds

A. The total estimated cost of the Project is shown in Attachment B, Local On-System Improvement Project Budget (Attachment B), which is attached to and made a part of this Agreement. The estimated funds from the Local Government are shown in Attachment B. The State will pay for no Project costs performed by or managed by Local Government under this Agreement.

B. Attachment B shows how necessary resources for completing the Project will be provided by major cost categories. These categories may include but are not limited to: (1) costs of real property (right of way); (2) costs of utility work; (3) costs of environmental assessment and remediation; (4) cost of preliminary engineering and design; (5) cost of construction and construction management; and (6) any other Project costs.

C. The Local Government shall be solely responsible for all of its costs associated with the Project provided for in this Agreement. The Local Government shall be responsible for cost overruns for the Project in excess of the estimated amount to be paid by the Local Government on Attachment B. The Local Government shall also be responsible for direct and indirect costs incurred by the State related to performance of this project if so indicated on Attachment B. If the State determines that the on-system improvements are of significant operational benefit to the State, the State may waive its direct or indirect costs. The State's waiver of its direct or indirect costs shall be indicated on Attachment B by showing the State as responsible for these costs. When the Local Government is responsible for the State's direct or indirect costs, the amount indicated on Attachment B is a fixed fee and not subject to adjustment except through the execution of an amendment to this Agreement.

D. Prior to the performance of any engineering review work by the State, the Local Government shall pay to the State the amount of direct and indirect State costs specified in Attachment B.

E. Whenever funds are paid by the Local Government to the State under this Agreement, the Local Government shall remit a check or warrant made payable to the "Texas Department of Transportation" or may use the State's Automated Clearing House (ACH) system for electronic transfer of funds in accordance with instructions provided by TxDOT's Financial Management Division. The funds shall be deposited and managed by the State and are not refundable.

F. The Local Government will begin construction on the Project within 6 months after execution of the Agreement.

G. The Local Government will complete construction and receive the State's acceptance of the project within 36 months after the date the State authorizes in writing for the Local Government to commence construction of the Project.

H. If the Local Government chooses not to or fails to complete the work once construction on the Project commences, the State may terminate this Agreement in accordance with paragraph 4.C. below. The State may address unfinished construction work as it determines necessary to protect the interests of the State, which includes returning the

Project area to its original condition or completing the work using State forces or contractors. The Local Government shall pay all costs incurred by the State under this provision.

4. Termination of this Agreement

This Agreement shall remain in effect until the Project is completed and accepted by the State, unless:

A. The Agreement is terminated in writing with the mutual consent of the parties;

B. The State terminates the Agreement in writing due to the Local Government's failure to comply with paragraphs 3.F or 3.G; or

C. The Agreement is terminated by one party because of a breach, in which case any cost incurred because of the breach shall be paid by the breaching party.

5. Amendments

Amendments to this Agreement due to changes in the character of the work, terms of the Agreement, or responsibilities of the parties relating to the Project may be enacted through a mutually agreed upon, written amendment. Amendments may not include the addition of State or Federal funds. If any funds other than Local Government funds are proposed, this Agreement must be terminated and a new agreement with appropriate terms and clauses executed in its place.

6. Remedies

This Agreement shall not be considered as specifying the exclusive remedy for any Agreement default, but all remedies existing at law and in equity may be availed of by either party to this Agreement and shall be cumulative.

7. Architectural and Engineering Services

The Local Government has responsibility for the performance of architectural and engineering services. The engineering plans shall be developed in accordance with the applicable *State's Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges* and the special specifications and special provisions related to it. The Project design shall, at a minimum conform to applicable State manuals.

The State shall review the plans, specifications, and estimates provided by the Local Government upon completion or at any time deemed necessary by the State. Should the State determine that the complete plans, specifications, and estimates for the Project are not acceptable, the Local Government shall correct the design documents to the State's satisfaction. Should additional specifications or data be required by the State, the Local Government shall redesign the plans and specifications to the State's satisfaction. The costs for additional work on the plans, specifications, and estimates shall be borne by the Local Government.

8. Environmental Assessment and Mitigation

Development of a transportation project must comply with applicable environmental laws. The Local Government is responsible for:

A. The identification and assessment of any environmental problems associated with the development of the Project governed by this Agreement.

B. The cost of any environmental problem's mitigation and remediation.

C. Providing any public meetings or public hearings required for development of all required environmental documents and obtaining all required permits and approvals.
D. The preparation of documents required for the environmental clearance of the Project.

Before the advertisement for bids, the Local Government shall provide to the State written documentation from the appropriate regulatory agency or agencies that all environmental clearances and approvals have been obtained.

9. Right of Way and Real Property

The Local Government shall acquire all required right of way and necessary right of entry for performance of the Project in accordance with applicable requirements of the Texas Department of Transportation Right of Way Manual, State law, and Federal law governing the acquisition of real property including but not limited to Title II and Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 Title 42 U.S.C.A. Section 4601 et seq. Right of way acquired for improvements to the state highway system shall be acquired in the name of the State. Local Government shall provide right of entry to State personnel and its authorized representatives to areas off the state highway system throughout the duration of the Project for the State to perform inspection and oversight of the Project.

10. Utilities

The Local Government shall be responsible for the adjustment, removal, or relocation of utility facilities for the Project in accordance with applicable State and Federal laws, regulations, rules, policies, and procedures, including any cost to the State of a delay resulting from the Local Government's failure to ensure that utility facilities are adjusted, removed, or relocated before the scheduled beginning of construction. The Local Government will not be reimbursed for the cost of required utility work. The Local Government must obtain advance approval for any variance from established procedures.

11. Compliance with Texas Accessibility Standards and ADA

Local Government shall ensure that the plans for and the construction of the Project are in compliance with standards issued or approved by the Texas Department of Licensing and Regulation (TDLR) as meeting or consistent with minimum accessibility requirements of the Americans with Disabilities Act (P.L. 101-336) (ADA).

12. Construction Responsibilities

A. The Local Government shall advertise for construction bids, issue bid proposals, receive and tabulate the bids, and award and administer the contract for construction of the Project. Administration of the contract includes the responsibility for construction engineering and for issuance of any change orders, supplemental agreements, amendments, or additional work orders that may become necessary subsequent to the award of the construction contract. Project plans and specifications for improvements on the state highway system must be approved by the State prior to advertising for construction. Upon selection of a contractor and prior to commencing construction within the state highway system right of way, the Local Government shall request and obtain written authorization to commence construction of the Project from the State. The Local Government will supervise and inspect all work performed hereunder and provide such engineering inspection and testing services as may be required to ensure

that the construction is accomplished in accordance with the approved plans and specifications. All construction change orders impacting the proposed improvements, traffic control, environmental mitigation, or drainage on the state highway system require written pre-approval by the State prior to execution by the Local Government.

B. Upon completion of the Project, the Local Government will issue and sign a "Notification of Completion" acknowledging the Project's construction completion. A copy will be provided to the State prior to State's final acceptance of the improvements.

C. Prior to the State's acceptance of the improvements on the state highway system, Local Government shall furnish to the State written certification from a Texas Registered Professional Engineer that the Project was constructed in substantial compliance with the Project's plans, specifications, and quality assurance requirements.

13. Project Maintenance

After Local Government completion of the work and acceptance by the State, the State will be responsible for maintenance of the improvements within the state highway system right of way outside the boundaries of an incorporated city. This obligation may be fulfilled through other agreements signed by the State.

14. Notices

All notices to either party shall be delivered personally or sent by certified or U.S. mail, postage prepaid, addressed to that party at the following address:

Local Government	State
City Manager City of Celina 142 N. Ohio Street Celina, Texas 75009	Director of Contract Services Texas Department of Transportation 125 E. 11th Street Austin, Texas 78701

All notices shall be deemed given on the date delivered in person or deposited in the mail, unless otherwise provided by this Agreement. Either party may change the above address by sending written notice of the change to the other party. Either party may request in writing that notices shall be delivered personally or by certified U.S. mail, and that request shall be carried out by the other party.

15. Legal Construction

If one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions and this Agreement shall be construed as if it did not contain the invalid, illegal, or unenforceable provision.

16. Responsibilities of the Parties

The State and the Local Government agree that neither party is an agent, servant, or employee of the other party, and each party agrees it is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

17. Ownership of Documents

Upon completion or termination of this Agreement, copies of all documents and data prepared under this Agreement by the Local Government for improvements within the state highway system right of way shall be provided to the State prior to State acceptance of the Project without restriction or limitation on their further use. The originals shall remain the property of the Local Government. At the request of the State, the Local Government shall submit any Project information required by the State in the format directed by the State.

18. Compliance with Laws

The parties shall comply with all federal, state, and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any manner affecting the performance of this Agreement. When required, the Local Government shall furnish the State with satisfactory proof of this compliance.

19. Sole Agreement

This Agreement constitutes the sole and only agreement between the parties and supersedes any prior understandings or written or oral agreements respecting the Agreement's subject matter.

20. Inspection of Books and Records

The parties to this Agreement shall maintain all books, documents, papers, accounting records, and other documentation relating to costs incurred and engineering inspection and testing services performed under this Agreement and shall make such materials available to the State and the Local Government or their duly authorized representatives for review and inspection at its office during the Agreement period and for seven (7) years from the date of completion of work defined under this Agreement or until any impending litigation or claims are resolved. Additionally, the State and the Local Government and their duly authorized representatives shall have access to all the governmental records that are directly applicable to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

21. Insurance

Before beginning work on the state highway system, the Local Government and its contractor performing the work shall provide the State with a fully executed copy of the State's Form 1560 Certificate of Insurance verifying the existence of coverage in the amounts and types specified on the Certificate of Insurance for all persons and entities working on state right of way. Self-insurance documentation acceptable to the State may be substituted for all or part of the coverage's required for the Local Government. This coverage shall be maintained until all work on the state right of way is complete. If coverage is not maintained, all work on state right of way shall cease immediately, and the State may recover damages and all costs of completing the work.

22. Pertinent Non-Discrimination Authorities

During the performance of this Agreement, the Local Government, for itself, its assignees, and successors in interest agree to comply with all applicable Federal and State nondiscrimination statutes and authorities.

CSJ #	**0816-04-114**
District #	**18**
Code Chart 64 #	**07750**
Project Name	**FM 455 at GA Moore Parkway**

23. Signatory Warranty

Each signatory warrants that the signatory has necessary authority to execute this Agreement on behalf of the entity represented.

Each party is signing this agreement on the date stated under that party's signature.

THE STATE OF TEXAS	**THE LOCAL GOVERNMENT**
Signature	Signature
Typed or Printed Name	Typed or Printed Name
Typed or Printed Title	Typed or Printed Title
Date	Date

CSJ #	**0816-04-114**
District #	**18**
Code Chart 64 #	**07750**
Project Name	**FM 455 at GA Moore Parkway**

ATTACHMENT A
PROJECT LOCATION MAP

GA Moore Pkwy (FM 455) and Legacy Dr



North

CSJ #	**0816-04-114**
District #	**18**
Code Chart 64 #	**07750**
Project Name	**FM 455 at GA Moore Parkway**

ATTACHMENT B
LOCAL ON-SYSTEM IMPROVEMENT PROJECT BUDGET
(Locally Funded and Performed Project)

The Local Government is responsible for 100% of the costs allocated to it as described below, including overruns.

Description	Estimated Costs	Subtotals
PROJECT PHASES: Work performed by the Local Government or its Consultant or Contractor		
Environmental	$6,500	
Right of Way	$0	
Engineering	$123,500	
Utility Work	$0	
Construction	$1,745,287	
Subtotal for Project Phases		$1,875,287
DIRECT STATE COSTS:	**Paid By: ☒ Local Government ☐ State**	
Environmental	$4,688	
Right of Way	$4,688	
Engineering	$4,688	
Utility Work	$4,689	
Construction	$18,753	
Subtotal for Direct State Costs		$37,506
INDIRECT STATE COSTS:	**Paid By: ☒ Local Government ☐ State**	
Subtotal for Indirect State Costs		$99,203
TOTAL ESTIMATED COST OF PROJECT		$2,011,996

$136,709	Fixed price amount of payment by the Local Government to the State for the State's direct and indirect costs as stated in Article 3, C and D of the Agreement.

GA Moore Pkwy (FM 455) and Legacy Dr



FM 455 AT GA MOORE PKWY TXDOT LOSA

March 11, 2025

Andy Glasgow, PE, PMP,CFM



LOCATION MAP



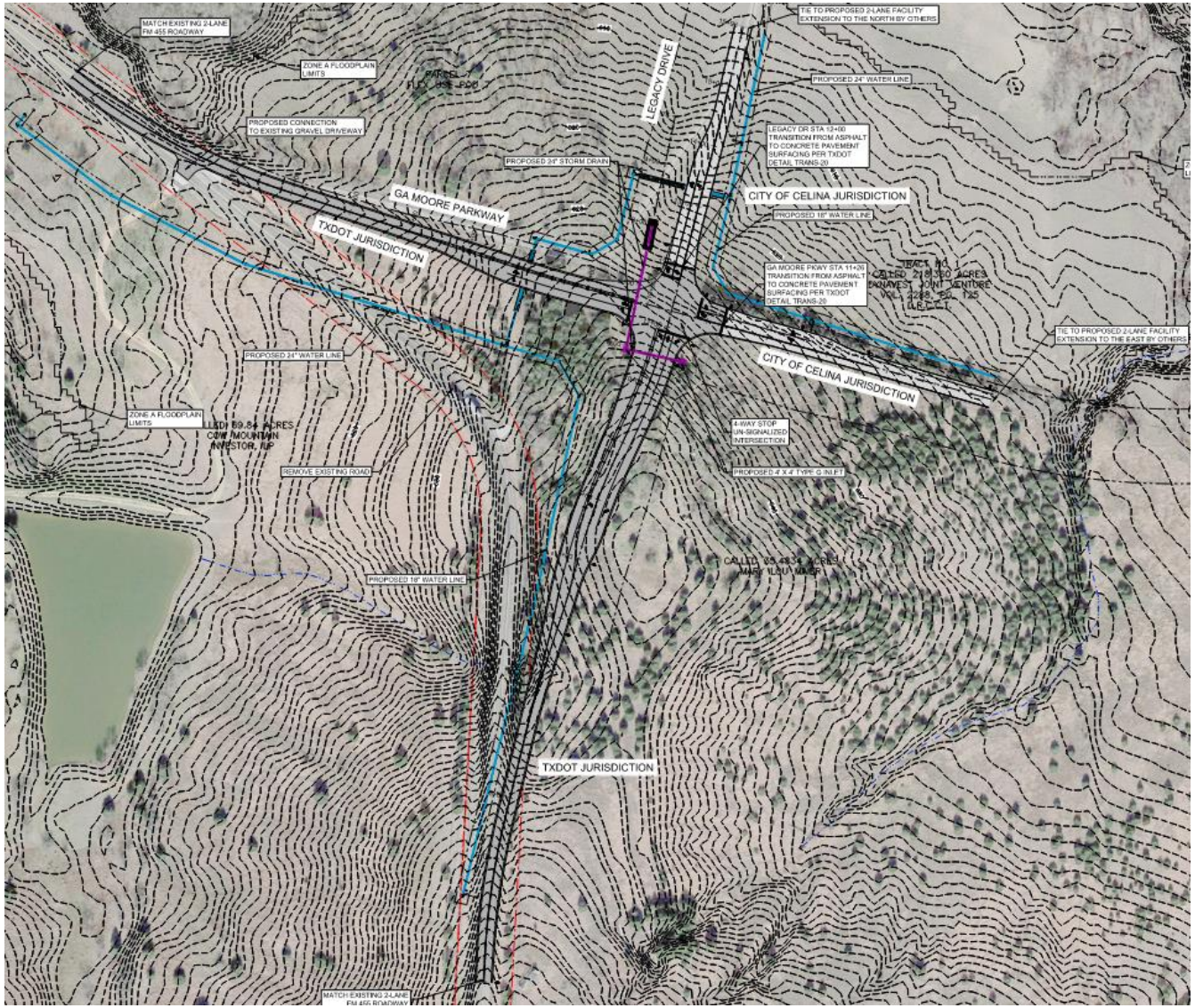
FACTS

A. The Legacy Hills development is responsible for the construction of the intersection of GA Moore Parkway (FM 455) and Legacy Drive per the City's Thoroughfare Plan. The alignment of GA Moore Parkway follows TxDOT's FM 455 road alignment. This project will re-align and improve TxDOT's FM 455. All proposed improvement projects to TxDOT infrastructure over $1M require the local government to enter into a Local On-System Agreement (LOSA) with TxDOT.

B. The construction of this project is funded by the Legacy Hills development. The total construction cost estimate is $2,011,996.

C. Design plans for the permanent intersection are finalized and ready to bid.

PROPOSED IMPROVEMENTS




CELINA
TEXAS
EST. 1876
Life Connected.

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA APPROVING THE PROPOSED LOCAL ON-SYSTEM IMPROVEMENT PROJECT AGREEMENT BETWEEN THE TEXAS DEPARTMENT OF TRANSPORTATION AND THE CITY OF CELINA FOR THE FM 455 (GA MOORE PARKWAY) AND LEGACY DRIVE IMPROVEMENTS PROJECT AT LEGACY HILLS, CELINA, TX.

WHEREAS, the City of Celina, Texas ("City") desires to improve the intersection of FM 455 (GA Moore Parkway) and Legacy Drive (the "Project"); and

WHEREAS, a portion of the roadway to be improved in the Project is owned by the State of Texas (the "State"); and

WHEREAS, the Texas Transportation Code allows for the State and the City to enter into a Local On-System Improvement Project Agreement (the "Agreement") to address terms and conditions related to environmental, engineering, construction and funding of the Project; and

WHEREAS, the Texas Transportation Commission passed Minute Order Number 116752 authorizing the State to accept Local Government funded projects performed on the state highway system; and

WHEREAS, all legal and statutory prerequisites for the adoption of this Resolution have been met, including but not limited to the Open Meetings Act; and

WHEREAS, the City Council of the City (the "City Council") deems the adoption of this Resolution to be in the best interests of the health, safety, and welfare of the public.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Celina, Texas:

Section 1. All matters stated herein above are found to be true and correct and are incorporated herein by reference.

Section 2. The City Council approves and authorizes entering into the Agreement with TxDOT.

Section 3. The City Manager of the City is hereby authorized to execute the Agreement, which is attached hereto as **Exhibit A** and incorporated herein, and to exercise the rights and duties of the City thereunder in order to complete the Project.

Section 4. This Resolution shall take effect immediately from and after its passage, as

the law and charter in such cases provide.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 11th day of March, 2025.

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Jeovanna Rubio, Assistant City Secretary

EXHIBIT A

CSJ #	0816-04-114
District #	18
Code Chart 64 #	07750
Project Name	FM 455 at GA Moore Parkway

STATE OF TEXAS §

COUNTY OF TRAVIS §

AGREEMENT
For A
LOCAL ON-SYSTEM IMPROVEMENT PROJECT

THIS AGREEMENT (Agreement) is made by and between the State of Texas, acting by and through the Texas Department of Transportation called the "State", and the **City of Celina**, acting by and through its duly authorized officials, called the "Local Government." The State and Local Government shall be collectively referred to as "the parties" hereinafter.

WITNESSETH

WHEREAS, the Texas Transportation Code, Section 201.103 establishes that the State shall design, construct and operate a system of highways in cooperation with local governments and Section 222.052 authorizes the Texas Transportation Commission to accept contributions from political subdivisions for development and construction of public roads and the state highway system within the political subdivision; and

WHEREAS, the Texas Transportation Commission passed Minute Order Number **116752**, authorizing the State to accept Local Government funded projects performed on the state highway system. The project covered by this Agreement includes only work within the state right of way as described in the Agreement, Article 2, Scope of Work (Project); and,

WHEREAS, the Governing Body of the Local Government has approved entering into this Agreement by resolution, ordinance, or commissioners court order dated **{Enter Date of Resolution}**, which is attached to and made a part of this Agreement as Attachment C, Resolution, Ordinance, or Commissioners Court Order (Attachment C) for the improvement covered by this Agreement. A map showing the Project location appears in Attachment A, Project Location Map (Attachment A), which is attached to and made a part of this Agreement.

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties, to be by them respectively kept and performed as set forth in this Agreement, it is agreed as follows:

AGREEMENT

1. Period of the Agreement

This Agreement becomes effective when signed by the last party whose signing makes the Agreement fully executed. This Agreement shall remain in effect until the completed Project is accepted by the State or unless terminated as provided below.

CSJ #	0816-04-114
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Project Name	FM 455 at GA Moore Parkway

2. Scope of Work

The Project consists of environmental, engineering, and construction to improve intersection of FM 455 and Legacy Drive in the City of Celina as shown on Attachment A.

3. Local Project Sources and Uses of Funds

A. The total estimated cost of the Project is shown in Attachment B, Local On-System Improvement Project Budget (Attachment B), which is attached to and made a part of this Agreement. The estimated funds from the Local Government are shown in Attachment B. The State will pay for no Project costs performed by or managed by Local Government under this Agreement.

B. Attachment B shows how necessary resources for completing the Project will be provided by major cost categories. These categories may include but are not limited to: (1) costs of real property (right of way); (2) costs of utility work; (3) costs of environmental assessment and remediation; (4) cost of preliminary engineering and design; (5) cost of construction and construction management; and (6) any other Project costs.

C. The Local Government shall be solely responsible for all of its costs associated with the Project provided for in this Agreement. The Local Government shall be responsible for cost overruns for the Project in excess of the estimated amount to be paid by the Local Government on Attachment B. The Local Government shall also be responsible for direct and indirect costs incurred by the State related to performance of this project if so indicated on Attachment B. If the State determines that the on-system improvements are of significant operational benefit to the State, the State may waive its direct or indirect costs. The State's waiver of its direct or indirect costs shall be indicated on Attachment B by showing the State as responsible for these costs. When the Local Government is responsible for the State's direct or indirect costs, the amount indicated on Attachment B is a fixed fee and not subject to adjustment except through the execution of an amendment to this Agreement.

D. Prior to the performance of any engineering review work by the State, the Local Government shall pay to the State the amount of direct and indirect State costs specified in Attachment B.

E. Whenever funds are paid by the Local Government to the State under this Agreement, the Local Government shall remit a check or warrant made payable to the "Texas Department of Transportation" or may use the State's Automated Clearing House (ACH) system for electronic transfer of funds in accordance with instructions provided by TxDOT's Financial Management Division. The funds shall be deposited and managed by the State and are not refundable.

F. The Local Government will begin construction on the Project within 6 months after execution of the Agreement.

G. The Local Government will complete construction and receive the State's acceptance of the project within 36 months after the date the State authorizes in writing for the Local Government to commence construction of the Project.

H. If the Local Government chooses not to or fails to complete the work once construction on the Project commences, the State may terminate this Agreement in accordance with paragraph 4.C. below. The State may address unfinished construction work as it determines necessary to protect the interests of the State, which includes returning the

Project area to its original condition or completing the work using State forces or contractors. The Local Government shall pay all costs incurred by the State under this provision.

4. Termination of this Agreement

This Agreement shall remain in effect until the Project is completed and accepted by the State, unless:

A. The Agreement is terminated in writing with the mutual consent of the parties;

B. The State terminates the Agreement in writing due to the Local Government's failure to comply with paragraphs 3.F or 3.G; or

C. The Agreement is terminated by one party because of a breach, in which case any cost incurred because of the breach shall be paid by the breaching party.

5. Amendments

Amendments to this Agreement due to changes in the character of the work, terms of the Agreement, or responsibilities of the parties relating to the Project may be enacted through a mutually agreed upon, written amendment. Amendments may not include the addition of State or Federal funds. If any funds other than Local Government funds are proposed, this Agreement must be terminated and a new agreement with appropriate terms and clauses executed in its place.

6. Remedies

This Agreement shall not be considered as specifying the exclusive remedy for any Agreement default, but all remedies existing at law and in equity may be availed of by either party to this Agreement and shall be cumulative.

7. Architectural and Engineering Services

The Local Government has responsibility for the performance of architectural and engineering services. The engineering plans shall be developed in accordance with the applicable *State's Standard Specifications for Construction and Maintenance of Highways, Streets and Bridges* and the special specifications and special provisions related to it. The Project design shall, at a minimum conform to applicable State manuals.

The State shall review the plans, specifications, and estimates provided by the Local Government upon completion or at any time deemed necessary by the State. Should the State determine that the complete plans, specifications, and estimates for the Project are not acceptable, the Local Government shall correct the design documents to the State's satisfaction. Should additional specifications or data be required by the State, the Local Government shall redesign the plans and specifications to the State's satisfaction. The costs for additional work on the plans, specifications, and estimates shall be borne by the Local Government.

8. Environmental Assessment and Mitigation

Development of a transportation project must comply with applicable environmental laws. The Local Government is responsible for:

A. The identification and assessment of any environmental problems associated with the development of the Project governed by this Agreement.

B. The cost of any environmental problem's mitigation and remediation.

CSJ #	0816-04-114
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C. Providing any public meetings or public hearings required for development of all required environmental documents and obtaining all required permits and approvals.
D. The preparation of documents required for the environmental clearance of the Project.

Before the advertisement for bids, the Local Government shall provide to the State written documentation from the appropriate regulatory agency or agencies that all environmental clearances and approvals have been obtained.

9. Right of Way and Real Property

The Local Government shall acquire all required right of way and necessary right of entry for performance of the Project in accordance with applicable requirements of the Texas Department of Transportation Right of Way Manual, State law, and Federal law governing the acquisition of real property including but not limited to Title II and Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 Title 42 U.S.C.A. Section 4601 et seq. Right of way acquired for improvements to the state highway system shall be acquired in the name of the State. Local Government shall provide right of entry to State personnel and its authorized representatives to areas off the state highway system throughout the duration of the Project for the State to perform inspection and oversight of the Project.

10. Utilities

The Local Government shall be responsible for the adjustment, removal, or relocation of utility facilities for the Project in accordance with applicable State and Federal laws, regulations, rules, policies, and procedures, including any cost to the State of a delay resulting from the Local Government's failure to ensure that utility facilities are adjusted, removed, or relocated before the scheduled beginning of construction. The Local Government will not be reimbursed for the cost of required utility work. The Local Government must obtain advance approval for any variance from established procedures.

11. Compliance with Texas Accessibility Standards and ADA

Local Government shall ensure that the plans for and the construction of the Project are in compliance with standards issued or approved by the Texas Department of Licensing and Regulation (TDLR) as meeting or consistent with minimum accessibility requirements of the Americans with Disabilities Act (P.L. 101-336) (ADA).

12. Construction Responsibilities

A. The Local Government shall advertise for construction bids, issue bid proposals, receive and tabulate the bids, and award and administer the contract for construction of the Project. Administration of the contract includes the responsibility for construction engineering and for issuance of any change orders, supplemental agreements, amendments, or additional work orders that may become necessary subsequent to the award of the construction contract. Project plans and specifications for improvements on the state highway system must be approved by the State prior to advertising for construction. Upon selection of a contractor and prior to commencing construction within the state highway system right of way, the Local Government shall request and obtain written authorization to commence construction of the Project from the State. The Local Government will supervise and inspect all work performed hereunder and provide such engineering inspection and testing services as may be required to ensure

that the construction is accomplished in accordance with the approved plans and specifications. All construction change orders impacting the proposed improvements, traffic control, environmental mitigation, or drainage on the state highway system require written pre-approval by the State prior to execution by the Local Government.

B. Upon completion of the Project, the Local Government will issue and sign a "Notification of Completion" acknowledging the Project's construction completion. A copy will be provided to the State prior to State's final acceptance of the improvements.

C. Prior to the State's acceptance of the improvements on the state highway system, Local Government shall furnish to the State written certification from a Texas Registered Professional Engineer that the Project was constructed in substantial compliance with the Project's plans, specifications, and quality assurance requirements.

13. Project Maintenance

After Local Government completion of the work and acceptance by the State, the State will be responsible for maintenance of the improvements within the state highway system right of way outside the boundaries of an incorporated city. This obligation may be fulfilled through other agreements signed by the State.

14. Notices

All notices to either party shall be delivered personally or sent by certified or U.S. mail, postage prepaid, addressed to that party at the following address:

Local Government	State
City Manager City of Celina 142 N. Ohio Street Celina, Texas 75009	Director of Contract Services Texas Department of Transportation 125 E. 11th Street Austin, Texas 78701

All notices shall be deemed given on the date delivered in person or deposited in the mail, unless otherwise provided by this Agreement. Either party may change the above address by sending written notice of the change to the other party. Either party may request in writing that notices shall be delivered personally or by certified U.S. mail, and that request shall be carried out by the other party.

15. Legal Construction

If one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions and this Agreement shall be construed as if it did not contain the invalid, illegal, or unenforceable provision.

16. Responsibilities of the Parties

The State and the Local Government agree that neither party is an agent, servant, or employee of the other party, and each party agrees it is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

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Project Name	FM 455 at GA Moore Parkway

17. Ownership of Documents

Upon completion or termination of this Agreement, copies of all documents and data prepared under this Agreement by the Local Government for improvements within the state highway system right of way shall be provided to the State prior to State acceptance of the Project without restriction or limitation on their further use. The originals shall remain the property of the Local Government. At the request of the State, the Local Government shall submit any Project information required by the State in the format directed by the State.

18. Compliance with Laws

The parties shall comply with all federal, state, and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any manner affecting the performance of this Agreement. When required, the Local Government shall furnish the State with satisfactory proof of this compliance.

19. Sole Agreement

This Agreement constitutes the sole and only agreement between the parties and supersedes any prior understandings or written or oral agreements respecting the Agreement's subject matter.

20. Inspection of Books and Records

The parties to this Agreement shall maintain all books, documents, papers, accounting records, and other documentation relating to costs incurred and engineering inspection and testing services performed under this Agreement and shall make such materials available to the State and the Local Government or their duly authorized representatives for review and inspection at its office during the Agreement period and for seven (7) years from the date of completion of work defined under this Agreement or until any impending litigation or claims are resolved. Additionally, the State and the Local Government and their duly authorized representatives shall have access to all the governmental records that are directly applicable to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

21. Insurance

Before beginning work on the state highway system, the Local Government and its contractor performing the work shall provide the State with a fully executed copy of the State's Form 1560 Certificate of Insurance verifying the existence of coverage in the amounts and types specified on the Certificate of Insurance for all persons and entities working on state right of way. Self-insurance documentation acceptable to the State may be substituted for all or part of the coverage's required for the Local Government. This coverage shall be maintained until all work on the state right of way is complete. If coverage is not maintained, all work on state right of way shall cease immediately, and the State may recover damages and all costs of completing the work.

22. Pertinent Non-Discrimination Authorities

During the performance of this Agreement, the Local Government, for itself, its assignees, and successors in interest agree to comply with all applicable Federal and State nondiscrimination statutes and authorities.

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23. Signatory Warranty

Each signatory warrants that the signatory has necessary authority to execute this Agreement on behalf of the entity represented.

Each party is signing this agreement on the date stated under that party's signature.

THE STATE OF TEXAS	THE LOCAL GOVERNMENT
Signature	Signature
Typed or Printed Name	Typed or Printed Name
Typed or Printed Title	Typed or Printed Title
Date	Date

CSJ #	0816-04-114
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Project Name	FM 455 at GA Moore Parkway

ATTACHMENT A
PROJECT LOCATION MAP

GA Moore Pkwy (FM 455) and Legacy Dr



North

CSJ #	0816-04-114
District #	18
Code Chart 64 #	07750
Project Name	FM 455 at GA Moore Parkway

ATTACHMENT B
LOCAL ON-SYSTEM IMPROVEMENT PROJECT BUDGET
(Locally Funded and Performed Project)

The Local Government is responsible for 100% of the costs allocated to it as described below, including overruns.

Description	Estimated Costs	Subtotals
PROJECT PHASES: Work performed by the Local Government or its Consultant or Contractor		
Environmental	$6,500	
Right of Way	$0	
Engineering	$123,500	
Utility Work	$0	
Construction	$1,745,287	
Subtotal for Project Phases		$1,875,287
DIRECT STATE COSTS:	**Paid By: ☒ Local Government ☐ State**	
Environmental	$4,688	
Right of Way	$4,688	
Engineering	$4,688	
Utility Work	$4,689	
Construction	$18,753	
Subtotal for Direct State Costs		$37,506
INDIRECT STATE COSTS:	**Paid By: ☒ Local Government ☐ State**	
Subtotal for Indirect State Costs		$99,203
TOTAL ESTIMATED COST OF PROJECT		$2,011,996

$136,709	Fixed price amount of payment by the Local Government to the State for the State's direct and indirect costs as stated in Article 3, C and D of the Agreement.

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Kimberly Brawner, Assistant City Manager
CC:	Robert Ranc, City Manager
Intiated by:	Drew Jenks
Date:	March 11, 2025
Re:	Downtown Center Amended GMP (Arizona Drive Construction)

Action Requested:
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)

Background Information:
On April 9, 2024, the city selected Swinerton Builders to provide construction manager at risk (CMAR) services for constructing the Downtown Center complex. The complex includes a ~100,000-square-foot, four-story building and a four-story parking garage. The parking garage has an approximate 35,000-square-foot footprint and will have an aggregate area of approximately 140,000 square feet. The garage will have approximately 400 spaces located on the west side of North Arizona Drive between West Walnut Street (FM 455) and West Pecan Street. The parking garage includes elevators, trash compactors, generator space for the government center, and special event storage. Parking options include standard parking spaces (9' x 18'), oversize parking spaces (10' x 20'), motorcycle, bicycle, and golf cart parking. The garage also includes space for the bookmobile storage and an off-site book drop. Infrastructure is being included to support the possibility of electric charging stations.

The Downtown Center will be composed of 5 floors. Each floor is approximately 23,000 square feet. Two floors will serve as the new public library. The basement will serve as the children's and teens' library. It will provide an open floor plan for book storage, an 1800 square feet story time room, study rooms available for the public, and an open stage area. In addition, the basement will house a media room that the City's marketing team will use to create and edit videos. The first floor of the Downtown Center will house the adult library and a 1700-square-foot community meeting room. Development Services, Engineering, Information Technology, and Utility Billing

will be on the 2nd floor. The 3rd floor will house the City manager's offices, the City Secretary, Finance, Human Resources, Marketing, Purchasing, and Strategic Services. An additional 3,000 square foot public meeting space will be housed on the 4th-floor rooftop. The employee dining room will also be located on the 4th floor. This 1,300-square-foot area will be available on the weekends to be reserved by the public. The rooftop also hosts a 2,100-square-foot outdoor programming area.

In September 2024, the Celina City Council approved GMP #1 for the parking garage in the amount of $19,303,385.00. In February 2025, City Council approved GMP #2 to authorize the construction of the Downtown Center in an amount not to exceed $59,050,752.00.

GMP 3 in the amount of $947,783.00 will authorize the construction of Arizona Drive from Walnut Street to Pecan Street. The new roadway will be constructed in conjunction with the adjacent Downtown Center parking garage. The roadway will be reconstructed as a two-lane concrete roadway, with landscaping and 5-foot sidewalks.

Legal Review:
The GMP form has been previously reviewed and approved.

Supporting Documents:
1. Presentation GMP #3 Arizona - Pecan to Walnut
2. Amendment_3_Arizona_Dr
3. PCI 0006 - Arizona Drive Street Utility Work R1 (002)

Financial Consideration:
Funding is available through bonds. Expenditures will not exceed funds appropriated and funds will be committed to the purchase order.

Staff Recommendation:
Staff recommends approving the GMP as presented.

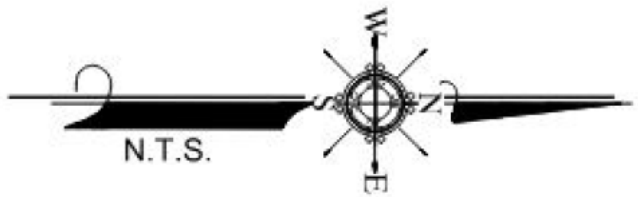
DOWNTOWN CENTER GMP - AMENDMENT 3 ARIZONA DRIVE

March 11, 2024
Kimberly Brawner, PE



PROJECT LOCATION





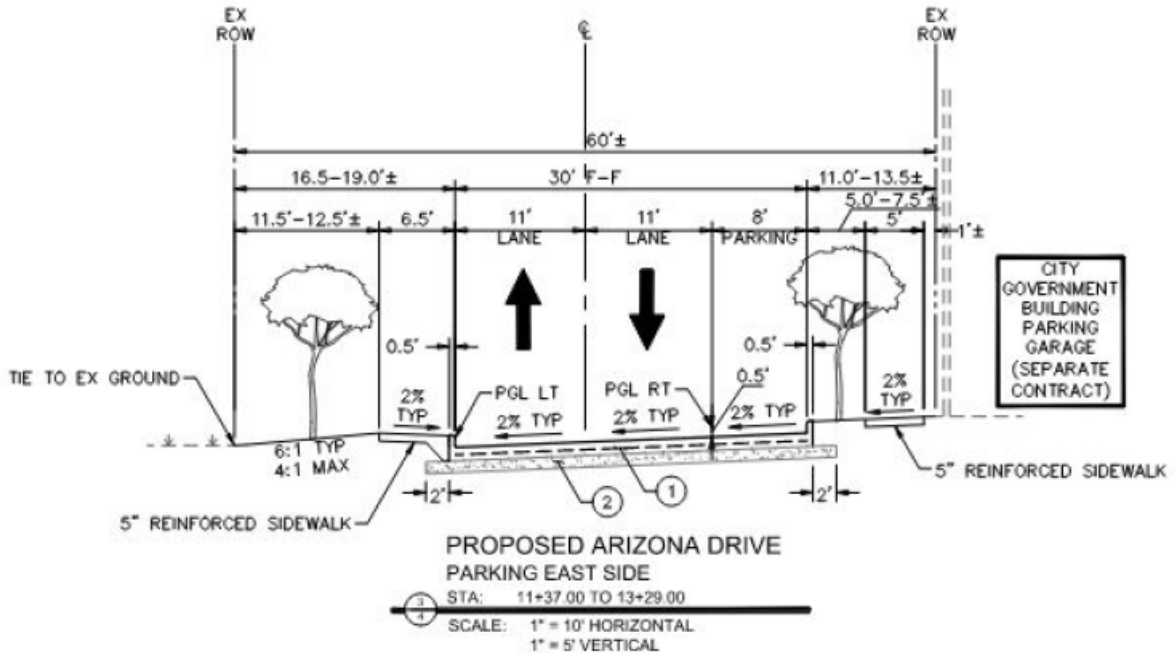
Quote for work to be performed:

Phase	Category	Description	Subcontractor	Quote
015523	71150	Arizona Temp Roads & Traffic Provisions		8,500.00
015623	71150	Arizona Temp Barricades & Signage		5,500.00
313100	71140	Arizona Excavation & Compaction		79,382.00
313100	71140	Arizona Utility Demolition		7,286.00
320190	71140	Arizona Landscape		41,995.00
321316	71140	Arizona Road Work Paving		201,460.00
321700	71150	Arizona Pavement Markings		3,500.00
331000	71140	Arizona Utilities		263,436.00
337000	71140	Arizona Electrical Utilities		113,460.00
013035GC	71151	Arizona Superintendent	Full time – 4 months	94,694.00
013067	71151	Arizona Proj Engineer	Part time – 4 months	35,482.00
901200	71195	Contingency - Arizona		43,675.00
007480	71160	Subguard Insurance		10,900.00
007510	71160	GC Payment & Performance Bond		8,150.00
			Subtotal	**917,420.00**
999999	79999	Fee	2.25%	17,094.00
007420	71160	General Insurance	1.35%	13,269.00
			Markup Subtotal	**30,363.00**
			PCI Total	**947,783.00**

SWINERTON

Schedule Going Forward

- ~~Apr 9, 2024 – council award CMAR~~
- ~~May 2024 – Preliminary GMP~~
- ~~Sept 2024 – Amendment 1 – Parking Garage~~
- ~~Oct 2024 –~~
  - ~~Downtown Meeting (10/10)~~
  - ~~Groundbreaking (10/15)~~
  - ~~Construction start (11/1)~~
- ~~Nov 7, 2024 – Coffee with Contractor~~
  - ~~(1st Thursday of the month after EDC)~~
- ~~Feb 2025 – Building GMP (early release)~~
- March 2025 – Arizona Drive construction GMP
- Oct 2025 – Garage complete
- Dec 2025 – Furniture Procurement
- Nov 2026 – Government Center complete





Current view looking North

Direction

- Does council direct staff to accept Swinerton Builders - Amendment 3 for Arizona Drive construction and underground utilities?



5

Docusign Envelope ID: 2F8472EA-0994-4996-AAEB-398A5A64BA10

AMENDMENT TO CONTRACT

CONSTRUCTION MANAGER AT RISK

Amendment 3 – Arizona Dr

This Agreement is made by and between the City of Celina, Texas, a home-rule municipality (hereinafter referred to as the "Owner") and **Swinerton Builders** (hereinafter referred to as the "Provider") for **CMAR Services for the Government Center, Project B33**, (hereinafter referred to as the "Services"), the Owner and the Provider hereby agree as follows:

AGREEMENT

Amendment 1 modifies the following conditions to the original contract.

1. Article 1, item 8: Add
   a. Amendment 3: GMP Arizona Dr. Project
   b. Schedule and Subcontractor Quotes

2. Guaranteed Maximum Price: $947,783.00

AMENDMENT

This contract may only be amended by the written mutual Agreement of both parties.

By signing below, you agree to amend the original contract with the above terms. All other original terms and conditions remain the same.

CITY OF CELINA	SWINERTON BUILDERS
	DocuSigned by: Tyler Whittaker 10F389E0CC97412...
Signature	Signature
Robert Ranc, City Manager	Tyler Whittaker — VP, Division Manag
Printed Name & Title	Printed Name & Title
	3/5/2025
Date	Date

CITY OF CELINA
142 N. OHIO
CELINA, TX, 75068

Attn: Kim Brawner

Subject: Swinerton Builders Job 23611015 - Celina Government Building
PCI No. 0006

Dear Kim,

We request a Change Order to our contract for the following:

This PCI is to include the additional labor and material for the Arizona Drive Project per the "Final Submittal October 2024" drawings and specifications. This pricing does not include the schedule incorporation or extension, Swinerton reserves the right to evaluate and integrate into the existing construction schedule. The utilities present within the Arizona Drive project do directly impact the critical path of the parking garage phase of the Celina Downtown Project.

Please see attached qualifications and bid leveling sheets for further clarification.

Phase	Category	Description	Subcontractor	Quote
015523	71150	Arizona Temp Roads & Traffic Provisions		8,500.00
015623	71150	Arizona Temp Barricades & Signage		5,500.00
313100	71140	Arizona Excavation & Compaction		79,382.00
313100	71140	Arizona Utility Demolition		7,286.00
320190	71140	Arizona Landscape		41,995.00
321316	71140	Arizona Road Work Paving		201,460.00
321700	71150	Arizona Pavement Markings		3,500.00
331000	71140	Arizona Utilities		263,436.00
337000	71140	Arizona Electrical Utilities		113,460.00
013035GC	71151	Arizona Superintendent	Full time – 4 months	94,694.00
013067	71151	Arizona Proj Engineer	Part time – 4 months	35,482.00
901200	71195	Contingency - Arizona		43,675.00
007480	71160	Subguard Insurance		10,900.00
007510	71160	GC Payment & Performance Bond		8,150.00
			Subtotal	**917,420.00**

999999	79999	Fee	2.25%	17,094.00
007420	71160	General Insurance	1.35%	13,269.00
			Markup Subtotal	**30,363.00**
			PCI Total	**947,783.00**

TOTAL AMOUNT OF THIS CHANGE ORDER REQUEST: **947,783.00.**

Please NOTE:

- The incorporation of this revision in to the contractual scope of work may have an impact on our schedule, which is yet to be finalized. Once determined, the job schedule will be adjusted accordingly to show the effect of this revision on the final project completion date.
- The terms (cost and schedule impact) of this change order request are subject to review and a requote if not accepted within days of its issuance.
- This request does not include additional cost or delay due to late approval.

__X__ We **HAVE NOT** proceeded with this revised work per your instructions. Please issue a change order.

Upon acceptance of this change order request, a formal change order will be issued. Acceptance also acknowledges that Swinerton Builders is directed to proceed with the above change in scope.

If you have any questions or comments pertaining to this matter, please contact the undersigned.

Sincerely,
Swinerton Builders

Joel Stephens
Project Manager
Date: _____

Quotation accepted by:
CITY OF CELINA

By: _____

Date: _____

SWINERTON

Qualifications

PCI 0006: Arizona Drive Project

Item	DESCRIPTION
1	Pricing includes additional labor and material. Swinerton reserves the right to evaluate the overall schedule impact to the Celina DT Center and Parking Garage. Revised project schedule to be submitted at a later date.
2	Pricing does not include the electrical duct bank or new conductors feeding the new XFMR transformer in the garage project. Pricing assumes that Oncor will be delivering power in a timely manner per Swinerton's Downtown Center Garage contract schedule milestone.
3	Pricing includes a phased construction to allow for appropriate access to neighbors. Construction will however shutdown the exit/access of surrounding properties for a period of time. Swinerton will coordinate closely with affected tenants.
4	Pricing assumes concurrent construction with the Celina Downtown Center parking garage and admin building.
5	Pricing does not include TXDOT certification or TXDOT certified contractors. Pricing assumes project is not a TXDOT project.
6	Pedestal power service is included in the location as shown with the understanding that it may have to be relocated. Pricing for this relocation is not included.
7	Proposal includes the 2" irrigation meters as shown on the fire main with the understanding that these will have to be relocated. Pricing for the relocation is not included.
8	Pricing assumes Oncor will be providing the directional boring under Arizona drive.
9	Pricing does not include patching of existing brick pavers.
10	2 inch irrigation water not shown and not included - to be addressed post award.
11	Traffic control provided per sheet number 60 only.

Client:	**City of Celina**	**Date:**	**October 2024**
Project:	**Arizona Drive (Walnut St to Pecan St)**	**Prepared By:**	**RPC**
KHA No.:	**64542444**	**Checked By:**	**RTD**
Title:	**100% Submittal**		

Item No. 2

Item Descr

EARTHWORK & PAVING

		Bid Quantity	Unit	Unit Price	Item Cost		BIDDERS: RPMx	HTX	FraserCon	REDDEN
Base Bid - Street Improvements										
P1	MOBILIZATION (5% MAX)	1	LS	$ 35,500.00	$ 35,500		**Earthwork ONLY**	$ 1,807	**Paving ONLY**	**Paving ONLY**
P2	GENERAL SITE PREPARATION (INCLUDING TREE REMOVAL)	1	LS	$ 35,500.00	$ 35,500		$ 118,000	$ 1,500	included	not included
P3	UNCLASSIFIED STREET EXCAVATION	295	CY	$ 35.00	$ 10,325		included	$ 22,370	not included	not included
P4	EMBANKMENT (ROADWAY) (DENSITY CONTROL)	160	CY	$ 35.00	$ 5,600				not included	not included
P5	REMOVE EX ASPHALT PAVEMENT (UP TO 8" THICK)	765	SY	$ 15.00	$ 11,475		included	$ 16,563	not included	not included
P6	REMOVE EX CONCRETE PAVEMENT AND DRIVEWAY (INCLUDING CURBS) (ANY THICKNESS)	90	SY	$ 15.00	$ 1,350		included	$ 2,182	not included	not included
P7	REMOVE EX SIDEWALKS AND RAMPS	210	SY	$ 25.00	$ 5,250		included	$ 7,158	not included	not included
P8	REMOVE EX DRAINAGE STRUCTURE (INLET, HEADWALL, MANHOLE)	2	EA	$ 1,000.00	$ 2,000		with site utility	with site utility	with site utility	not included
P9	REMOVE EX KEY PAD	1	EA	$ 500.00	$ 500		included	$ 500	not included	not included
P10	REMOVE AND RELOCATE EX MAILBOX	1	EA	$ 500.00	$ 500		not included	$ 500	not included	not included
P11	REMOVE EX 6" SANITARY SEWER LINE	46	LF	$ 50.00	$ 2,300		with site utility	with site utility	with site utility	not included
P12	EX SANITARY SEWER ADJUSTMENT & RESTORATION	2	EA	$ 5,000.00	$ 10,000		with site utility	with site utility	with site utility	not included
P13	6" LIME STABILIZED SUBGRADE (STREET)	1175	SY	$ 20.00	$ 23,500		included	$ 26,803	not included	not included
P14	HYDRATED LIME (36 LB/SY)	22	TON	$ 300.00	$ 6,600		included	w/abv	not included	not included
		Earthwork Subtotal:					$ 118,000	$ 79,382	$ 0	$ 0
P15	9" REINFORCED CONCRETE PAVEMENT W/ 6" MONO CURB (STREET)	995	SY	$ 85.00	$ 84,575		not included	$ 121,113	$ 195,000	$ 199,000
P16	5" REINFORCED CONCRETE PAVEMENT (SIDEWALK 5-6FT)	375	SY	$ 65.00	$ 24,375		not included	$ 40,224	included	included
P17	6" REINFORCED CONCRETE PAVEMENT (RESIDENTAIL DRIVEWAY)	65	SY	$ 70.00	$ 4,550		not included	$ 6,351	included	included
P18	9" REINFORCED CONCRETE PAVEMENT (COMMERCIAL DRIVEWAY)	160	SY	$ 85.00	$ 13,600		not included	$ 18,712	included	included
P19	BARRIER FREE RAMP W/ TRUNCATED DOMES (5' WIDE) (TYPE 7)	20	SY	$ 85.00	$ 1,700		not included	$ 2,750	included	included per email on 1/28
P20	BARRIER FREE RAMP W/ TRUNCATED DOMES (AT PECAN STREET)	41	SY	$ 100.00	$ 4,100		not included	$ 1,563	included	included per email on 1/28
P21	BARRICADES, SIGNS, TRAFFIC HANDLING, AND MESSAGE BOARDS	1	LS	$ 30,000.00	$ 30,000		by Swinerton	by Swinerton	by Swinerton	by Swinerton
P22	REFL PAV MRK TY I & TY II (W) 4" SOLID	72	LF	$ 3.50	$ 252		by Swinerton	by Swinerton	by Swinerton	by Swinerton
P23	REFL PAV MRK TY I & TY II (W) 24" SOLID	65	LF	$ 20.00	$ 1,300		by Swinerton	by Swinerton	by Swinerton	by Swinerton
P24	INSTALL NEW SIGN AND SIGN POST ASSEMBLY	1	EA	$ 1,500.00	$ 1,500		by Swinerton	by Swinerton	by Swinerton	by Swinerton
P25	PROJECT SIGN	2	EA	$ 1,500.00	$ 3,000		by Swinerton	by Swinerton	by Swinerton	by Swinerton
P26	STABILIZED CONSTRUCTION ENTRANCE (25'X50') (ALLOWANCE)	1	EA	$ 5,000.00	$ 5,000		included	$ 3,500	not included	not included
P27	STORM WATER POLLUTION PREVENTION PLAN	1	LS	$ 15,000.00	$ 15,000		included	$ 1,000	not included	not included
P28	SEDIMENT CONTROL FENCE (FURNISH/INSTALL/MOVE/MAINTAIN/REMOVE)	315	LF	$ 3.50	$ 1,103		included	$ 1,219	not included	not included
P29	INLET PROTECTION (INSTALL/MAINTAIN/REMOVE)	3	EA	$ 220.00	$ 660		included	$ 656	not included	not included
	SEAL ALL JOINT CUTS INCLUDING CURBS								not included	not included
		Paving Subtotal:					$ 0	$ 197,086	$ 195,000	$ 199,000
		Earthwork and Paving Subtotal			***$ 341,115.00***		***$ 118,000.00***	***$ 276,468.34***	***$ 195,000.00***	***$ 199,000.00***

Item No. 3

Item Descr

SITE UTILITIES

		Bid Quantity	Unit	Unit Price	Item Cost		BIDDERS: TRIDAL	HTX	NORTH TEXAS	WILDSTONE	DAL DIRT
Base Bid - Storm System											
D1	18" DRAINAGE PIPE	241	LF	$ 150.00	$ 36,150		$ 83,840	not included	no bid	no bid	no bid
D2	10' STANDARD CURB INLET	1	EA	$ 10,000.00	$ 10,000		included	not included			
D3	3'X3' GRATE INLET (FG) (TxDOT) W/ 2' APRON	2	EA	$ 8,000.00	$ 16,000		included	not included			
D4	CONNECT PROP PIPE TO EX PIPE (ALL SIZES)	3	EA	$ 1,000.00	$ 3,000		included	not included			
D5	PLUG FOR FUTURE CONNECTION	1	EA	$ 250.00	$ 250		included	not included			
D6	TRENCH EXCAVATION PROTECTION (STORM SYSTEM)	241	LF	$ 5.00	$ 1,205		included	not included			
		Storm System Improvements Total			***$ 66,605.00***		**$ 83,840.00**	**$ -**	**$ -**	**$ -**	**$ -**
Base Bid - Water System Improvements											
P8	REMOVE EX DRAINAGE STRUCTURE (INLET, HEADWALL, MANHOLE)	2	EA	$ 1,000.00	$ 2,000		not included	$ 4,671			
P11	REMOVE EX 6" SANITARY SEWER LINE	46	LF	$ 50.00	$ 2,300		not included	$ 300			
P12	EX SANITARY SEWER ADJUSTMENT & RESTORATION	2	EA	$ 5,000.00	$ 10,000		$ 11,717	excluded			
W1	FURNISH AND INSTALL 4" AWWA C900 DR 14 PVC WATER LINE BY OPEN CUT	37	LF	$ 150.00	$ 5,550		$ 157,479	excluded			
W2	FURNISH AND INSTALL 6" AWWA C900 DR 14 PVC WATER LINE BY OPEN CUT	54	LF	$ 175.00	$ 9,450		included	excluded			
W3	FURNISH AND INSTALL 8" AWWA C900 DR 14 PVC WATER LINE BY OPEN CUT	43	LF	$ 275.00	$ 11,825		included	excluded			
W4	FURNISH AND INSTALL 12" AWWA C900 DR 18 PVC WATER LINE BY OPEN CUT	378	LF	$ 300.00	$ 113,400		included	excluded			
W5	FURNISH AND INSTALL 4" GATE VALVE (AWWA C509)	1	EA	$ 1,500.00	$ 1,500		included	excluded			
W6	FURNISH AND INSTALL 6" GATE VALVE (AWWA C509)	1	EA	$ 2,000.00	$ 2,000		included	excluded			
W7	FURNISH AND INSTALL 8" GATE VALVE (AWWA C509)	1	EA	$ 3,000.00	$ 3,000		included	excluded			
W8	FURNISH AND INSTALL 12" GATE VALVE (AWWA C509)	3	EA	$ 6,000.00	$ 18,000		included	excluded			
W9	CONNECT TO EXISTING WATER LINE	3	EA	$ 5,000.00	$ 15,000		included	excluded			
W10	FURNISH AND INSTALL 12" STEEL CASING	16	LF	$ 275.00	$ 4,400	P	$ 4,400	excluded			
W11	FURNISH AND INSTALL 24" STEEL CASING	20	LF	$ 300.00	$ 6,000	P	$ 6,000	excluded			
W12	INSTALL WATER METER AND SERVICE LINE (1"-2") (CONNECT TO WATER LINE)	4	EA	$ 5,000.00	$ 20,000		included	excluded			
W13	TRENCH EXCAVATION PROTECTION (WATER SYSTEM)	512	LF	$ 10.00	$ 5,120		included	excluded			
W14	3000 PSI CONCRETE ENCASEMENT (EX SANITARY SYSTEM)	42	LF	$ 175.00	$ 7,350		included	excluded			
W15	REMOVE AND REPLACE ASPHALT PAVEMENT (FULL DEPTH)	28	SY	$ 125.00	$ 3,500		excluded	$ 2,315			
		Water System Improvements Total			***$ 226,095.00***		***$ 179,596***	***$ 7,286***	***$ 0***	***$ 0***	***$ 0***
				UTILITY SUBTOTAL	***$ 292,700.00***		***$ 263,436.00***	***$ 7,285.84***	***$ -***	***$ -***	***$ -***

Item No. 4

Item Descr ELECTRICAL

						BIDDERS								
						FSG		CEC		COMPASS		PRISM		TET
Base Bid - Illumination and Fiber Improvements														
ILL1	DRILL SHAFT (RDWY ILL POLE) (6 FEET LN X 30 INCHES DIA)	24	LF	$ 350.00	$ 8,400	included		included		no bid		no bid		no bid
ILL2	ILLUMINATION CONDT (PVC) (SCHD 40) (2")	395	LF	$ 20.00	$ 7,900	included		included						
ILL3	ELECTRIC CONDR (NO. 8) BARE	395	LF	$ 3.00	$ 1,185	included		included						
ILL4	ELECTRIC CONDR (NO. 8) INSULATED	790	LF	$ 3.00	$ 2,370	included		included						
ILL5	ELECTRIC GROUND BOX TY C (122311) W / APRON	3	EA	$ 2,500.00	$ 7,500	included		included						
ILL6	ELECTRICAL SERVICE TYPE A (240/480)60(NS)AL(E)PS(U)	1	EA	$ 12,000.00	$ 12,000	included		included						
ILL7	LUMINAIRE LED FIXTURE AND POLE ASSEMBLY	4	EA	$ 15,000.00	$ 60,000	included		included						
ILL8	FIBER CONDT (PVC) (SCHD 40) (2")	730	LF	$ 20.00	$ 14,600	inc confirmed via email		included						
ILL9	FIBER GROUND BOX FC-5 (24x36x36) W/ APRON	4	EA	$ 2,500.00	$ 10,000	inc confirmed via email		included						
				Illumination Improvements Total	***$ 123,955***	***$ 168,520.00***		***$ 113,460.00***						

Item No. 5

Item Descr LANDSCAPE & IRRIGATION

						BIDDERS								
		Bid Quantity	**Unit**	**Unit Price**	**Item Cost**	CLIENTS 1ST		AMERICANA		CLEANSCAPES				
Base Bid - Landscape Improvements														
L1	SOD WITH 4" TOPSOIL (ROLL MIN. 24" WIDE) (BERMUDA SOD) (PARKWAY)	5257	SF	$ 0.70	$ 3,680	$ 40,895		$ 10,775		no bid				
L2	TREE, 3" CAL (CRAPE MYRTLE) (ORNAMENTAL TREE)	1	EA	$ 750.00	$ 750	included		$ 10,290						
L3	TREE, 3" CAL (MEXICAN BUCKEYE) (ORNAMENTAL TREE)	1	EA	$ 750.00	$ 750	included		included						
L4	TREE, 3" CAL (OKLAHOMA TEXAS REDBUD) (ORNAMENTAL TREE)	1	EA	$ 750.00	$ 750	included		included						
L5	TREE, 3" CAL (BIG TOOTH MAPLE) (ORNAMENTAL TREE)	3	EA	$ 1,000.00	$ 3,000	included		included						
L6	TREE, 3" CAL (CEADR ELM) (ORNAMENTAL TREE)	2	EA	$ 1,000.00	$ 2,000	included		included						
L7	TREE, 3" CAL (CHINESE PISTACHE)	2	EA	$ 1,000.00	$ 2,000	included		included						
L8	AZTEC GRASS, 1 GAL (GROUNDCOVER)	57	EA	$ 7.00	$ 399	included		$ 2785						
L9	VARIGATED LILY TURF, 1 GAL (GROUNDCOVER)	13	EA	$ 7.00	$ 91	included		included						
L10	MONROE WHITE LIRIOPE, 1 GAL (GROUNDCOVER)	59	EA	$ 7.00	$ 413	included		included						
L11	ASIATIC JASMINE, 1 GAL (GROUNDCOVER)	23	EA	$ 7.00	$ 161	included		included						
L12	1/4" NOVA BLACK BASALT GRAVEL (4" DEPTH)	8	CY	$ 250.00	$ 2,000	included		$ 3,045						
L13	12" MIX COMPOST AT A PLANTING AREA	28	SY	$ 15.00	$ 420	included		$ 3455						
L14	FILTER FABRIC	866	SF	$ 0.90	$ 779	included		included						
L15	STEEL EDGING	309	LF	$ 9.00	$ 2,781	included		$ 1,835						
				Landscape Improvements Total	***$ 19,974***	***$ 40,895***		***$ 32,185***		***$ 0***				
Base Bid - Irrigation Improvements														
IRR1	IRRIGATION (PLANTING) (DRIP)	255	SF	$ 2.80	$ 714	$ 28652		$ 9810						
IRR2	IRRIGATION (TREE) (BUBBLER)	10	EA	$ 170.00	$ 1,700	included		included						
IRR3	IRRIGATION (TURF) (SPRAY)	1925	SF	$ 1.25	$ 2,406	included		included						
IRR4	IRRIGATION CONTROLLER AND ASSOCIATED CONTROL EQUIPMENT	1	EA	$ 15,000.00	$ 15,000	included		included						
IRR5	IRRIGATION BACKFLOW DEVICE	2	EA	$ 2,000.00	$ 4,000	included		included						
IRR6	4" SCH 40 SLEEVING	190	LF	$ 8.00	$ 1,520	$ 3573		included						
IRR7	IRRIGATION VALVES AND ASSOCIATED CONNECTION TO THE IRRIGATION CONTROLLER	8	EA	$ 150.00	$ 1,200	included		included						
IRR8	PRIVATE IRRIGATION ADJUSTMENT & RESTORATION (ADJACENT PROPERTIES)	2	EA	$ 2,500.00	$ 5,000	included		included						
				Irrigation Improvements Total	***$ 31,540***	***$ 32,225***		***$ 9,810***		***$ 0***				
				Subtotal	***$ 51,514***	***$ 73,120***		***$ 41,995***		***$ 0***				
Total - Base Bid					***$ 809,284***									

Life Connected.

City Secretary's Office
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Jeovanna Rubio, Assistant City Secretary
CC:	Robert Ranc, City Manager
Intiated by:	
Date:	March 11, 2025
Re:	Joseph Burke resignation from the Downtown Commission.

Action Requested:
Consider and act to accept the resignation of Joseph Burke and declare a vacancy on the Downtown Commission. (Kearney)

Background Information:
This past February 2025, Joseph Burke sent his resignation from the Downtown Commission to City Staff. Staff will return to Council at its April 8, 2025 meeting to present options for filling the vacant seat on the Downtown Commission.

Legal Review:
N/A

Supporting Documents:
None

Financial Consideration:
N/A

Staff Recommendation:
N/A

Life Connected.

City Secretary's Office
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Jeovanna Rubio, Assistant City Secretary
CC:	Robert Ranc, City Manager
Intiated by:	
Date:	March 11, 2025
Re:	Imelda Everett and Linda Hunter resignation from the Keep Celina Beautiful Board.

Action Requested:
Consider and act to accept the resignation of Imelda Everett and Linda Hunter, and declare two vacancies on the Keep Celina Beautiful Board. (Kearney)

Background Information:
In October 2024, Linda Hunter sent her resignation from the Keep Celina Beautiful Board to City Staff. Additionally, this past February 2025, Imelda Everett sent her resignation from the Keep Celina Beautiful Board to City Staff. Staff will return to Council at its April 8, 2025 meeting to present options for filling the vacant seats on the Keep Celina Beautiful Board.

Legal Review:
N/A

Supporting Documents:
None

Financial Consideration:
N/A

Staff Recommendation:
N/A

Life Connected.

Parks
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Steve Walsh, Director of Parks and Recreation
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Drew Jenks
Date:	March 11, 2025
Re:	Collin County ILA for Trail Grant Funding for Wilson Creek Park

Action Requested:
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)

Background Information:
The Collin County Parks Foundation Advisory Board completed a review of grant applications and provided funding recommendations which were approved by the Collin County Commissioners Court in late 2024. Collin County awarded the City of Celina $327,100.00 of funding to be earmarked for trails and trail-related elements within Wilson Creek Park. Collin County to provide funding for various concrete trails, decomposed granite trail, pedestrian crossing, ADA ramps and related earthwork.

Legal Review:
The Agreement has been previously reviewed and approved.

Supporting Documents:
1. Collin County ILA for Grant Funding for Wilson Creek Park
2. Council Presentation - Collin County ILA for Wilson Creek Park

Financial Consideration:
The City will receive $327,100.00 from Collin County and the remaining balance required for trail construction will be paid for by the City through the project's funding sources.

Staff Recommendation:
Staff recommends approving the Agreement as presented.

INTERLOCAL AGREEMENT
BETWEEN
COLLIN COUNTY
AND THE
CITY OF CELINA
2023 PARKS AND OPEN SPACE BOND PROJECT OI23PG02

WHEREAS, the County of Collin, Texas ("County") and the City of Celina ("City") desire to enter into an Agreement concerning the Wilson Creek Park Trail project in the City of Celina, Collin County, Texas; and

WHEREAS, the Interlocal Cooperation Act (Texas Government Code Chapter 791) authorizes any local government to contract with one or more local governments to perform governmental functions and services under the terms of the Act; and

WHEREAS, the City and County have determined that the improvements may be constructed most economically by implementing this Agreement; and

WHEREAS, the City and the County find that this Agreement will benefit the residents of the County and provide additional park and recreational facilities and open space for all County residents; and

WHEREAS, this Agreement will support or advance the mission of the Collin County Parks and Open Space Strategic Plan.

NOW, THEREFORE, this Agreement is made and entered into by the County and the City upon and for the mutual consideration stated herein.

WITNESSETH:

ARTICLE I.

The City shall arrange for the construction of the Wilson Creek Park Trail project, hereinafter called the "Project".

ARTICLE II.

The City shall prepare plans and specifications for improvements, accept bids, award a construction contract and administer the construction contract in accordance with all state statutory requirements. The City shall provide the county with a copy of executed construction contract(s) for the Project. All improvements shall be in accordance with the plans and specifications approved by the City. Changes to the Project which alter the initial funding set forth in Exhibit "A" must be reviewed by the Parks Foundation Advisory Board and approved by Commissioners Court.

ARTICLE III.

The City will not expend assistance funds to acquire easements or real property for use as right-of-way.

ARTICLE IV.

The City estimates the total actual cost of the Project to be $1,089,200.00. The County agrees to fund a portion of the total cost for items described in Exhibit "A" in an amount not to exceed $327,100.00. The County shall reimburse the City for invoices paid by the City for cost related to the Project on a dollar for dollar matching basis. Alternative payment schedules would require Commissioners Court approval.

ARTICLE V.

Collin County's dollar for dollar matching participation in this project shall not exceed $327,100.00 as indicated in Article IV above. The City shall be responsible for any costs, which exceed the total estimated project cost.

ARTICLE VI.

The City shall also provide **quarterly progress reports** in electronic format to the contact identified on Exhibit "A". Following completion of the project, the City shall provide **an itemized final accounting of expenditures** including the City's match, in-kind services or donations for the project. All projects for which the County has provided funds through its 2023 Parks and Open Space Bond Program must remain open and accessible to all County residents. Upon development of the property, the City shall install a **project sign** identifying the project as being partially funded by the Collin County 2023 Parks and Open Space Bond Program.

ARTICLE VII.

The City and County agree that the party paying for the performance of governmental functions or services shall make those payments only from current revenues legally available to the paying party.

ARTICLE VIII.

INDEMNIFICATION. To the extent allowed by law, each party agrees to release, defend, indemnify, and hold harmless the other (and its officers, agents, and employees) from and against all claims or causes of action for injuries (including death), property damages (including loss of use), and any other losses, demands, suits, judgements and costs, including reasonable attorneys' fees and expenses, in any way arising out of, related to, or resulting from its performance under this Agreement, or caused by its negligent acts or omissions (or those of its respective officers, agents, employees, or any other third parties for whom it is legally responsible) in connection with performing this Agreement.

ARTICLE IX.

VENUE. The laws of the State of Texas shall govern the interpretation, validity, performance and enforcement of this Agreement. The parties agree that this Agreement is performable in Collin County, Texas and that exclusive venue for any disputes arising under this Agreement shall lie in Collin County, Texas.

ARTICLE X.

SEVERABILITY. The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement is for any reason held by a court of competent jurisdiction to be contrary to law or contrary to any rule or regulation having the force and effect of the law, the remaining portions of the Agreement shall be enforced as if the invalid provision had never been included.

ARTICLE XI.

ENTIRE AGREEMENT. This Agreement embodies the entire Agreement between the parties and may only be modified in writing executed by both parties.

ARTICLE XII.

SUCCESSORS AND ASSIGNS. This Agreement shall be binding upon the parties hereto, their successors, heirs, personal representatives and assigns. Neither party will assign or transfer an interest in this Agreement without the written consent of the other party.

ARTICLE XIII.

IMMUNITY. It is expressly understood and agreed that, in the execution of this Agreement, neither party waives, nor shall be deemed hereby to have waived any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions. By entering into this Agreement, the parties do not create any obligations, express or implied, other than those set forth herein, and this Agreement shall not create any rights in parties not signatories hereto.

ARTICLE XIV.

EXPENSES FOR ENFORCEMENT. In the event either Party hereto is required to employ an attorney to enforce the provisions of this Agreement or is required to commence legal proceedings to enforce the provisions hereof, the prevailing Party shall be entitled to recover from the other, reasonable attorney's fees and court costs incurred in connection with such enforcement, including collection.

ARTICLE XV.

FORCE MAJEURE. No party shall be liable or responsible to the other party, nor be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement, when and to the extent such failure or delay is caused by or results from acts beyond the affected party's reasonable control, including, without limitation: acts of God; flood, fire or explosion; war, invasion, riot or other civil unrest; actions, embargoes or blockades in effect on or after the date of this Agreement; or national or regional emergency (each of the foregoing, a "Force Majeure Event"). A party whose performance is affected by a Force Majeure Event shall give notice to the other party, stating the period of time the occurrence is expected to continue and shall use diligent efforts to end the failure or delay and minimize the effects of such Force Majeure Event.

ARTICLE XVI.

TERM. This Agreement shall be effective upon execution by both parties and shall continue in effect annually until final acceptance of the Project.

ARTICLE XVII.

The declarations, determinations and findings declared, made and found in the preamble to this Agreement are hereby adopted, restated and made part of the operative provisions hereof.

APPROVED AS TO FORM:

By:_____
Name:_____
Title:_____
Date:_____

COUNTY OF COLLIN, TEXAS

By:_____
Name: _____Chris Hill_____
Title:_____County Judge_____
Date:_____
Executed on this ____ day of_____, 20 __, by the County of Collin, pursuant to Commissioners' Court Order No._____.

ATTEST:

By:_____
Name:_____
Title:_____
Date:_____

CITY OF CELINA

By:_____
Name: _Mr. Robert Ranc_____
Title: __City Manager_____
Date:_____
Executed on behalf of the City of Celina pursuant to City Council Resolution No._____

APPROVED AS TO FORM:

By:_____
Name: _____
Title: _____
Date:_____

EXHIBIT "A"

The County will provide funding assistance for the following:

- Items #1-7

Total funding **$327,100.00**
County Project Code OI23PG02

City of Celina's Wilson Creek Park Trail Construction Project COLLIN COUNTY PARKS & OPEN SPACE: PROJECT FUNDING ASSISTANCE PROGRAM							
ITEM NO.	DESCRIPTION	U/M	QUANTITY	UNIT COST	TOTAL	REQUESTED AMOUNT	MATCH AMOUNT
1	SHOULDER	LF	1,775	$ 284,000.0	$ 284,000	$ 142,000	$ 142,000
2	10' WIDE CONCRETE TRAIL	LF	1,500	$ 150,000.0	$ 150,000	$ 75,000	$ 75,000
3	8' WIDE CONCRETE TRAIL	LF	565	$ 45,200.0	$ 45,200	$ 22,600	$ 22,600
4	6' WIDE DECOMPOSED GRANITE TRAIL	LF	1,000	$ 60,000.0	$ 60,000	$ 30,000	$ 30,000
5	PEDESTRIAN CROSSING/BRIDGE	EA	1	$ 40,000.0	$ 40,000	$ 20,000	$ 20,000
6	ADA RAMPS	EA	10	$ 2,500.0	$ 25,000	$ 12,500	$ 12,500
7	EARTHWORK	LS	1	$ 50,000.0	$ 50,000	$ 25,000	$ 25,000
8	UNDERSTORY CLEARING	AC	20	$ 5,000.0	$ 100,000	$ 50,000	$ 50,000
9	4'-6' WIDE DECOMPOSED GRANITE/MULCH PATHS	LF	5,000	$ 250,000.0	$ 250,000	$ 125,000	$ 125,000
10	LOW WATER CROSSINGS	EA	8	$ 7,500.0	$ 60,000	$ 30,000	$ 30,000
11	SITE FURNISHINGS	LS	1	$ 25,000.0	$ 25,000	$ 12,500	$ 12,500
PROJECT TOTAL					$ 1,089,200	$ 544,600	$ 544,600

Contact Information

Request for reimbursement submitted to:

Dawn Redwine
dredwine@co.collin.tx.us

Submission of electronic photos and quarterly reports:

Dawn Redwine
dredwine@co.collin.tx.us

Project Manager Contact: (must be able to answer specific questions regarding project)

Name: Steve Walsh

Address: 300 W. Maple Street, Celina, Texas 75009

Phone: ___972-658-3298_____

Email:____swalsh@celina-tx.gov_____

Collin County Interlocal Agreement
Grant Funding for Wilson Creek Park

Parks & Recreation Department
March 11, 2025



COLLIN COUNTY INTERLOCAL AGREEMENT
Grant Funding for Wilson Creek Park

- Collin County Parks Foundation reviewed City of Celina grant application.
- Funding recommendation approved by Collin County Commissioners Court.
- Funding in the amount of $327,100 for trails within Wilson Creek Park
- Elements to include:
    - Various concrete trails
    - Decomposed granite trail
    - Pedestrian crossing & ADA ramps
    - Related earthwork

COLLIN COUNTY INTERLOCAL AGREEMENT
Grant Funding for Wilson Creek Park

Items #1 - #7 to be funded by Collin County totaling $327,100

City of Celina's Wilson Creek Park Trail Construction Project COLLIN COUNTY PARKS & OPEN SPACE: PROJECT FUNDING ASSISTANCE PROGRAM							
ITEM NO.	DESCRIPTION	U/M	QUANTITY	UNIT COST	TOTAL	REQUESTED AMOUNT	MATCH AMOUNT
1	SHOULDER	LF	1,775	$ 284,000.0	$ 284,000	$ 142,000	$ 142,000
2	10' WIDE CONCRETE TRAIL	LF	1,500	$ 150,000.0	$ 150,000	$ 75,000	$ 75,000
3	8' WIDE CONCRETE TRAIL	LF	565	$ 45,200.0	$ 45,200	$ 22,600	$ 22,600
4	6' WIDE DECOMPOSED GRANITE TRAIL	LF	1,000	$ 60,000.0	$ 60,000	$ 30,000	$ 30,000
5	PEDESTRIAN CROSSING/BRIDGE	EA	1	$ 40,000.0	$ 40,000	$ 20,000	$ 20,000
6	ADA RAMPS	EA	10	$ 2,500.0	$ 25,000	$ 12,500	$ 12,500
7	EARTHWORK	LS	1	$ 50,000.0	$ 50,000	$ 25,000	$ 25,000
8	UNDERSTORY CLEARING	AC	20	$ 5,000.0	$ 100,000	$ 50,000	$ 50,000
9	4'-6' WIDE DECOMPOSED GRANITE/MULCH PATHS	LF	5,000	$ 250,000.0	$ 250,000	$ 125,000	$ 125,000
10	LOW WATER CROSSINGS	EA	8	$ 7,500.0	$ 60,000	$ 30,000	$ 30,000
11	SITE FURNISHINGS	LS	1	$ 25,000.0	$ 25,000	$ 12,500	$ 12,500
PROJECT TOTAL					$ 1,089,200	$ 544,600	$ 544,600

QUESTIONS?

Life Connected.

Marketing
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Joe Monaco, Director of Marketing & Communications
CC:	Robert Ranc, City Manager
Intiated by:	Joe Monaco
Date:	March 11, 2025
Re:	Work Authorization - B-Weiss Entertainment Group, LLC

Action Requested:
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)

Background Information:
The City of Celina is requesting approval to enter into a Work Authorization with B-Weiss Entertainment Group, LLC for event infrastructure services required for the upcoming Celina Cajun Fest. This Work Authorization outlines the scope of work that must be completed in accordance with the Main Agreement for contractor services between the City of Celina and B-Weiss Entertainment Group, LLC. The approved scope includes the following infrastructure elements:

- Staging/AVL (Audio-Visual)/Labor/Security/Runner/Rider Requirements
- Janitorial Services
- Décor
- Shuttle Service/Shuttle Management
- Kid Zone
- Golf Carts
- Barricades/MB (Metal Barricades)
- Light Towers
- Generators/Advance Food & Beverage (F&B)
- Fencing
- Event Rentals/Equipment
- AutoCAD Mapping

- Pre-event Booth Marking
- Tent Signage
- DOE Hands/Staffing
- Management Fee

The Work Authorization ensures that B-Weiss Entertainment Group, LLC will adhere to these specifications and complete the event infrastructure services as outlined. Any modifications or changes to the scope of work will be agreed upon in writing by both the City of Celina and B-Weiss Entertainment Group, LLC before implementation.

At this stage, the numbers for Stage and Electrical services are yet to be finalized, as the band's tour manager typically provides the precise requirements for the main headliners only two weeks prior to the event. This is standard procedure for major acts.

The approval of this work authorization is essential for the creation of the purchase order, which will not exceed the estimated cost provided by B-Weiss Entertainment Group, LLC. This ensures the event infrastructure is completed in a timely and cost-effective manner while allowing for necessary adjustments as needed for the event.

Legal Review:
N/A

Supporting Documents:
1. Staff Presentation
2. Work Authorization

Financial Consideration:
Funding is available through 102-114-000-6750. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends awarding the work authorization as presented.

Work Authorization for B-Weiss Entertainment Group, LLC



Joe Monaco
Director of Marketing & Communications
March 11, 2025

BACKGROUND

- The City of Celina has an established Master Services Agreement with B-Weiss Entertainment Group, LLC, to support the execution of premier events, such as the upcoming Celina Cajun Fest.

- As part of this partnership, the proposed Work Authorization will enable B-Weiss Entertainment Group, LLC, to begin securing the event infrastructure for the upcoming Celina Cajun Fest.

- Event infrastructure includes: Staging/AVL (Audio-Visual)/Labor/Security/Runner/Rider Requirements, Janitorial Services, Décor, Shuttle Service/Shuttle Management, Kids Zone, Golf Carts, Barricades/MB (Metal Barricades), Light Towers, Generators, Advance Food & Beverage (F&B), Fencing, Event Rentals/Equipment, AutoCAD Mapping, Pre-event Booth Marking, Tent Signage, DOE Hands/Staffing, and Management Fee

- The scope of the Work Authorization is structured to ensure costs remain within the maximum amount specified in this agreement.

- At this stage, the numbers for Stage and Electrical services are yet to be finalized, as the Band's Tour Manager typically provides the precise requirements for the main headliners only two weeks prior to the event. This is a standard procedure for major acts, and it is expected that the finalized numbers will be available closer to the event.

QUESTIONS?

EXHIBIT 1 - WORK AUTHORIZATION

MAPS #	2023-014	MAPS Date:	11/14/2023

In accordance with Paragraph 1.01 of the Main Agreement for Professional Services (MAPS) between the **City of Celina, Texas** (Owner) and **B-Weiss Entertainment Group, LLC** (Contractor); Owner has furnished the following event information to Contractor. Contractor's scope of work has been developed based on this information.

Event Name:			
Work Authorization #		**Purchase Order#:**	
Contractor Representative:		**Owner Representative:**	

INVOICE SUBMITTAL

Invoice Instructions: **Electronic Submission is preferred.**	Email to:	accountspayable@celina-tx.gov & **events@celina-tx.gov**
	Mail to:	City of Celina Accounts Payable 142 N. Ohio Celina, TX 75009
	Include PO number and project name	

OWNER OPTIONAL INFORMATION:

1. **Work performed:** All work shall be completed in accordance with the scope listed below and the terms detailed in the Main Agreement for contractor services. Any changes to the scope of work must be in writing and approved by both parties prior to work performed.
2. **Date and Time to Commence:** Upon Receipt of Purchase Order, Signed Work Authorization.

CONSULTANT PROVIDED INFORMATION:

1. **Scope of Work:** **Attach as Exhibit A**
2. **Compensation:** **Attach as Exhibit B**
3. **Timeline / Schedule:** **Attach as Exhibit C**

ACCEPTANCE:

This Work Order is accepted pursuant to the terms listed above.

Execution of this Work Authorization by Owner and Consultant makes it subject to the terms and conditions of the Main Agreement and its exhibits and appendices, which Main Agreement, exhibits, and appendices are incorporated by this reference.

CITY OF CELINA

Signature

Printed Name & Title

Date

CONTRACTOR

Signature

Matt Stachs Operations Director

Printed Name & Title

2-28-2025

Date

EXHIBIT A

Event Name: Celina Cajun Fest 2025

Event Date: Saturday, May 10, 2025

Work Authorization Budget: 242077.76

Scope of Work:

-Staging/AVL/Labor/Security/Runner/Rider Requirements

- Janitorial Service
- Décor
- Shuttle Service/Shuttle Management
- Kid Zone
- Golf Carts
- Barricades/MB
- Light Towers
- Generators/Advance F&B
- Fencing
- Event Rentals/Equipment
- AutoCAD Mapping
- Pre-event booth marking
- Tent Signage
- DOE hands/staffing
- management fee

B-Weiss Entertainment Group, LLC
PO Box 152568
Dallas, TX 75315 USA
+14699410546
brad@bweissent.com

ADDRESS
City of Celina
142 N Ohio St
Celina, TX 75009
United States

SHIP TO
Celina, TX

Estimate 1538

DATE 02/26/2025

EXPIRATION DATE 03/15/2025

SHIP DATE
05/10/2025

TRACKING NO.
P.O. Pending

ITEM	QTY	RATE	AMOUNT
Event Staffing	1	1,650.00	1,650.00
Stage/Sound/Lights/Stage Labor/Pressure Barricade/Stage Hands. Estimated Distributed Audio on the Square. Estimated Until Artist is Decided.	1	50,000.00	50,000.00
Gator Country PA System and Tech	1	4,540.80	4,540.80
Temporary Fence - Estimated	1,500	1.35	2,025.00
Sand Bags	167	3.50	584.50
Wind Screen	500	1.25	625.00
Bike Rack Barricades	700	1.50	1,050.00
Fence Delivery & Pick up	1	350.00	350.00
(1) 10x20 Front of House Tent, (1) 40x45 Tent - Lights, (1) 10x20 Tent with Counter Fronts and Skirts, (1) 10x10 Tent with Counters and Skirt (1) 10x10 Merch Tent, (1) 10x10 Ticketing Tent, (1) 60x80x12 Clearspan Tent, with 40x45 Piece of Turf in the Middle, (1) 30x30 Tent, (1) ADA Ramp for FRE Area.- All Tents Will Include Ballast and Lights. All Tents Removed Post Show.	1	35,000.00	35,000.00
Security Package - Overnight Security Friday Night x2 Beginning at 5PM, Supervisor, Stage Left, Stage Right, (2) VIP staff, (1) Reliever (2) Parking Staff, (1) Estimated	1	5,250.00	5,250.00
Stage Banners- (1) Backdrop, 32’ wide x 15’ Tall (2) Side Wings, 7’ Wide x 17’ Tall, Stage Header 4’ Tall x 34’ Wide - All Banners are Blow Through 60/40 Seamed, Pocketed with Grommets. Customer Provided Art Work.	1	3,750.00	3,750.00
8’ x 30" Banquet Table	15	12.50	187.50
36" Round Cocktail Table	7	13.50	94.50
Picnic Table w/ Umbrella	20	80.00	1,600.00
6’ x 30’’ Banquet Table	4	12.50	50.00

ITEM	QTY	RATE	AMOUNT
White Picket Fence - Measurement, with Sand Bags, Set Up and Tear Down Included	1	1,371.00	1,371.00
Black and Chrome Chair	15	1.90	28.50
Black Spandex 90x156	3	30.00	90.00
Black Spandex 90x132	4	25.00	100.00
Black Spandex for Cocktail Table	7	25.00	175.00
Friday Delivery & Saturday After Hours Pick Up	1	1,750.00	1,750.00
Picnic Table Set Up & Tear Down	20	25.00	500.00
Table Set Up & Tear Down	26	3.30	85.80
Chair Set Up & Tear Down	15	1.25	18.75
Damage Waiver	1	546.41	546.41
Crew Food Buyout - Show Day	12	50.00	600.00
Janitorial Services	1	5,750.00	5,750.00
Shuttle Service - Pending	1	15,000.00	15,000.00
Shuttle Coordination	1	1,000.00	1,000.00
Decor	1	20,000.00	20,000.00
Street Closure Barricades	1	6,000.00	6,000.00
Golf Cars - (6) Flats / (1) 4-Passengers	1	4,830.00	4,830.00
Heavy Equipment - (18) Light Towers, (1) Straight Fork, (1) 5K Telehandler, (1) UTV	1	15,500.00	15,500.00
Bounce Houses	1	11,150.00	11,150.00
Electrical Services	1	32,000.00	32,000.00
Supplies; Maps	1	1,000.00	1,000.00
Hand Wash Trailer - Filled on site connected to city water source, includes delivery, pick up and (4) 250 Gallon Grey Water Tanks	1	5,000.00	5,000.00
Grey Water Tanks	0	0.00	0.00
8 Stall Restroom Trailer	1	2,100.00	2,100.00
Back up Water Tank	1	175.00	175.00
Restroom Post Event Service	1	350.00	350.00
Restroom Delivery & Pick Up	1	200.00	200.00
Management Fee	1	10,000.00	10,000.00

TOTAL	$242,077.76

Accepted By

Accepted Date

Life Connected.

EDC
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Ty Behringer, Business Development Associate
CC:	Robert Ranc, City Manager
Intiated by:	Ty Behringer
Date:	March 11, 2025
Re:	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)

Action Requested:
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)

Background Information:
The agreement between the City of Celina, the Celina Economic Development Corporation (CEDC), and The BARM Group, LLC (Developer) establishes an economic development incentive under Chapter 380 of the Texas Local Government Code. The Developer agrees to construct a Stella's Ice Cream retail facility at 206 N. Louisiana, Celina, Texas, with a minimum of 1,611 square feet. In return, the City and CEDC agree to provide financial assistance totaling up to $75,000.00, contingent upon the Developer meeting construction deadlines, operational commitments, and job creation requirements.

The City of Celina agrees to reimburse the Developer $50,000.00 for infrastructure and improvements, disbursed as follows:

- $25,000.00 upon obtaining a certificate of occupancy for the facility.
- $25,000.00 on the one-year anniversary of receiving the certificate of occupancy, provided the facility remains in operation.

The CEDC agrees to reimburse the Developer up to $25,000.00 for qualified expenditures, which include development and infrastructure costs. These funds will be disbursed in two phases:

- $12,500.00 upon obtaining a certificate of occupancy for the facility.
- $12,500.00 on the one-year anniversary of receiving the certificate of occupancy, provided the facility remains in operation.

The Developer must complete construction by August 31, 2025, obtain a certificate of occupancy, and maintain a minimum of nine full-time equivalent jobs through December 31, 2027. Additionally, the Developer is required to submit documentation verifying at least $391,323.00 in construction costs and $75,000.00 in qualified expenditures. The Agreement includes reporting requirements on sales tax revenue and job creation, with provisions for repayment if the Developer fails to meet obligations.

The Economic Development and Performance Agreement is scheduled to be presented to the CEDC Board for consideration at its meeting on March 10th. In the event the Board does not approve the terms of the agreement, Staff will request to table this item.

Legal Review:
The CEDC Attorney has reviewed the attached Economic Development and Performance Agreement.

Supporting Documents:
1. Staff Presentation
2. Chapter 380 Agreement and Performance Agreement - Stellas Ice Cream

Financial Consideration:
The CEDC agrees to reimburse the developer for qualified expenditures for an amount not to exceed $25,000.00.

The City agrees to reimburse the developer for qualified expenditures for an amount not to exceed $50,000.00.

Staff Recommendation:
Staff recommends approval.


Stellas
ICE CREAM

Consent Agenda

Location

- 206 N. Louisiana Dr.



Consent Agenda

Timeline

- ~~September 2024 - CEDC Staff received partial incentive application~~
- ~~October 2024 – BARM Group, LLC presented to Downtown Commission~~
- ~~November 2024 – CEDC Staff presented to CEDC Board~~
- ~~December 2024 – CEDC Staff discussed incentive deal points with CEDC Board~~
- ~~February 2025 – BARM Group, LLC presented to CEDC Board~~
- March 2025 – Incentive Agreement to be considered by CEDC Board and City Council

Consent Agenda

Incentive Application

Capital Costs

- $391,323

Requested Incentive

- $88,984

The Barm Group - Stella's Ice Cream			
EDC Incentives			
Division 1 - General Conditions			
Division 2 - Site Work			
Division 3 - Concrete			
	Sidewalk	2,000	Bring Sidewalk to building
Division 4 - Masonry			
	Masonry Repair	$ 6,000.00	Repair Masonry at NE corner and brick repair from Storefront and door install
Division 5 - Masonry			
Division 6 - Carpentry			
Division 7 - Thermal / Moisture Protection			
Division 8 - Doors and Windows			
	Exterior Metal Doors/Frames/OHD	$ 19,000.00	Exterior Metal Doors/Frames/OHD
	Windows/ Storefront	$ 8,000.00	Windows/ Storefront
	Awnings	$ 4,000.00	Awnings
Division 9 - Finishes			
	Painting	$ 6,780.00	Exterior Building Paint
	Mural	$ 9,000.00	Mural - North Facade
Division 10 - Specialties			
Division 11 - Equipment			
Division 12 - Furnishings			
Division 13 - Special Construction			
	Signage	$ 8,000.00	Exterior Neon Signage
Division 14 - Conveying Systems			
Division 15 - Mechanical			
	Plumbing	$ 10,500.00	New Water Meter and run water line to building
Division 16 - Electrical			
	Electrical	$ 15,714.00	New electrical service to building and switchgear
TOTAL		$ 88,994.00	

Consent Agenda

Considerations

Facility

- Restores a downtown building
- Activates a currently vacant building on the eastern edge of the Downtown Square
- Aligns with the vision for Downtown
- Incentive package is only for infrastructure related expenses

Business

- BARM Group, LLC has expressed interest in engaging with the community through events and promotions.

Consent Agenda

Current Façade



Consent Agenda

Proposed Façade



Consent Agenda

Proposed Incentive Structure

- Renovate a 1,611 square foot facility
- Must prove a minimum of $391,323 in capital improvements
- Must prove a minimum of $75,000 in qualified improvements
- Obtain certificate of occupancy by August 31, 2025
- Must maintain a minimum of 9 FTE

Action Item

Proposed Incentive Structure

- **CEDC contribute $25,000** in grant funds towards façade improvements.
  - $12,500 upon obtaining C/O
  - $12,500 upon 1-year anniversary of obtaining C/O
- **City contribute $50,000** in grant funds towards façade improvements.
  - $25,000 upon obtaining C/O
  - $25,000 upon 1-year anniversary of obtaining C/O

Total Incentive Package ROI - All In		
Revenue	Obligation	ROI
5-Year		
$24,989	$75,000	-67%
10-Year		
$52,041	$75,000	-31%
20-Year		
$113,954	$75,000	52%

Consent Agenda

Feedback & Recommendation

- The Downtown Commission expressed they were generally in support of the project at the October 2024 DTC regular meeting.
- CEDC Staff recommends approval.

Questions?

CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT
AND PERFORMANCE AGREEMENT

This **CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT AND PERFORMANCE AGREEMENT** by and between the ***CITY OF CELINA, TEXAS***, a Texas home-rule municipality (hereinafter referred to as the "City"); the ***CELINA ECONOMIC DEVELOPMENT CORPORATION***, a Texas non-profit corporation (hereinafter referred to as the "CEDC"), and ***THE BARM GROUP, INC.,*** a Texas corporation (hereinafter referred to as "Developer"), is made and executed on the following recitals, terms and conditions.

WHEREAS, the City desires to provide, pursuant to Chapter 380 of the Texas Local Government Code an incentive to Developer to develop the Property as defined below; and

WHEREAS, the City possesses the legal and statutory authority under Chapter 380 of the Texas Local Government Code to make loans or grants of public funds for the purposes of promoting local economic development and stimulating business and commercial activity within the City of Celina, Texas; and

WHEREAS, the City has determined that a grant of funds to the Developer will serve the public purpose of promoting local economic development, with the development and diversification of the economy of the State and City, will eliminate unemployment and underemployment in the State and City, and will enhance business and commercial activity within the City of Celina, Texas; and

WHEREAS, the City has concluded and hereby finds that this Agreement clearly promotes economic development in the City of Celina, Texas, and, as such, meets the requisites under Chapter 380 of the Texas Local Government Code, and further, is in the best interests of the City and the Developer; and

WHEREAS, the City has concluded and hereby finds that this Agreement clearly promotes economic development in the City of Celina, Texas, and, as such, meets the requirements of Article III, Section 52-a of the Texas Constitution by assisting in the development and diversification of the economy of the State, by eliminating unemployment or underemployment in the State, and by the development or expansion of commerce within the State; and

WHEREAS, the Celina Economic Development Corporation (hereinafter referred to as the "CEDC") is a Type A economic development corporation, created pursuant to Chapter 504 of the Texas Local Government Code, as amended; and

WHEREAS, Section 501.103 of the Texas Local Government Code, in pertinent part, defines the term "project" to mean "expenditures that are found by the board of directors to be required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises, limited to: (1) streets and roads, rail spurs, water and sewer utilities, electric utilities, or gas utilities, drainage, site improvements, and related improvements; (2) telecommunications and Internet improvements . . ."; and

WHEREAS, Section 501.158 of the Texas Local Government Code prohibits the provision of a direct incentive unless CEDC enters into an Agreement with Developer providing at a minimum a schedule of additional payroll or jobs to be created or retained by CEDC's investment; a schedule of capital investments to be made as consideration for any direct incentives provided by CEDC to Developer; and a provision specifying the terms and conditions upon which repayment must be made should Developer fail to meet the agreed to performance requirements specified in this Agreement; and

WHEREAS, Developer has applied to the City and CEDC for financial assistance necessary to construct a Stella's Ice Cream retail facility to be generally located at 206 N. Louisiana, City of Celina, Collin County, Texas (hereinafter referred to as the "Property"); and

WHEREAS, Stella's Ice Cream retail facility to be constructed on the Property, shall consist of a minimum of 1,611 square feet of retail space, as generally depicted in ***Exhibit A*** of this Agreement, which is attached hereto and is incorporated herein for all purposes; and

WHEREAS, the CEDC's Board of Directors have determined the financial assistance to be provided to Developer pursuant to this Agreement is consistent and meets the definition of "project" as that term is defined in Section 501.103 of the Texas Local Government Code; and the definition of "cost" as that term is defined by Section 501.152 of the Texas Local Government Code; and

WHEREAS, Developer agrees and understands that Section 501.073(a) of the Texas Local Government Code requires the City Council of the City of Celina, Texas, to approve all programs and expenditures of the CEDC, and accordingly this Agreement is not effective until City Council has approved this project at a City Council meeting called and held for that purpose.

NOW, THEREFORE, for and in consideration of the agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City, CEDC, and Developer agree as follows:

SECTION 1. FINDINGS INCORPORATED.

The foregoing recitals are hereby incorporated into the body of this Agreement and shall be considered part of the mutual covenants, consideration and promises that bind the parties.

SECTION 2. TERM.

This Agreement shall be effective as of the Effective Date, as defined herein, and shall continue thereafter until **December 31, 2027**, unless terminated sooner under the provisions hereof.

SECTION 3. DEFINITIONS.

The following words shall have the following meanings when used in this Agreement.

(a) **Act.** The word "Act" means Chapters 501 to 505 of the Texas Local Government Code, as amended.

(b) **Agreement**. The word "Agreement" means this Chapter 380 Economic Development Agreement and Performance Agreement, together with all exhibits and schedules attached to this Agreement from time to time, if any.

(c) **CEDC.** The term "CEDC" means the Celina Economic Development Corporation, a Texas non-profit corporation, its successors and assigns, whose corporate address for the purposes of this Agreement is 302 W. Walnut Street, Celina Texas 75009.

(d) **City.** The word "City" means the City of Celina, Texas, a Texas home rule municipality, whose corporate address for the purposes of this Agreement is 142 N. Ohio Street, Celina Texas 75009.

(e) **City Regulation**. The word "City Regulation" means any ordinance, rule, regulation, standard, policy, order, guideline, master plans, or other City-adopted or City-enforced requirement, as amended and adopted by the City for uniform application throughout the corporate limits, and as are applicable to the Property and development of the Facility.

(f) **Developer.** The word "Developer" means The Barm Group, Inc., a Texas corporation, its successors and assigns, whose address for the purposes of this Agreement is 4134 Sanders Dr. Celina, TX 75009.

(g) **Effective Date.** The words "Effective Date" mean the date of the latter to execute this Agreement by and between the Developer, City, and the CEDC.

(h) **Event of Default**. The words "Event of Default" mean and include any of the Events of Default set forth below in the section entitled "Events of Default."

(i) **Facility.** The word "Facility" means the minimum 1,611 square foot Stella's Ice Cream retail facility to be located on the Property, as generally depicted in ***Exhibit A*** of this Agreement, which is attached hereto and is incorporated herein for all purposes.

(j) **Full-Time Equivalent Employment Position.** The words "Full-Time Equivalent Employment Position" or "Full-Time Equivalent Employment Positions" mean and include a job requiring a minimum of One Thousand Nine Hundred Twenty (1,920) hours of work averaged over a twelve (12) month period.

(k) **Property.** The word "Property" means 206 N. Louisiana, Celina, Texas 75009.

(l) **Qualified Expenditures.** The words "Qualified Expenditures" mean those costs associated with the construction of infrastructure and improvements located on the Property, and which otherwise meet the definition of "project" as that term is defined in Section 501.103 of the Act, and meet the definition of "cost" as that term is defined in Section 501.152 of the Act.

(m) **Sales and Use Tax.** The words "Sales and Use Tax" or "Sales and Use Taxes" mean the City's municipal sales and use tax, at the rate of one percent (1.0%), pursuant to section 321.103(a) of the Texas Tax Code, as amended.

(n) **Sales Tax Report.** The words "Sales Tax Report" mean Sales Tax Report as defined in Section 4(e) of this Agreement.

(o) **State Comptroller.** The words "State Comptroller" mean the Office of the Texas Comptroller of Public Accounts, or any successor agency.

(p) **Term.** The word "Term" means the term of this Agreement as specified in Section 2 of this Agreement.

(q) **Type A Sales and Use Tax Revenue.** The words "Type A Sales and Use Tax Revenue" mean the economic development sales and use tax revenue, at the rate of one-half of one percent (0.50%), generated for use by the CEDC.

SECTION 4. AFFIRMATIVE COVENANTS OF DEVELOPER.

Developer covenants and agrees with the City and CEDC that, while this Agreement is in effect, it shall comply with the following terms and conditions:

(a) **Facility and Qualified Expenditures.** Developer covenants and agrees to complete construction of the Facility by **August 31, 2025.** Developer covenants and agrees to submit to the City and CEDC invoices, receipts, or other documentation in a form acceptable to the City and CEDC for the construction of the Facility located on the Property in a minimum amount of **Three Hundred Ninety-One Thousand Three Hundred Twenty-Three and No/100 Dollars ($391,323.00)** by **August 31, 2025.** In addition, Developer covenants and agrees to submit to the CEDC invoices, receipts, or other documentation in a form acceptable to the CEDC for the Qualified Expenditures made to the Property in a minimum amount **Seventy-Five Thousand and No/100 Dollars ($75,000.00)** by **August 31, 2025**.

(b) **Certificate of Occupancy.** Developer covenants and agrees to, after complying with all City Regulations, obtain or cause to be obtained by **August 31, 2025,** a certificate of occupancy from the City of Celina, Texas, for the Facility located on the Property.

(c) **Development**. The Facility shall be constructed and operated in accordance the plans provided in ***Exhibit A***, and any site plan, building elevations, or landscape plans approved

by the City. Developer agrees that materials and finish-out used for the Facility shall be substantially similar to such plans. Developer agrees that construction shall be in conformance with the most recently adopted building codes of the City and that building permit applications will be reviewed under such codes. The development and use of the Property shall comply with all applicable City Regulations, including but not limited to the Celina Comprehensive Zoning and Subdivision Ordinances, as amended.

(d) **Operate Facility.** Developer agrees to maintain and operate the Facility located on the Property during the Term of this Agreement. Further, upon a receipt of a certificate of occupancy from the City of Celina, Texas, for the Facility and for the Term of this Agreement, Developer covenants and agrees to keep the Facility open during normal operating hours.

(e) **Reporting of Sales and Use Tax and Type A Sales and Use Tax Revenue**. Developer covenants and agrees to provide to the City and EDC, on a quarterly basis, a copy of the financial report that is being submitted to the State Comptroller relating to the remission of all local sales and use taxes collected at the Property as a result of the operation of the Project and the total quarterly sales occurring at the Property ("Sales Tax Report"). The sales and uses taxes to be included within said Sales Tax Report include the Sales and Use Tax, and the Type A Sales and Use Tax Revenue collected at the Property at the current rate of one and one-half percent (1.5%), and remitted by the State Comptroller to the City. Additionally, Developer covenants and agrees to obtain any third party's consent for the State Comptroller's office to release the annual reported figures along with any State audit adjustments to the City and EDC. The City and EDC hereby agrees to keep this information "Confidential" consistent with the Section 321.3022(f) of the Texas Tax Code, and to the extent allowed by law. The first Sales Tax Report from the Developer shall be due by **January 15, 2026**, for the reporting period of **October 1, 2025** to **December 31, 2025**, and quarterly thereafter.

(f) **Job Creation and Retention.** Developer covenants and agrees by **October 1, 2025**, and during the Term of this Agreement to employ and maintain a minimum of 9 Full-Time Equivalent Employment Positions working at the Property. Developer covenants and agrees beginning on **October 1, 2026**, and during the Term of this Agreement, Developer shall deliver to the City and CEDC an annual compliance verification signed by a duly authorized representative of Developer that shall certify the number of Full-Time Equivalent Employment Positions, and shall disclose and certify the average wage for all Full-Time Equivalent Employment Positions (the "Annual Compliance Verification"). The Developer covenants and agrees beginning on **October 1, 2026**, and annually thereafter during the Term of this Agreement, there will be a total of **two (2)** Annual Compliance Verifications. Annual Compliance Verifications due and submitted to the City and CEDC covering the Full-Time Equivalent Employment Positions created and maintained during the Term of this Agreement. All Annual Compliance Verifications shall include quarterly IRS 941 returns, or Texas Workforce Commission Employer Quarterly Reports.

(g) **Performance Conditions**. Developer agrees to make, execute and deliver to the City and/or CEDC such other promissory notes, instruments, documents and other agreements as the City or CEDC or its attorneys may reasonably request to evidence this Agreement.

(h) **Performance**. Developer agrees to perform and comply with all terms, conditions, and provisions set forth in this Agreement and in all other instruments and agreements between Developer, City, and CEDC.

(i) **Groundbreaking and Opening Ceremonies**. Developer agrees to provide for participation of the governing bodies of the City and CEDC in the ceremonial groundbreaking and opening (e.g., ribbon-cutting) of the Facility, and to allow City and CEDC to market such ceremonies.

(j) **Celina Chamber of Commerce**. Developer shall be a member of the Celina Chamber of Commerce during the term of this Agreement. The City and the CEDC shall have the right to market the Facility as part of its updates to the community regarding economic development of the City.

SECTION 5. AFFIRMATIVE COVENANTS OF THE CITY.

City covenants and agrees with the CEDC and Developer that, while this Agreement is in effect, it shall comply with the following terms and conditions:

(a) **Financial Assistance.** City covenants and agrees to submit reimbursement for Qualified Expenditures made by the Developer pursuant to Section 4(a) of this Agreement, in the amount of **Fifty Thousand and No/100 Dollars ($50,000.00)** as follows:

(1) **Twenty-Five Thousand and No/100 Dollars ($25,000.00)** upon Developer's receipt of a certificate of occupancy consistent with Section 4(b) of this Agreement; and

(2) **Twenty-Five Thousand and No/100 Dollars ($25,000.00)** upon the one (1) year anniversary of Developer's receipt of a certificate of occupancy consistent with Section 4(b) of this Agreement.

(b) **Performance**. City agrees to perform and comply with all terms, conditions, and provisions set forth in this Agreement.

SECTION 6. AFFIRMATIVE COVENANTS OF CEDC.

CEDC covenants and agrees with the City and Developer that, while this Agreement is in effect, it shall comply with the following terms and conditions:

(a) **Financial Assistance for Qualified Expenditures.** CEDC covenants and agrees to submit to Developer reimbursement for Qualified Expenditures made by the Developer pursuant

to Section 4(a) of this Agreement, in an amount not to exceed the lesser of **Twenty-Five Thousand and No/100 Dollars ($25,000.00)** or the aggregate amount of said paid invoices, paid receipts, or other paid documentation for the Qualified Expenditures submitted by the Developer to CEDC. Said financial assistance shall be paid as follows:

(1) **Twelve Thousand Five Hundred and No/100 Dollars ($12,500.00)** upon Developer's receipt of a certificate of occupancy consistent with Section 4(b) of this Agreement; and

(2) **Twelve Thousand Five Hundred and No/100 Dollars ($12,500.00)** upon the one (1) year anniversary of Developer's receipt of a certificate of occupancy consistent with Section 4(b) of this Agreement.

(b) **Performance**. CEDC agrees to perform and comply with all terms, conditions, and provisions set forth in this Agreement and in all other instruments and agreements by and between the Developer, City, and CEDC.

SECTION 7. CESSATION OF ADVANCES.

If the City or CEDC has made any commitment to provide any financial assistance to Developer, whether under this Agreement or under any other agreement, the City or CEDC shall have no obligation to advance or disburse the financial assistance if: (i) Developer becomes insolvent, files a petition in bankruptcy or similar proceedings, or is adjudged bankrupt; or (ii) an Event of Default occurs.

SECTION 8. EVENTS OF DEFAULT.

Each of the following shall constitute an Event of Default under this Agreement:

(a) **General Event of Default.** Failure of Developer, City or CEDC to comply with or to perform any other term, obligation, covenant or condition contained in this Agreement is an Event of Default.

(b) **False Statements.** Any warranty, representation, or statement made or furnished to the City and/or CEDC by or on behalf of Developer under this Agreement that is false or misleading in any material respect, either now or at the time made or furnished is an Event of Default.

(c) **Insolvency.** Developer's insolvency, appointment of receiver for any part of Developer's property, any assignment for the benefit of creditors of Developer, any type of creditor workout for Developer, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Developer is an Event of Default.

(d) **Ad Valorem Taxes and Impositions.** Developer allows its ad valorem taxes, assessments, use and occupancy taxes, charges, excises, license and permit fees, or other charges owed to the City or the State of Texas for any property or business owned by Developer, to become

delinquent and fails to timely and properly follow the legal procedures for protest and/or contest of such imposition and to cure such failure within thirty (30) days after written notice thereof from the City or CEDC and/or Collin County Central Appraisal District is an Event of Default.

(e) **Building Permit Revoked.** If any applicable building permits required for the Facility and issued by the City are revoked or expire, and Developer fails to make reasonable efforts to obtain new permits, as determined by the City or CEDC, and such default is not cured by Developer within thirty (30) days after written notice thereof.

(f) **Lawsuits.** Developer's filing of any lawsuit against the City or CEDC is an Event of Default

SECTION 9. EFFECT OF AN EVENT OF DEFAULT.

In the event of default under Section 8 of this Agreement, the non-defaulting party shall give written notice to the other party of any default, and the defaulting party shall have thirty (30) days to cure said default. Should said default remain uncured as of the last day of the applicable cure period, and the non-defaulting party is not otherwise in default, the non-defaulting party shall have the right to immediately terminate this Agreement, enforce specific performance as appropriate or maintain a cause of action for damages caused by the event(s) of default. In the event, Developer defaults and is unable or unwilling to cure said default within the prescribed time period, the amounts provided by the City and CEDC to Developer pursuant to Sections 5(a) and 6(a) of this Agreement shall become immediately due and payable by Developer to the CEDC and City.

SECTION 10. INDEMNIFICATION.

(a) **TO THE EXTENT ALLOWED BY LAW, DEVELOPER AGREES TO RELEASE, DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY AND CEDC (AND ITS OFFICERS, AGENTS, AND EMPLOYEES) FROM AND AGAINST ALL CLAIMS OR CAUSES OF ACTION FOR INJURIES (INCLUDING DEATH), PROPERTY DAMAGES (INCLUDING LOSS OF USE), AND ANY OTHER LOSSES, DEMAND, SUITS, JUDGMENTS AND COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND EXPENSES, IN ANY WAY ARISING OUT OF, RELATED TO OR RESULTING FROM ITS PERFORMANCE UNDER THIS AGREEMENT, OR CAUSED BY ITS NEGLIGENT ACTS OR OMISSIONS (OR THOSE OF ITS RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, OR ANY OTHER THIRD PARTIES FOR WHOM IT IS LEGALLY RESPONSIBLE) IN CONNECTION WITH PERFORMING THIS AGREEMENT.**

(b) Except for the City and CEDC's obligations to provide the financial assistance as set forth in this Agreement, the City and CEDC, and its past, present, and future officers, employees, contractors, and agents assume no responsibilities or liabilities to Developer, or any third parties in connection with the Facility and/or the Property, and Developer hereby waives any and all claims against the City and CEDC for any injury to persons or damage to

property in connection therewith. Developer acknowledges and agrees that there shall be no personal recourse to the directors, officers, employees, or agents of the City or CEDC, who shall incur or assume no liability in respect of any claims based upon or relating to this Agreement. It is understood and agreed between the parties that Developer, in satisfying the conditions of this Agreement, has acted independently, and the City and CEDC assume no responsibilities or liabilities to third parties in connection with these actions.

SECTION 11. MISCELLANEOUS PROVISIONS.

The following miscellaneous provisions are a part of this Agreement:

(a) **Amendments**. This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

(b) **Applicable Law and Venue**. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Collin County, Texas. Venue for any action arising under this Agreement shall lie in the state district courts of Collin County, Texas.

(c) **Assignment.** This Agreement may not be assigned without the express written consent of the other parties.

(d) **Binding Obligation.** This Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto. Developer warrants and represents that the individual or individuals executing this Agreement on behalf of Developer has full authority to execute this Agreement and bind Developer to the same. City warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind it to the same. CEDC warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind it to the same.

(e) **Caption Headings**. Caption headings in this Agreement are for convenience purposes only and are not to be used to interpret or define the provisions of the Agreement.

(f) **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same document.

(g) **Notices**. Any notice or other communication required or permitted by this Agreement (hereinafter referred to as the "Notice") is effective when in writing and (i) personally delivered either by facsimile (with electronic information and a mailed copy to follow) or by hand or (ii) three (3) days after notice is deposited with the U.S. Postal Service,

postage prepaid, certified with return receipt requested, and addressed as follows:

If to City:	City of Celina, Texas 142 N. Ohio Street Celina Texas 75009 Attn: City Manager Telephone: (972) 382-2682
if to CEDC:	Celina Economic Development Corporation 302 W. Walnut Street Celina Texas 75009 Attn: Executive Director Telephone: (972) 382-3455
if to Developer:	The Barm Group, Inc. 4134 Sanders Dr. Celina Texas 75009 Attn: Vice President Telephone: 417-425-9609

(h) **Revenue Sharing Agreement**. The Parties designate this Agreement as a revenue sharing agreement, thereby entitling the City and CEDC to request Sales and Use Tax information and Type A Sales and Use Tax Revenue information from the State Comptroller, pursuant to section 321.3022 of the Texas Tax Code, as amended.

(i) **Severability**. If a court of competent jurisdiction finds any provision of this Agreement to be invalid or unenforceable as to any person or circumstance, such finding shall not render that provision invalid or unenforceable as to any other persons or circumstances. If feasible, any such offending provision shall be deemed to be modified to be within the limits of enforceability or validity; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Agreement in all other respects shall remain valid and enforceable.

(j) **Time is of the Essence.** Time is of the essence in the performance of this Agreement.

(k) **Undocumented Workers.** Developer certifies that the Developer does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. If during the Term of this Agreement, Developer is convicted of a violation under 8 U.S.C. § 1324a(f), Developer shall repay the amount of the public subsidy provided under this Agreement plus interest, at the rate of six percent (6%), not later than the 120th day after the date the City and/or CEDC notifies Developer of the violation.

(l) **Form 1295 Certificate.** The Developer agrees to comply with Texas Government Code, Section 2252.908 and in connection therewith, the Developer agrees to go online with the

Texas Ethics Commission to complete a Form 1295 Certificate and further agrees to print the completed certificate and execute the completed certificate in such form as is required by Texas Government Code, Section 2252.908 and the rules of the Texas Ethics Commission and provide to the City, at the time of delivery of an executed counterpart of this Agreement, a duly executed completed Form 1295 Certificate.

(m) **Non-Boycott of Israel Provision.** In accordance with Chapter 2271 of the Texas Government Code, a Texas governmental entity may not enter into an agreement with a business entity for the provision of goods or services unless the agreement contains a written verification from the business entity that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the agreement. Chapter 2271 of the Texas Government Code does not apply to a (1) a company that is a sole proprietorship; (2) a company that has fewer than ten (10) full-time employees; or (3) the contract has a value of less than One Hundred Thousand Dollars ($100,000.00). Unless Developer is not subject to Chapter 2271 of the Texas Government Code for the reasons stated herein, the signatory executing this Agreement on behalf of Developer verifies that Developer does not boycott Israel and will not boycott Israel during the Term of this Agreement.

(n) **Prohibition on Contracts with Certain Companies Provision.** In accordance with Section 2252.152 of the Texas Government Code, the Parties covenant and agree that Developer is not on a list maintained by the State Comptroller's office prepared and maintained pursuant to Section 2252.153 of the Texas Government Code.

(o) **Report Agreement to Comptroller's Office.** City covenants and agrees to report this Agreement to the State Comptroller's office within fourteen (14) days of the Effective Date of this Agreement, in accordance with Section 380.004 of the Texas Government Code, as added by Texas House Bill 2404, 87th Tex. Reg. Session (2021) (effective September 1, 2021).

(p) **Verification Against Discrimination of Firearm or Ammunition Industries.** Pursuant to Texas Government Code Chapter 2274, (as added by Texas Senate Bill 19, 87th Tex. Reg. Session (2021) (effective September 1, 2021)) unless otherwise exempt, if the Developer employs at least ten (10) fulltime employees and this Agreement has a value of at least $100,000 that is paid wholly or partly from public funds of the City, the Developer represents that: (1) the Developer does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and (2) the Developer will not discriminate during the Term of the Agreement against a firearm entity or firearm trade association.

(q) **Verification Against Discrimination Developer Does Not Boycott Energy Companies.** Pursuant to Texas Government Code Chapter 2274, (as added by Texas Senate Bill 13, 87th Tex. Reg. Session (2021) (effective September 1, 2021)) unless otherwise exempt, if the Developer employs at least ten (10) fulltime employees and this Agreement has a value of at least $100,000 that is paid wholly or partly from public funds of the City, the Developer represents that: (1) the Developer does not boycott energy companies; and (2) the

Developer will not boycott energy companies during the Term of this Agreement.

[The Remainder of this Page Intentionally Left Blank]

DEVELOPER ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS AGREEMENT, AND DEVELOPER AGREES TO ITS TERMS. THIS AGREEMENT IS EFFECTIVE AS OF THE EFFECTIVE DATE AS IS PROVIDED HEREIN.

CITY:

CITY OF CELINA, TEXAS,
A Texas home-rule municipality

_____
Ryan Tubbs, Mayor
Date Signed: _____

ATTEST:

_____
Lauren Vaughns, City Secretary

CEDC:

CELINA ECONOMIC DEVELOPMENT CORPORATION,
a Texas non-profit corporation

By: _____
Clint Bissett, President
Date Signed: _____

DEVELOPER:

THE BARM GROUP, INC.,
a Texas corporation,

By: _____
Russell Moffett, Vice President
Date Signed: 2/26/2025

Exhibit A

[Depiction of the Facility]



Life Connected.

Fire
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Shawn White, Fire Chief
CC:	Robert Ranc, City Manager
Intiated by:	Jessica Pichardo
Date:	March 11, 2025
Re:	Interlocal Agreement Fire Services between City of Celina and Denton County

Action Requested:
Consider and act to authorize an Interlocal Agreement for fire protection services between the City of Celina and Denton County. (White)

Background Information:
On October 1, 2024, the Denton County Commissioners Court approved the Fire/Ambulance budget for the fiscal year 2025. The interlocal agreement establishes the responsibility and service area in which the Celina Fire Department (CFD) will respond to emergency calls (fire and ambulance calls) outside the City in Denton County and reimburses the City for the cost of these calls for service. The reimbursement is based on the following:

- A $10,000.00 fixed "readiness" sum.
- $250.00 per EMS call and $700.00 per fire call based on the number of calls performed by CFD in 2024. This amount equals $2,826.00.
- A 3 percent cost of living increase, which equals $385.00.

Legal Review:
N/A

Supporting Documents:
1. Denton County ILA
2. ILA fire protection & ambulance Services with denton county

Financial Consideration:
Denton County agrees to pay City of Celina $13,211.00 for fire protection services.

Staff Recommendation:
Staff recommends approval

THE COUNTY OF DENTON §
§ **CITY OF CELINA**
§ **FIRE DEPARTMENT**
STATE OF TEXAS §

INTERLOCAL COOPERATION AGREEMENT FIRE PROTECTION AND EMERGENCY AMBULANCE SERVICES

THIS AGREEMENT, which has an effective date of October 1, 2024, is made and entered into by and between Denton County, Texas ("the **COUNTY**"), and the City of Celina Fire Department ("the **AGENCY**").

WHEREAS, the **COUNTY** is a duly organized political subdivision of the State of Texas engaged in the administration of county government and related services for the benefit of the citizens of Denton County; and

WHEREAS, the **AGENCY** is a municipal corporation, duly organized and operating under the laws of the State of Texas and engaged in the provision of fire protection services, ambulance services, and related services for the benefit of the citizens of the City of Celina; and

WHEREAS, the **COUNTY** desires to obtain fire protection services, emergency ambulance services, and related services for the benefit of residents of the **COUNTY** living in unincorporated areas of the **COUNTY** which the **AGENCY** is capable of providing; and

WHEREAS, the **COUNTY** desires to enter into an exclusive agreement with the **AGENCY** to provide efficient fire protection services and emergency ambulance service; and

WHEREAS, the **COUNTY** desires to expend County funds to defray the expense of establishing, operating, and maintaining fire protection services and emergency ambulance services in the County; and

WHEREAS, the **AGENCY** is the owner and operator of certain fire protection vehicles and other equipment designed for the extinguishing of fire and prevention of damage to property and injury to persons from fire and has in its employ trained personnel whose duties are related to the use of such vehicles and equipment; and

WHEREAS, the **COUNTY** and the **AGENCY** mutually desire to be subject to and contract pursuant to provisions of the Texas Government Code, Chapter 791 and the Texas Local Government Code, Chapter 352; and

WHEREAS, the **AGENCY** is an owner and operator of certain ambulance vehicles and other equipment designed for the transportation of persons who are sick, infirmed or injured and

has in its employ trained personnel whose duties are related to the treatment of said individuals and the use of such vehicles and equipment; and

WHEREAS, the provision of emergency ambulance and related services is a governmental function that serves the public health and welfare and is of mutual concern to both the **COUNTY** and the **AGENCY**; and

WHEREAS, the **COUNTY** and the **AGENCY** mutually desire to be subject to and contract pursuant to the provisions of Texas Government Code, Chapter 791 and Texas Health and Safety Code, Section 774.003, and

NOW, THEREFORE, the **COUNTY** and the **AGENCY**, for the mutual promises, covenants, Agreements and consideration stated herein, agree as follows:

I.
TERM

The term of this Agreement shall be for the period beginning of October 1, 2024, and ending September 30, 2025.

II.
DEFINITIONS

As used herein, the words and phrases hereinafter set forth shall have the meanings as follows:

A. "Cost-of-living Adjustment" (COLA) shall mean an increase in pay intended to counteract inflation.

B. "Emergency Ambulance Services" means any circumstance that calls for immediate action and in which the element of time in transporting the sick, wounded, or injured for medical treatment is essential to the health or life of a person or persons.

C. "Fire Protection Services" means all of the customary and usual services of a fire department, including fire suppression, fire prevention, training, safety education, maintenance, communications, and medical emergency services.

D. "Parties" means the Agency and the County.

III.
SERVICES

The services to be rendered in accordance with this Agreement by the **AGENCY** are the fire protection services and emergency ambulance services normally rendered by the **AGENCY** to citizens of the City of Celina in circumstances of emergency, but which services will now be extended to all citizens of the **COUNTY** residing in the unincorporated areas of the **COUNTY** within the operating territory or jurisdiction of the **AGENCY,** as agreed to by the **AGENCY** and the **COUNTY** in this Agreement and as set forth in "Exhibit A" and "Exhibit B," attached hereto and incorporated herein by reference.

A. FIRE PROTECTION SERVICES

Fire protection services are rendered in consideration of the common good and benefit and to serve the public convenience and necessity of the citizens of the **COUNTY** who are not otherwise protected with respect to fire prevention, extinguishment, safety and rescue services. The services to be rendered are as follows:

A. The **AGENCY** shall make available and provide emergency fire prevention, extinguishment, safety and rescue services within the agreed or specified territory or jurisdiction of the **AGENCY**.

B. The **AGENCY** shall respond to requests for fire protection services made within the portion of the **COUNTY** designated as *"CEFD"* as set out in Exhibit "A".

C. The **COUNTY** agrees that, in the event a fire in the **AGENCY**'s unincorporated designated area which the **AGENCY** considers to be of an incendiary nature and upon request by the **AGENCY**, the County Fire Marshal will dispatch investigation personnel to the fire scene within a response time sufficient to legally maintain and protect all evidence of said fire and will conduct all appropriate investigation and assist in the prosecution of any case of arson. The **AGENCY** shall not be responsible for investigations of suspected incendiary fires in the unincorporated areas, but shall cooperate with the County Fire Marshal in immediately relating all pertinent information possible to the investigator(s).

D. The **COUNTY** agrees that the County Fire Marshal may assist in the conduct of appropriate investigations of a fire which the **AGENCY** considers to be of incendiary nature in the **AGENCY**'s incorporated area upon request of the **AGENCY**.

F. The **AGENCY,** in the performance of its duties and responsibilities under this Agreement, shall have the responsibility, within the sole discretion of the officers and employees of the **AGENCY**, to determine priorities in the dispatching and use of the **AGENCY's** equipment and personnel, and the judgment of any such officer or employee as to such matters shall be the final determination.

B. EMERGENCY AMBULANCE SERVICES

Emergency ambulance services are rendered in consideration of the common good and benefit and to serve the public convenience and necessity of the citizens of the **COUNTY** who are do not otherwise have access to emergency services.

A. The **AGENCY** shall make available and provide emergency ambulance services within the agreed or specified territory or jurisdiction of the **AGENCY**.

B. The **AGENCY** shall respond to requests for emergency ambulance transportation made within the portion of the **COUNTY** designated as *"Celina EMS"* as set out in Exhibit "B".

C. The **AGENCY,** in the performance of its duties and responsibilities under this Agreement, shall have the responsibility of rendering ambulance services to citizens of the **AGENCY** and the **COUNTY**, within the sole discretion of the officers and employees of the **AGENCY**, to determine priorities in the dispatching and use of the **AGENCY's** equipment and personnel, and the judgment of any such officer or employee as to such matters shall be the final determination.

IV.
PERFORMANCE OF SERVICE

The **COUNTY** shall designate the County Judge to act on behalf of the **COUNTY** and to serve as "Liaison Officer" between the **COUNTY** and the **AGENCY**. The County Judge, or his designated substitute, shall devote sufficient time and attention to insure the performance of all duties and obligations of the **COUNTY** under this Agreement and shall provide immediate and direct supervision of employees, agents, contractors, sub-contractors and/or laborers of the **COUNTY** engaged in the performance of this Agreement for the mutual benefit of the **COUNTY** and the **AGENCY**.

The **AGENCY** shall devote sufficient time and attention to insure the performance of all duties and obligations of the **AGENCY** under this Agreement and shall provide immediate and direct supervision of the **AGENCY's** employees, agents, contractors, sub-contractors and/or

laborers engaged in the performance of this Agreement for the mutual benefit of the **AGENCY** and the **COUNTY**.

At the request of the **COUNTY**, the **AGENCY** shall, submit statements reporting fire protection calls and/or emergency ambulance transport provided by the AGENCY. In so doing, the **AGENCY** shall use the Texas Fire Incident Reporting System's standardized forms to report fire protection services, and the standardized ambulance transportation reporting form for emergency ambulance services. Both forms may be submitted by personal delivery, U.S. Mail, facsimile, or email to the Denton County Fire Marshal, 3900 Morse St., 2nd Floor, Denton, Texas 76208.

V.
COMPENSATION

The **COUNTY** agrees to pay to the **AGENCY** for full performance of services as provided in this Agreement the sum of **$13,211.00**, based on a funding formula as follows:

1. A fixed "readiness" sum of **$10,000.00**;

2. A fixed sum of **$2,826.00** for fire calls and ambulance transports. Said sum is based upon the number of fire responses and ambulance transports made by and reported by the **AGENCY** in fiscal year 2024;

3. A three percent (3%) COLA; said sum computes to **$385.00**.

The **COUNTY** agrees, after execution of this Agreement, to make pay in full the sum of **$13,211.00**, no later than May 1, 2025. The **AGENCY** understands and agrees that payment by the **COUNTY** to the **AGENCY** shall be made in accordance with the normal and customary processes and business procedures of the **COUNTY** and in conformance with applicable state law.

VI.
FINANCIAL RECORDS

The **AGENCY** agrees to make its financial records available for audit and/or review by the **COUNTY**, upon request by the **COUNTY**.

VII.
RESPONSIBILITY OF THE COUNTY

The **COUNTY**, to the extent permitted by law, shall be responsible for the acts, negligence and omissions of all officers, employees and agents of the **COUNTY** who are engaged in the performance of this Agreement.

VIII.
RESPONSIBILITY OF THE AGENCY

The **AGENCY,** to the extent permitted by law, shall be responsible for the acts, negligence and omissions of all officers, employees and agents of the **AGENCY** who are engaged in the performance of this Agreement.

IX.
APPLICABLE LAW

The **COUNTY** and the **AGENCY** understand and agree that liability under this contract is governed by the Texas Government Code, Chapter 791, the Texas Local Government Code, Chapter 352, and the Texas Health and Safety Code, Section 774.003. This Agreement is made in contemplation of the applicability of these laws to the Agreement. Insofar as legally possible the **COUNTY** and the **AGENCY** agree to be bound by the above mentioned statutes as they exist as of the date of this Agreement.

X.
DEFAULT

In the event of default of any of the covenants herein contained, this Agreement may be terminated at the discretion of the non-defaulting party if such default continues for a period of ten (10) days after notice to the other party in writing of such default and the intent to terminate this Agreement due to the default. Unless the default is cured, this Agreement shall terminate.

XI.
TERMINATION

This Agreement may be terminated any time, by either the **COUNTY** or the **AGENCY** by giving sixty (60) days advance written notice to the other party. In the event of termination by either party prior to the **AGENCY** being paid in full, the **AGENCY** shall be compensated pro rata for all services performed to the termination date by dividing the full sum of **$13,211.00** by 365 days, the number of days covered by this Agreement. In the event of such termination after the **AGENCY** has been paid in full, the **COUNTY** shall be reimbursed pro rata for all compensation paid to the **AGENCY** in anticipation of the **AGENCY** providing services after the date of termination. Acceptance of such reimbursement shall not constitute a waiver of any claim that may otherwise arise out of this Agreement.

XII.
GOVERNMENTAL IMMUNITY

The fact that the **COUNTY** and the **AGENCY** accept certain responsibilities relating to the rendition of fire protection services under this Agreement as part of their responsibility for providing protection for the public health makes it imperative that the performance of these vital services be recognized as a governmental function and that the doctrine of governmental immunity shall be, and it is hereby, invoked to the extent permitted by law. Neither the **AGENCY,** nor the **COUNTY** waive, nor shall be deemed to have hereby waived, any immunity or defense that would otherwise be available to it against claims arising from the exercise of government powers and functions.

XIII.
ENTIRE AGREEMENT

This Agreement represents the entire Agreement between the **COUNTY** and the **AGENCY** and supersedes all prior negotiations representations and Agreements, either written or oral. This Agreement may be amended only by written instrument signed by both parties.

XIV.
LAW OF CONTRACT

This Agreement and any of its terms or provisions, as well as the rights and duties of the parties hereto, shall be governed by the laws of the State of Texas. The venue for any dispute, or matter, arising under this Agreement shall lie in Denton County, Texas.

XV.
SEVERABILITY

In the event that any portion of this Agreement shall be found to be contrary to law, it is the intent of the parties hereto that the remaining portions shall remain valid and in full force and effect to the fullest extent possible.

XVI.
AUTHORITY

The undersigned officer or agents of the parties hereto are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the parties.

XVII.
SERVICE AREA

Acceptance of this Agreement constitutes approval of the service area set out in attached Exhibit "A" and Exhibit "B".

[EXECUTION PAGES FOLLOW]

EXECUTED this _____ day of _____, 20____.

COUNTY:

Denton County, Texas
1 Courthouse Drive, Suite 3100
Denton, Texas 76208

By _____
Andy Eads
Denton County Judge

AGENCY:

City of Celina
142 N. Ohio Drive
Celina, Texas 75009

By _____
Name _____
Celina City Manager

ATTEST:

By: _____
Denton County Clerk

APPROVED AS TO CONTENT:

By: _____
Denton County Fire Marshal

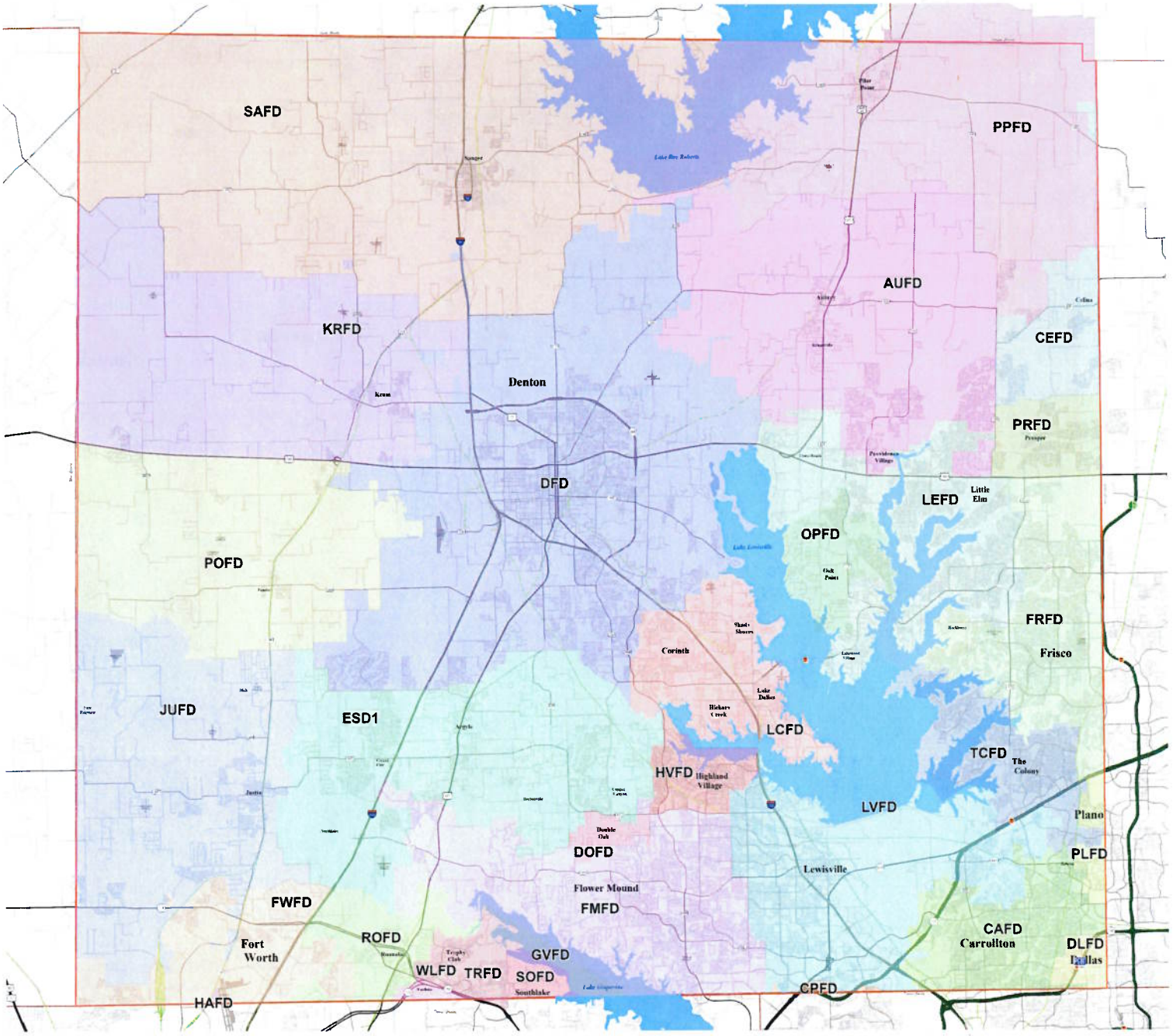
AUDITOR'S CERTIFICATE

I hereby certify that funds are available in the amount of $13,211.00 to accomplish and pay the obligation of Denton County under this Agreement.

_____
Denton County Auditor

DENTON COUNTY

Exhibit A - Fire



INTERSTATE
U S HIGHWAY
STATE HIGHWAY
FARM TO MARKET
MAJOR THOROUGHFARES
MINOR ROADS
RAILROADS
AIRPORTS
LAKES & PONDS
County Boundary

City Population
Denton > 100,000
Lewisville 40,000- 100,000
Corinth 10,000- 39,999

NAD 1983 StatePlane (Zone 5351) Texas North Central Lambert Conformal Conic

N W E S

1:100,000

February 12 2025

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

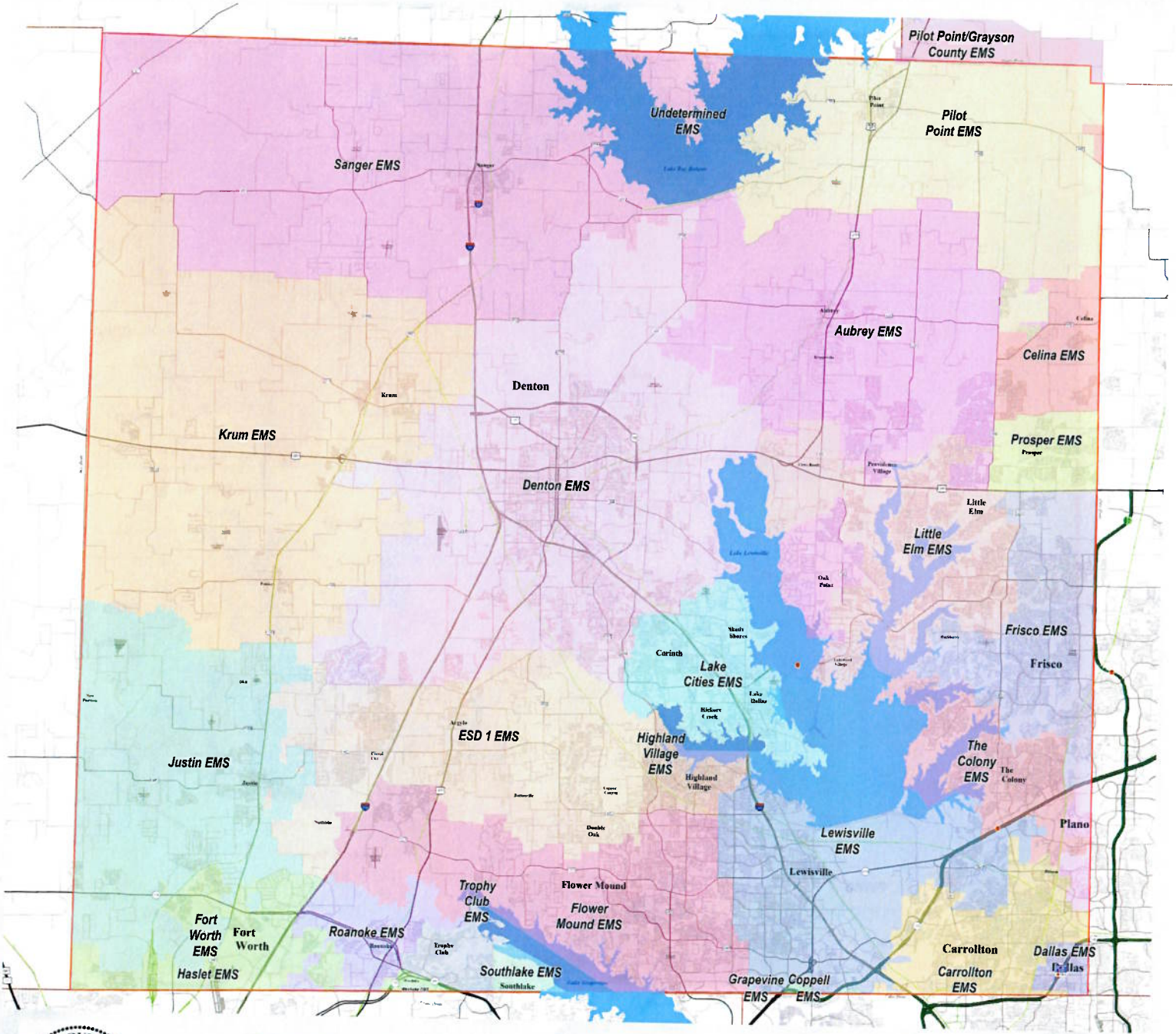
Denton County does not guarantee the correctness or accuracy of any features on this product and assumes no responsibility in connection therewith. This product may be revised at any time without notification to any user.

CONTACT INFORMATION
LAN@MARK.MAP
E-MAIL:

Overview Map

DENTON COUNTY

Exhibit B - EMS



DENTON COUNTY TEXAS 1846

Andy Eads - County Judge
Ryan Williams - Commissioner Precinct 1
Kevin Falconer - Commissioner Precinct 2
Bobbie J. Mitchell - Commissioner Precinct 3
Dennis Edmondson - Commissioner Precinct 4

INTERSTATE
U.S. HIGHWAY
STATE HIGHWAY
FARM TO MARKET
MAJOR THOROUGHFARES
MINOR ROADS
RAILROADS
AIRPORTS
LAKES & PONDS
County Boundary

City Population
Denton > 100,000
Lewisville 40,000- 100,000
Carlath 10,000- 39,999
Sanger 2,000- 9,999
Pondor < 2,000

NAD 1983 StatePlane (Zone 5351) Texas North Central Lambert Conformal Conic

N
W E
S

1:100,000
February 12, 2025

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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CONTACT INFORMATION
LANDMARK MAP - gis.dentoncounty.gov
E-MAIL - gis@dentoncounty.gov

Overview Map

Interlocal agreement for Fire Protection & Ambulance Services with Denton County & City of Celina

Fire Department
March 11, 2025



INTERLOCAL AGREEMENT FOR FIRE PROTECTION & AMBULANCE SERVICES WITH DENTON COUNTY & CITY OF CELINA

- Agreement date from October 1, 2024 to September 30, 2025
- CFD will provide fire protection coverage and ambulance services for residents living within the Denton County Extra Territorial Jurisdiction (ETJ) islands that are located within the Celina city limits.
- For fiscal year 2024 Denton County will pay the City of Celina $13,211.00 no later than May 1, 2025, which consists of the following:
  - $10,000.00 readiness fee
  - $2826.00 for actual fire calls and ambulance transports from the previous year
  - 3% COLA = $385.00

QUESTIONS?

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andy Glasgow, Director of Engineering
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Andy Glasgow
Date:	March 11, 2025
Re:	Roadway Impact Fee Update Public Hearing and Adoption

Action Requested:
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 Rees; 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)

Background Information:
The City of Celina originally adopted Ordinance 2021-59 to establish Roadway Impact Fees in 2021. Pursuant to Section 395.052 of the Local Government Code, the City is required to complete periodic updates of the Land Use Assumptions and Capital Improvements Plan every five (5) years. Staff recommends amending the City's Roadway Impact Fee Ordinance to align with the recently adopted 2040 Comprehensive Plan and the associated revised Land Use Plan. To facilitate this update, the City of Celina selected Kimley-Horn to complete this analysis. The implementation of impact fees allows the City to shift a portion of the burden of paying for new facilities onto new development. The consultant evaluated improvements necessary to serve a 10-year window (2034) and the ultimate system needs. Typically, infrastructure improvements are sized beyond the 10-year requirements; however, Chapter 395 only allows recovery of costs to serve the 10-year planning period. The remainder of the capacity costs will be assessed as the planning window extends beyond 2030 and as the impact fees are updated in the future. Elements of the roadway system, including new roads, widening projects, street lighting, traffic signals, and intersection improvements, were evaluated based on the City's Master Thoroughfare Plan. The

Roadway Impact Fee Report identifies the projects needed to accommodate the projected increase in vehicle miles for Celina's growth. The impact fee rate is calculated by dividing the total construction costs by the total projected growth in vehicles in each service area. State law allows cities to capture 50% of the total cost of the roadway improvements.

The roadway impact fee study establishes the maximum allowable roadway impact fee that the City could assess within each service area. **Table 1** identifies the maximum assessable fee per service unit (S/veh-mile) and is shown below:

Service Area	1	2	3	4	5	6	7
2021 Max Fee per service Unit	$1,142.00	$1,561.00	$1,225.00	$1,397.00	$1,788.00	$2,022.00	$910.00
2025 Max Fee per service Unit	$3,991.00	$3,363.00	$3,697.00	$3,048.00	$3,996.00	$1,936.00	$1,582.00
Change	$2,849.00	$1,802.00	$2,472.00	$1,651.00	$2,208.00	($86.00)	$672.00

Staff evaluated 4 possible scenarios, including

1. Cap at the second-lowest service area,
2. Double the current rate
3. Cap at the third-lowest rate
4. Utilize 100% of the maximum assessable fee.

City staff recommends the third option: cap the fee at the third-lowest service area. **Table 2** summarizes City Staff recommendations for establishing the impact fee collection rate per vehicle-mile as follows:

Service Area	1-5	6	7
Per vehicle-mile rate	$3,036.88	$1,930.59	$1,561.82
SF Roadway Impact Fee	$14,000.00	$8,900.00	$7,200.00

The City's Planning and Zoning Commission served as the state-required Capitol Impact Advisory Commission (CIAC). The CIAC committee provided comments regarding their recommendations for the rates. The CIAC agreed that the proposed roadway impact fee increases are necessary to help fund critical roadway projects. All CIAC members agreed that no discount should be applied to the maximum rate for single-family build-to-rent or multifamily developments. These impact

fees should be set at 100% of the calculated rate.

CIAC had mixed recommendations on the commercial/retail impact fees. Given that the updated rates represent an increase from current levels, there was concern about the potential impact on Celina's future commercial and retail tax base, particularly for small businesses. To address this issue, CIAC had the following suggestions:

1. Three members recommended an automatic 50% discount for commercial/retail developments within the impact fee charts and an ordinance to streamline the process, reduce administrative workload, eliminate political considerations in case-by-case decisions, and encourage small business growth.
2. One member preferred that commercial/retail impact fee discounts be determined on a case-by-case basis.

Legal Review:
Legal review has been completed.

Supporting Documents:
1. Staff Presentation
2. Ordinance
3. Celina Roadway Impact Fee Study 2025
4. CIAC Recommendation Letter

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval as presented.

CITY OF CELINA
ROADWAY IMPACT FEES
CITY COUNCIL

Andy Glasgow, P.E., PMP, CFM
Pete Kelly, P.E.

March 11, 2025



Kimley»Horn

TONIGHT'S AGENDA

1. Previous Meeting (1/28) Recap
2. CIAC Meeting (2/20) Feedback
3. Maximum Fee
4. Collection Rate Options
5. Action and Next Steps

PREVIOUS MEETING (1/28) RECAP

- **Impact Fee Study Updates**
- **Impact Fee Results and Collection Rate Discussion**

CIAC MEETING (2/20) FEEDBACK

- CIAC is in support of the Land Use Assumptions and Capital Improvements Plan contained in the Roadway Impact Fee study
- CIAC supports Collection Rate Option 3 with a 50% reduction for Retail uses

2024 MAXIMUM FEE PER SERVICE AREA ($/VEHICLE-MILE)

Service Area	1	2	3	4	5	6	7
2021 Max Assessable Fee	$ 1,142	$ 1,561	$ 1,225	$ 1,397	$ 1,788	$ 2,022	$ 910
2024 Max Assessable Fee	**$ 3,991**	**$ 3,363**	**$ 3,697**	**$ 3,048**	**$ 3,996**	**$ 1,936**	**$ 1,582**
Change	***$ 2,849***	***$ 1,802***	***$ 2,472***	***$ 1,651***	***$ 2,208***	***$ (86)***	***$ 672***

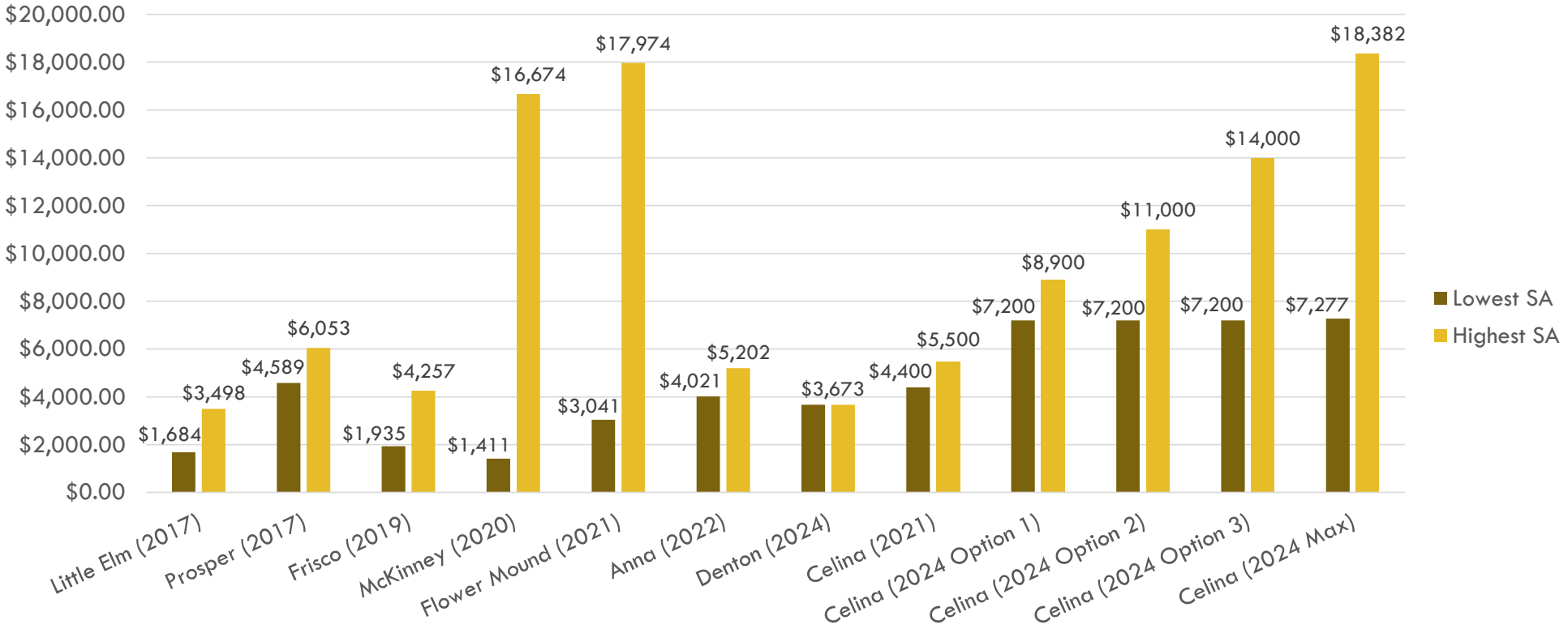
2021/2024 RATE COMPARISON & OPTIONS (SINGLE FAMILY HOME)

Service Area	1	2	3	4	5	6	7
2021 Max Assessable Fee Per SF Home	$ 5,539	$ 7,571	$ 5,941	$ 6,775	$ 8,672	$ 9,807	$ 4,414
2021 Collection Rate Per SF Home	$ 5,500	$ 5,500	$ 5,500	$ 5,500	$ 5,500	$ 5,500	$ 4,400
2024 Max Assessable Fee Per SF Home	$ 18,359	$ 15,580	$ 17,004	$ 14,021	$ 18,382	$ 8,906	$ 7,277
Change	$ 12,820	$ 8,009	$ 11,064	$ 7,011	$ 9,710	$ (901)	$ 2,864
2024 Collection Rate Options ($/ Single Family Home)							
Option 1 *(Cap at 2nd lowest SA)*	*$ 8,900*	*$ 8,900*	*$ 8,900*	*$ 8,900*	*$ 8,900*	*$ 8,900*	*$ 7,200*
Option 2 *(Double the Rate)*	*$ 11,000*	*$ 11,000*	*$ 11,000*	*$ 11,000*	*$ 11,000*	*$ 8,900*	*$ 7,200*
Option 3 *(Cap at 3rd lowest SA)*	*$ 14,000*	*$ 14,000*	*$ 14,000*	*$ 14,000*	*$ 14,000*	*$ 8,900*	*$ 7,200*
Option 4 *(100% of Max Assessable)*	*$ 18,359*	*$ 15,580*	*$ 17,004*	*$ 14,021*	*$ 18,382*	*$ 8,906*	*$ 7,277*

NEIGHBORING CITIES COMPARISON TABLE (SINGLE FAMILY HOME)

City	Service Areas	Last Updated	Highest SA	Lowest SA	% of Max Fee Collected
Little Elm (2017)	3	2017	$3,498.00	$1,684.00	70% - 100%
Prosper (2017)	2	2017	$6,053.00	$4,589.00	40%
Frisco (2019)	4	2019	$4,257.00	$1,935.00	70%
McKinney (2020)	13	2020	$16,674.00	$1,411.00	Varies
Flower Mound (2021)	3	2021	$17,974.10	$3,040.95	100%
Anna (2022)	2	2022	$5,202.00	$4,021.00	100%
Denton (2024)	5	2024	$3,673.00	$3,673.00	20%
Celina (2021)	***7***	***2021***	***$5,500.00***	***$4,400.00***	***Varies***
Celina (2024 Option 1)	***7***	***2024***	***$8,900.00***	***$7,200.00***	***Varies***
Celina (2024 Option 2)	***7***	***2024***	***$11,000.00***	***$7,200.00***	***Varies***
Celina (2024 Option 3)	***7***	***2024***	***$14,000.00***	***$7,200.00***	***Varies***
Celina (2024 Max)	***7***	***2024***	***$18,382.00***	***$7,277.00***	***100%***

NEIGHBORING CITIES COMPARISON CHART (HIGHEST/LOWEST SERVICE AREA: SINGLE FAMILY HOME)



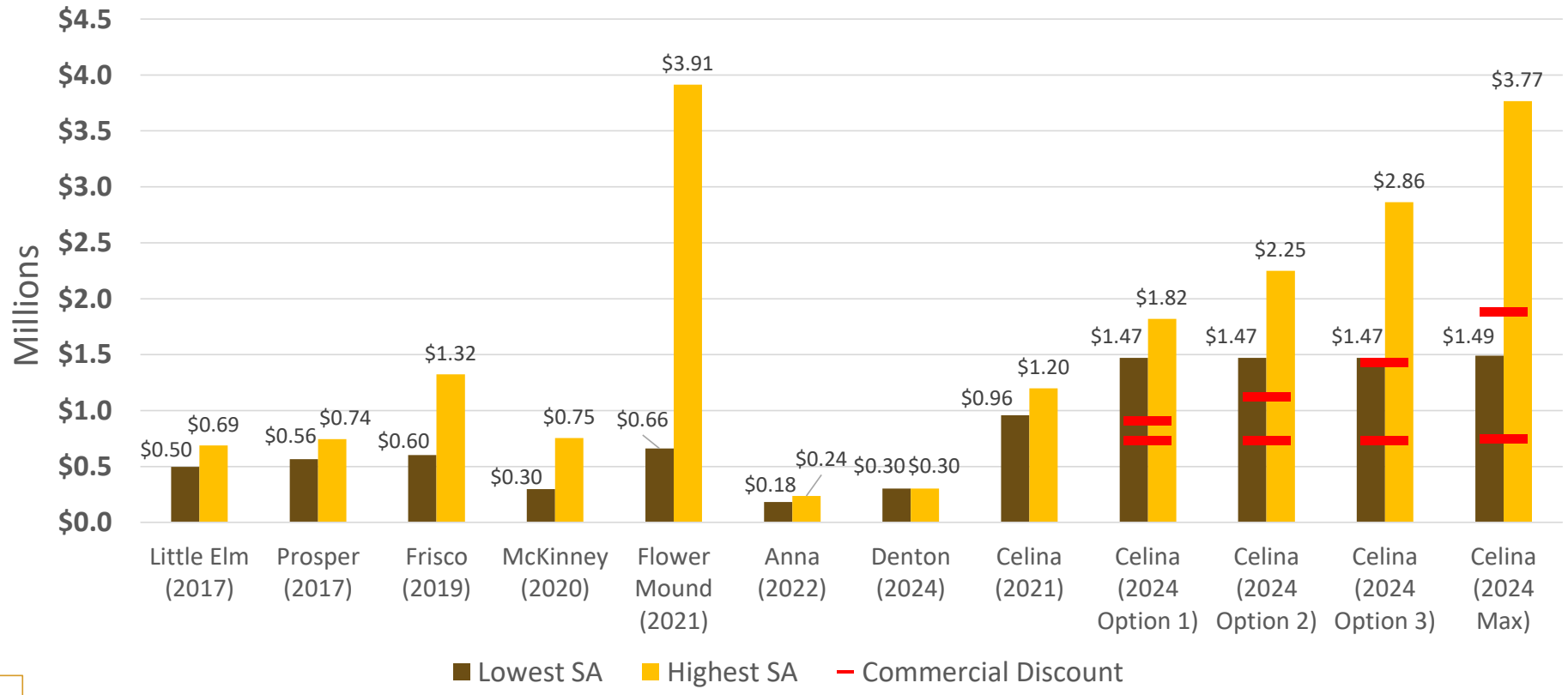
2021/2024 RATE COMPARISON & OPTIONS (150,000 SQ FT SHOPPING CENTER)

Service Area	1	2	3	4	5	6	7
2021 Max Assessable Fee	$ 1,205,952	$ 1,648,416	$ 1,293,600	$ 1,475,232	$ 1,888,128	$ 2,135,232	$ 960,960
2021 Collection Rate Per	*$ 1,197,600*	*$1,197,600*	*$1,197,600*	*$1,197,600*	*$1,197,600*	*$ 1,197,600*	*$ 958,050*
2024 Max Assessable Fee Per	$ 3,761,400	$ 3,169,500	$ 3,484,350	$ 2,872,650	$ 3,766,200	$ 1,824,600	$ 1,491,000
Change	$ 2,555,448	$ 1,521,084	$ 2,190,750	$ 1,397,418	$ 1,878,072	$ (310,632)	$ 530,040
2024 Collection Rate Options ($/ 150,000 SF Shopping Center)							
Option 1 *(Cap at 2nd lowest SA)*	*$ 1,819,538*	*$1,819,538*	*$1,819,538*	*$1,819,538*	*$1,819,538*	*$ 1,819,538*	*$ 1,471,986*
Option 2 *(Double the Rate)*	*$ 2,248,868*	*$2,248,868*	*$2,248,868*	*$2,248,868*	*$2,248,868*	*$ 1,819,538*	*$ 1,471,986*
Option 3 *(Cap at 3rd lowest SA)*	*$ 2,862,195*	*$2,862,195*	*$2,862,195*	*$2,862,195*	*$2,862,195*	*$ 1,819,538*	*$ 1,471,986*
Option 4 *(100% of Max Assessable)*	*$ 3,761,400*	*$3,169,500*	*$3,484,350*	*$2,872,650*	*$3,766,200*	*$ 1,824,600*	*$ 1,491,000*

NEIGHBORING CITIES COMPARISON TABLE (150,000 SQ FT SHOPPING CENTER)

City	Service Areas	Last Updated	Highest SA	Lowest SA	% of Max Fee Collected
Little Elm (2017)	3	2017	$688,200.00	$496,950.00	70% - 100%
Prosper (2017)	2	2017	$744,300.00	$564,300.00	25%
Frisco (2019)	4	2019	$1,324,200.00	$601,950.00	100%
McKinney (2020)	13	2020	$753,150.00	$298,350.00	Varies
Flower Mound (2021)	3	2021	$3,913,500.00	$662,100.00	100%
Anna (2022)	2	2022	$235,237.50	$181,432.50	100%
Denton (2024)	5	2024	$301,500.00	$301,500.00	20%
Celina (2021)	***7***	***2021***	***$1,197,600.00***	***$958,050.00***	***Varies***
Celina (2024 Option 1)	***7***	***2024***	***$1,819,538.00***	***$1,471,986.00***	***Varies***
Celina (2024 Option 2)	***7***	***2024***	***$2,248,868.00***	***$1,471,986.00***	***Varies***
Celina (2024 Option 3)	***7***	***2024***	***$2,862,195.00***	***$1,471,986.00***	***Varies***
Celina (2024 Max)	***7***	***2024***	***$3,766,200.00***	***$1,491,000.00***	***100%***

NEIGHBORING CITIES COMPARISON CHART (HIGHEST/LOWEST SERVICE AREA: 150,000 SQ FT SHOPPING CENTER)



COMMERCIAL DISCOUNT COMPARISON

Example: Option 3 (Service Areas 1-5)

Land Use	No Commercial Discount	50% Commercial Discount
Shopping Center (150k Sq. Ft.)	$2,862,195	$1,431,098
Daycare (5k Sq. Ft.)	$165,054	$82,527
Fast Food (4k Sq. Ft.)	$565,737	$282,869
Light Industrial (200k Sq. Ft.)	$1,973,970	$986,985

*CIAC's recommendation does not include a discount for Industrial uses

COUNCIL ACTION & NEXT STEPS

1. Consider a motion to approve the Land Use Assumptions, Capital Improvements Plan, and Maximum Assessable fee contained in the Roadway Impact Fee Study
2. Consider a motion to adopt the ordinance and set the effective Roadway Impact Fee Collection rate (can be continued to 4/8 if needed)



Life Connected.

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS 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 AND IMPACT FEES 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; PROVIDING FOR THE REPEAL OF THE UNATTRIBUTED CREDITS REIMBURSEMENT PROVISION UNDER SECTION 10.02.071, "CREDITS AND OFFSETS"; PROVIDING FOR AN INCORPORATION OF PREMISES; PROVIDING FOR A SAVINGS, CUMULATIVE REPEALER, AND SEVERABILITY CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION; FINDING AND DETERMINING COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Celina (the "City") is a home rule municipality located in Collin County and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code and the Texas Constitution, and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City has previously adopted ordinances establishing impact fee for roadway facilities to be assessed by the City of Celina; and

WHEREAS, the City desires to amend its current ordinance regarding the amount of impact fees for roadway facilities and has determined that certain restrictions should be adopted in the interest of public safety; and

WHEREAS, the City has fully complied with Chapter 395, Local Government Code, to approve the proposed impact fees for roadway facilities charged per service unit; and

WHEREAS, a periodic update of the Land Use Assumptions and Capital Improvements Plan for Roadways is required every five (5) years by Section 395.052 of the Local Government Code; and

WHEREAS, on December 10, 2024 and January 28, 2025 the Land Use Assumptions, Capital Improvements Plan for Roadways and Maximum Assessable Fees for Roadway impact Fees were presented to the City Council and on January 28, 2025 the City Council subsequently adopted Resolution No. 2025-04R calling on public hearing for March 11, 2025 on the amendment

of the Land Use Assumptions, Capital Improvements Plan for Roadways, and Maximum Assessable Fees for Roadway Impact Fees as part of the 2024 Impact Fee Update; and

WHEREAS, the City has retained consultants to prepare updates to the Land Use Assumptions, the Capital Improvements Plan for Roadways, Impact Fees, and ordinance provisions in order to meet the requirements of Chapter 395 of the Local Government Code; and

WHEREAS, notice has been published in compliance with the law and a public hearing held on March 11, 2025 concerning the revised Land Use Assumptions, Capital Improvements Plan for Roadways and Roadway Impact Fees, as prepared by a qualified professional engineer; and

WHEREAS, the City's Capital Improvements Advisory Committee has reviewed the proposed updates to the City's Impact Fees Program and provided its written comments on the proposed updated Land Use Assumptions, Capital Improvements Plan for Roadways and the Roadway Impact Fee prior to the 5th day before the adoption of this Ordinance; and

WHEREAS, all the provisions of Chapter 395 of the Local Government Code, necessary for the approval of the provisions contained herein have been complied with; and

WHEREAS, public hearings were held to receive public input relating to the 2024 Land Use Assumptions, Capital Improvements Plan for Roadways, and Roadway Impact Fees; and

WHEREAS, upon full consideration of the recommended changes and updates, and all matters attendant and related thereto, the City Council finds that it is in the best interest of the public health, safety, and welfare of the citizens of Celina to adopt and amend the impact fees for roadway facilities.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1. Incorporation of Premises. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. Adoption of Updated Land Use Assumptions and Capital Improvements Plan for Roadways. As permitted by Section 10.02.076 of the Celina Code of Ordinances, the revised Land Use Assumptions and Capital Improvements Plan for Roadways hereto as Exhibit "A" and incorporated herein by reference, are hereby adopted, replacing and superseding any other Land Use Assumptions and Capital Improvements Plan for Roadways previously approved and adopted by the City Council of the City of Celina, Texas.

SECTION 3. Adoption of Updated Land Use Equivalency Table, Exhibit B. A revised version of the Land Use Equivalency Table referenced in Section 10.02.068 of the Celina Code of Ordinances which is attached hereto as Exhibit “B” and incorporated herein by reference is hereby adopted, replacing and superseding Land Use Equivalency Tables previously adopted by the City Council of the City of Celina, Texas.

SECTION 4. Adoption of Updated Schedule 1 – Assessment Rates and Schedule 2 – Collection Rates for Roadway Facilities. Schedule 1: Impact Fee Assessment Rate set forth in Section 10.02.051 of the Celina City of Ordinances and Schedule 2: Impact Fee Collection Rate for Roadway Impact Fees set forth in Section 10.02.052 of the Celina Code of Ordinances are both amended to update subsection (c) as set forth in Exhibit "C", which is incorporated herein by reference and is hereby adopted, replacing and superseding roadway impact fee assessment and collection rates previously approved and adopted by the City Council of the City of Celina, Texas.

SECTION 5: Updating Ordinance Number References. With the exception of Exhibit 6, as referenced within Section 10.02.080, "Roadway Improvements Plan," all references to Ordinance No. 2021-59 and its respective Exhibits are hereby repealed and replaced by this Ordinance Number and its respective Exhibits for Roadway Impact Fees.

SECTION 6. Repeal of Unattributed Credits Reimbursement Provision. Section 10.02.071, "Credits and Offsets," Subsection (f) of the Celina Code of Ordinances is hereby repealed and the remaining subsections within the section shall be renumbered accordingly. All other articles, chapters, sections, paragraphs, sentences, phrases and words are not amended but are hereby ratified and affirmed.

SECTION 7. Severability. If any section, sentence, clause, or phrase of this Ordinance is declared unconstitutional for any reason, such holding shall not affect the constitutionality and the validity of any other section, sentence, clause, or phrase of this Ordinance.

SECTION 8. Savings Clause. All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of this provision of any other ordinance affecting impact fees, which have secured at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 9. Cumulative Repealer. This Ordinance supersedes all ordinances or parts of ordinances in conflict with the provisions herein stated.

SECTION 10. Engrossment and Enrollment. The City Secretary is hereby direct to engross and enroll this Ordinance by copying the description caption in the minutes of the City Council and by filing this ordinance in the Ordinance Records of the City.

SECTION 11. Open Meeting. It is officially found, determined and declared that the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered at such meeting, including this Ordinance was given, all as required by Chapter 551, as amended, Texas Government Code.

SECTION 12. Effective Date**.** This Ordinance shall become effective immediately upon passage and publication.

AND IT IS SO ORDAINED.

PASSED AND APPROVED this 11th day of March, 2025.

Ryan Tubbs,
Mayor

ATTEST:

Jeovanna Rubio,
Assistant City Secretary

Exhibit A

LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN FOR ROADWAYS

Exhibit B

Land Use Equivalency Table

Table 23. Land-Use Vehicle-Mile Equivalency Table (LUVMET)

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi)	Veh-Mi Per Dev Unit
PORT AND TERMINAL											
Intermodal Truck Terminal	030	1,000 SF GFA	1.87			1.87	14.65	50%	7.33	5.00	9.35
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.65			0.65	14.65	50%	7.33	5.00	3.25
Industrial Park	130	1,000 SF GFA	0.34			0.34	14.65	50%	7.33	5.00	1.70
Warehousing	150	1,000 SF GFA	0.18			0.18	14.65	50%	7.33	5.00	0.90
Mini-Warehouse	151	1,000 SF GFA	0.15			0.15	14.65	50%	7.33	5.00	0.75
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	0.94			0.94	9.79	50%	4.90	4.90	4.60
Townhomes	220	Dwelling Unit	0.51			0.51	9.79	50%	4.90	4.90	2.50
Multi-family Housing (Low-Rise)	220	Dwelling Unit	0.51			0.51	9.79	50%	4.90	4.90	2.50
Multi-family Housing (Mid-Rise)	221	Dwelling Unit	0.39			0.39	9.79	50%	4.90	4.90	1.91
Multi-family Housing (High-Rise)	222	Dwelling Unit	0.32			0.32	9.79	50%	4.90	4.90	1.57
Mobile Home Park / Manufactured Housing	240	Dwelling Unit	0.58			0.58	9.79	50%	4.90	4.90	2.84
Senior Adult Housing-Detached	251	Dwelling Unit	0.30			0.30	9.79	50%	4.90	4.90	1.47
Senior Adult Housing-Attached	252	Dwelling Unit	0.25			0.25	9.79	50%	4.90	4.90	1.22
Assisted Living	254	Beds	0.24			0.24	9.79	50%	4.90	4.90	1.17
LODGING											
Hotel	310	Room	0.59			0.59	6.43	50%	3.22	3.22	1.90
Motel / Other Lodging Facilities	320	Room	0.36			0.36	6.43	50%	3.22	3.22	1.16
RECREATIONAL											
Golf Course	430	Acre	0.28			0.28	7.86	50%	3.93	3.93	1.10
Miniature Golf Course	431	Hole	0.33			0.33	7.86	50%	3.93	3.93	1.30
Golf Driving Range	432	Tee	1.25			1.25	7.86	50%	3.93	3.93	4.91
Movie Theater	445	Screens	13.96			13.96	15.77	50%	7.89	5.00	69.80
Ice Skating Rink	465	1,000 SF GFA	1.33			1.33	7.86	50%	3.93	3.93	5.23
Racquet / Tennis Club	491	Court	3.82			3.82	7.86	50%	3.93	3.93	15.01
Recreational Community Center	495	1,000 SF GFA	2.50			2.50	7.86	50%	3.93	3.93	9.83
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.49			0.49	8.31	50%	4.16	4.16	2.04
Day Care Center	565	1,000 SF GFA	11.12	44%	B	6.23	3.49	50%	1.75	1.75	10.87
Primary/Middle School (1-8)	522	Students	0.15			0.15	3.49	50%	1.75	1.75	0.26
High School	530	Students	0.26			0.26	3.49	50%	1.75	1.75	0.45
Junior / Community College	540	Students	0.11			0.11	10.44	50%	5.22	5.00	0.55
University / College	550	Students	0.15			0.15	10.44	50%	5.22	5.00	0.75
MEDICAL											
Clinic	630	1,000 SF GFA	3.69			3.69	9.85	50%	4.93	4.93	18.17
Hospital	610	1,000 SF GFA	0.86			0.86	9.85	50%	4.93	4.93	4.24
Nursing Home	620	Beds	0.14			0.14	9.85	50%	4.93	4.93	0.69
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	3.53	30%	B	2.47	9.85	50%	4.93	4.93	12.16
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.30			1.30	14.65	50%	7.33	5.00	6.50
General Office Building	710	1,000 SF GFA	1.44			1.44	14.65	50%	7.33	5.00	7.20
Medical-Dental Office Building	720	1,000 SF GFA	3.93			3.93	9.85	50%	4.93	4.93	19.36
Single Tenant Office Building	715	1,000 SF GFA	1.76			1.76	14.65	50%	7.33	5.00	8.80
Office Park	750	1,000 SF GFA	1.30			1.30	14.65	50%	7.33	5.00	6.50

Key to Sources of Pass-by Rates:

A: ITE Trip Generation Handbook 3rd Edition (September 2017)

B: Estimated by Kimley-Horn based on ITE rates for similar categories

C: ITE rate adjusted upward by KHA based on logical relationship to other categories

Table 23 Continued. Land-Use Vehicle-Mile Equivalency Table (LUVMET)

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi)	Veh-Mi Per Dev Unit
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF GFA	3.11	40%	B	1.87	4.45	50%	2.23	2.23	4.15
Automobile Parts Sales	843	1,000 SF GFA	4.90	43%	A	2.79	4.45	50%	2.23	2.23	6.21
Gasoline/Service Station	944	Vehicle Fueling Position	13.91	42%	A	8.07	1.20	50%	0.60	0.60	4.84
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Position	18.42	56%	B	8.10	1.20	50%	0.60	0.60	4.86
New Car Sales	840	1,000 SF GFA	2.42	20%	B	1.94	5.60	50%	2.80	2.80	5.42
Quick Lubrication Vehicle Shop	941	Servicing Positions	4.85	40%	B	2.91	4.45	50%	2.23	2.23	6.47
Self-Service Car Wash	947	Stall	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Tire Store	848	1,000 SF GFA	3.75	28%	A	2.70	4.45	50%	2.23	2.23	6.01
Dining											
Fast Food Restaurant with Drive-Thru Window	934	1,000 SF GFA	33.03	50%	A	16.52	5.64	50%	2.82	2.82	46.57
Fast Food Restaurant without Drive-Thru Window	933	1,000 SF GFA	33.21	50%	B	16.61	5.64	50%	2.82	2.82	46.83
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.05	43%	A	5.16	5.64	50%	2.82	2.82	14.55
Fine Dining Restaurant	931	1,000 SF GFA	7.80	44%	A	4.37	5.64	50%	2.82	2.82	12.32
Coffee/Donut Shop with Drive-Thru Window	937	1,000 SF GFA	38.99	70%	A	11.70	5.64	50%	2.82	2.82	32.99
Other Retail											
Free-Standing Discount Store	815	1,000 SF GFA	4.86	30%	C	3.40	5.60	50%	2.80	2.80	9.53
Nursery (Garden Center)	817	1,000 SF GFA	6.94	30%	B	4.86	5.60	50%	2.80	2.80	13.60
Home Improvement Superstore	862	1,000 SF GFA	2.29	42%	A	1.33	5.60	50%	2.80	2.80	3.72
Pharmacy/Drugstore w/o Drive-Thru Window	880	1,000 SF GFA	8.51	53%	A	4.00	5.60	50%	2.80	2.80	11.20
Pharmacy/Drugstore w/ Drive-Thru Window	881	1,000 SF GFA	10.25	49%	A	5.23	5.60	50%	2.80	2.80	14.64
Shopping Center (>150k)	820	1,000 SF GFA	3.40	34%	A	2.24	5.60	50%	2.80	2.80	6.28
Shopping Plaza (40-150k)	821	1,000 SF GFA	5.19	34%	A	3.43	5.60	50%	2.80	2.80	9.59
Strip Retail Plaza (<40k)	822	1,000 SF GFA	6.59	34%	A	4.35	5.60	50%	2.80	2.80	12.18
Supermarket	850	1,000 SF GFA	8.95	36%	A	5.73	5.60	50%	2.80	2.80	16.04
Toy/Children's Superstore	864	1,000 SF GFA	5.00	30%	B	3.50	5.60	50%	2.80	2.80	9.80
Department Store	875	1,000 SF GFA	1.95	30%	B	1.37	5.60	50%	2.80	2.80	3.82
SERVICES											
Walk-In Bank	911	1,000 SF GFA	12.13	40%	B	7.28	4.45	50%	2.23	2.23	16.19
Drive-In Bank	912	Drive-in Lanes	21.01	35%	A	13.66	4.45	50%	2.23	2.23	30.39
Hair Salon	918	1,000 SF GFA	1.45	30%	B	1.02	6.41	50%	3.21	3.21	3.25

Key to Sources of Pass-by Rates:

A: ITE Trip Generation Handbook 3rd Edition (September 2017)

B: Estimated by Kimley-Horn based on ITE rates for similar categories

C: ITE rate adjusted upward by KHA based on logical relationship to other categories

Exhibit C

"Sec. 10.02.051 Schedule 1: Impact Fee Assessment Rate

(c) Roadway facilities:

1. Service Area No. 1: $3,981.00 per service unit for both residential and non-residential development.
2. Service Area No. 2: $3,363.00 per service unit for both residential and non-residential development.
3. Service Area No. 3: $3,697.00 per service unit for both residential and non-residential development.
4. Service Area No. 4: $3,048.00 per service unit for both residential and non-residential development.
5. Service Area No. 5: $3,996.00 per service unit for both residential and non-residential development.
6. Service Area No. 6: $1,936.00 per service unit for both residential and non-residential development.
7. Service Area No. 7: $1,582.00 per service unit for both residential and non-residential development."

"Sec. 10.02.052 Schedule 2: Impact Fee Collection Rate

(c) Roadway facilities:

1. Service Area No. 1-5: $3,036.88 per service unit for both residential and non-residential development.
2. Service Area No. 6: $1,930.59 per service unit for both residential and non-residential development.
3. Service Area No. 7: $1,561.82 per service unit for both residential and non-residential development."

CELINA, TEXAS
ROADWAY IMPACT FEE UPDATE

Life Connected.

JANUARY 2025

Prepared for the City of Celina

Prepared by:

Kimley-Horn and Associates, Inc.

801 Cherry Street, Suite 1300

Fort Worth, TX 76102

Phone 817 335 6511

TBPE Firm Registration Number: F-928

Project Number: 064542445

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01-02-2025

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1. EXECUTIVE SUMMARY

This study was performed to update the City of Celina's Roadway Impact Fees. Roadway Impact Fees were last performed in 2020 (adopted in 2021). The state's impact fee law (CH 395) requires that municipalities with Impact Fee Programs update their impact fee studies every five years. The implementation of impact fees allows the City to shift a portion of the burden of paying for new facilities onto new development. System improvements necessary to serve 10-year (2034) and ultimate system needs were evaluated. Typically, infrastructure improvements are sized beyond the 10-year requirements; however, Chapter 395 only allows recovery of costs to serve the 10-year planning period. The remainder can be assessed as the planning window extends beyond 2034 and as the impact fees are updated in the future.

Elements of the Roadway system, including new roads, widening projects, and intersections were evaluated based on the City's Master Thoroughfare Plan, as explained in the Capital Improvement Plan (CIP) section of this report. Based on the City's 10-year growth projections and the associated demand (consumption) values, the table below shows the additional vehicle-miles that will be generated by new development by the year 2034:

Service Area	1	2	3	4	5	6	7
2024-2034 Growth (Veh-Miles)	17,927	8,514	43,968	18,869	27,849	48,219	34,722

In order to provide the capacity needed to accommodate the projected increase in vehicle-miles, the Roadway Impact Fee CIP was developed. The cost of the Roadway Impact Fee CIP in each service area (attributable to growth) is shown in the table below:

Service Area	1	2	3	4	5	6	7
Cost of the CIP Attributable to Growth (plus credit for Ad Valorem taxes)	$71,539,364	$28,629,344	$162,539,135	$57,511,541	$111,283,507	$93,345,451	$54,926,107

The maximum assessable impact fee is then calculated by dividing the recoverable cost of the CIP by the growth in vehicle-miles in each service area. A reduction of 50% to the maximum assessable fee is also applied according to Chapter 395 requirements. Based on the additional service units and the recoverable cost of the CIP (with 50% credit), the Maximum Fees the City may assess per service unit and per single family home are shown below:

Service Area	1	2	3	4	5	6	7
2024 Maximum Assessable Fee Per Service Unit ($/Veh-mi)	$3,991	$3,363	$3,697	$3,048	$3,996	$1,936	$1,582
2024 Maximum Assessable Fee Per Single Family Home (1 single family home = 4.60 veh-miles)	$18,359	$15,470	$17,006	$14,021	$18,382	$8,906	$7,277

The maximum impact fee per vehicle mile and maximum impact fee per single family home in each service area are shown in Exhibit A.

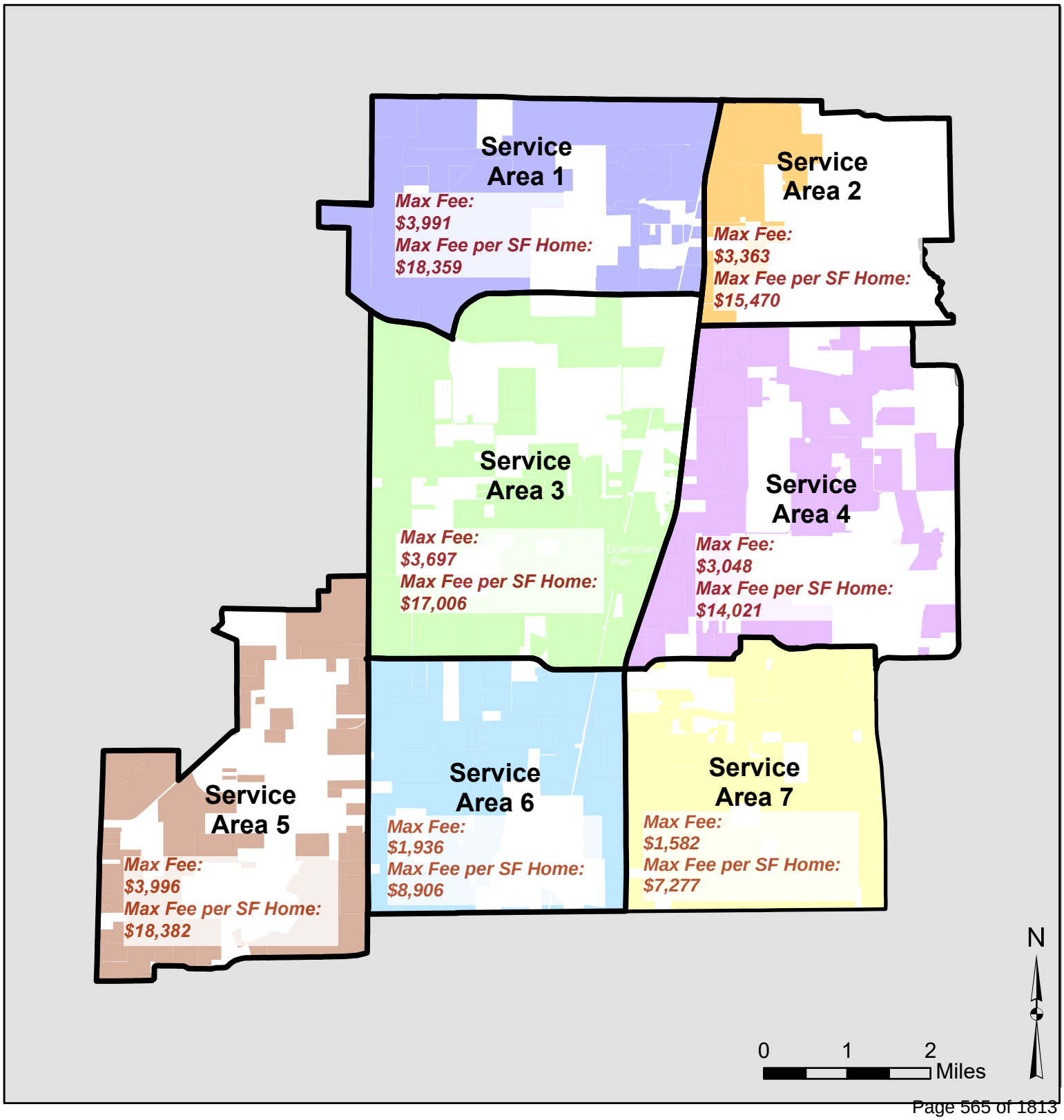
Maximum Assessible Fee by Service Area

Source: Kimley-Horn, 2024

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Expect More. Experience Better.

Legend

Service Area 1
Service Area 2
Service Area 3
Service Area 4
Service Area 5
Service Area 6
Service Area 7
ETJ



2. INTRODUCTION

Chapter 395 of the Texas Local Government Code describes the procedure Texas cities must follow in order to create and implement impact fees. Senate Bill 243 (SB 243) amended Chapter 395 in September 2001 to define an impact fee as "a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development."

Chapter 395 mandates that impact fees be reviewed and updated at least every five years. Accordingly, the City of Celina has initiated a review of its Land Use Assumptions, Capital Improvement Plan (CIP), and Roadway Impact Fees. The City retained Kimley-Horn and Associates, Inc. to provide professional transportation engineering services for the 2024 update of their Roadway Impact Fees. The timing of this update coincides with the Water and Wastewater Master Plan updates and Water and Wastewater Impact Fee updates. This report includes the details of the Roadway Impact Fee calculation methodology in accordance with Chapter 395 and the adopted revisions to the Land Use Assumptions, Capital Improvement Plan, and refinement of the Land Use Equivalency Table.

This report introduces and references two of the basic inputs to the Roadway Impact Fee:

1. Land Use Assumptions (Pg. 6)
2. Capital Improvement Plan (Pg. 13)

Information from the Land Use Assumptions and this Capital Improvement Plan are used extensively throughout the remainder of the report.

This report consists of a detailed discussion of the methodology for the computation of impact fees and is broken into three components:

1. Methodology for Roadway Impact Fees (Pg. 32)
2. Roadway Impact Fee Calculation (Pg. 53)
3. Plan for Awarding the Roadway Impact Fee Credit (Pg. 55)

The components of the Methodology for Roadway Impact Fees include development of:

- Service Areas
- Service Units
- Cost Per Service Unit
- Cost of the CIP
- Service Unit Calculation

The components of the Roadway Impact Fee Calculation include:

- Maximum Assessable Impact Fee Per Service Unit
- Service Unit Demand Per Unit of Development

This report also includes a section concerning the Plan for Awarding the Roadway Impact Fee Credit. This involves the calculation of the applicable credit required by law to offset the City's use of ad valorem taxes to help fund the Roadway Impact Fee CIP.

The final section of the report is the Conclusion, which presents the findings of the update analysis and summarizes the report.

3. ROADWAY IMPACT FEE CALCULATION INPUTS

A. LAND USE ASSUMPTIONS

Purpose

Chapter 395 of the Texas Local Government Code describes the procedure Texas political subdivisions must follow in order to assess impact fees for new development. The first step required in updating impact fees is the development of Land Use Assumptions. These Land Use Assumptions, which include both residential and employment estimates, form the basis for the development of impact fee Capital Improvement Plans (CIP) for roadway, water, and wastewater facilities.

Reasonable future growth estimates are necessary in order to aid the City of Celina in establishing the need for capital improvements required to serve future development. In accordance with Chapter 395, Kimley-Horn has compiled the information required to complete the Land Use Assumptions using the following sources:

- Celina 2040 Comprehensive Plan
- City of Celina Thoroughfare Plan (2024)
- City of Celina Future Land Use Plan
- Development plans
- Building permit data
- City of Celina Staff

Components of the Land Use Assumptions Chapter

The Land Use Assumptions include the following components:

1. Impact Fee Study Service Areas - Explanation of the divisions of Celina into service areas for roadway service areas.
2. Land Use Assumptions Methodology - An overview of the general methodology used to generate the land use assumptions.
3. Ten-Year Growth Assumptions - Summary of the growth projections for 2024-2034 in alignment with the 2040 Comprehensive Plan.
4. Land Use Assumptions Summary - A synopsis of the land use assumptions.

Impact Fee Service Areas

Service Area Definition

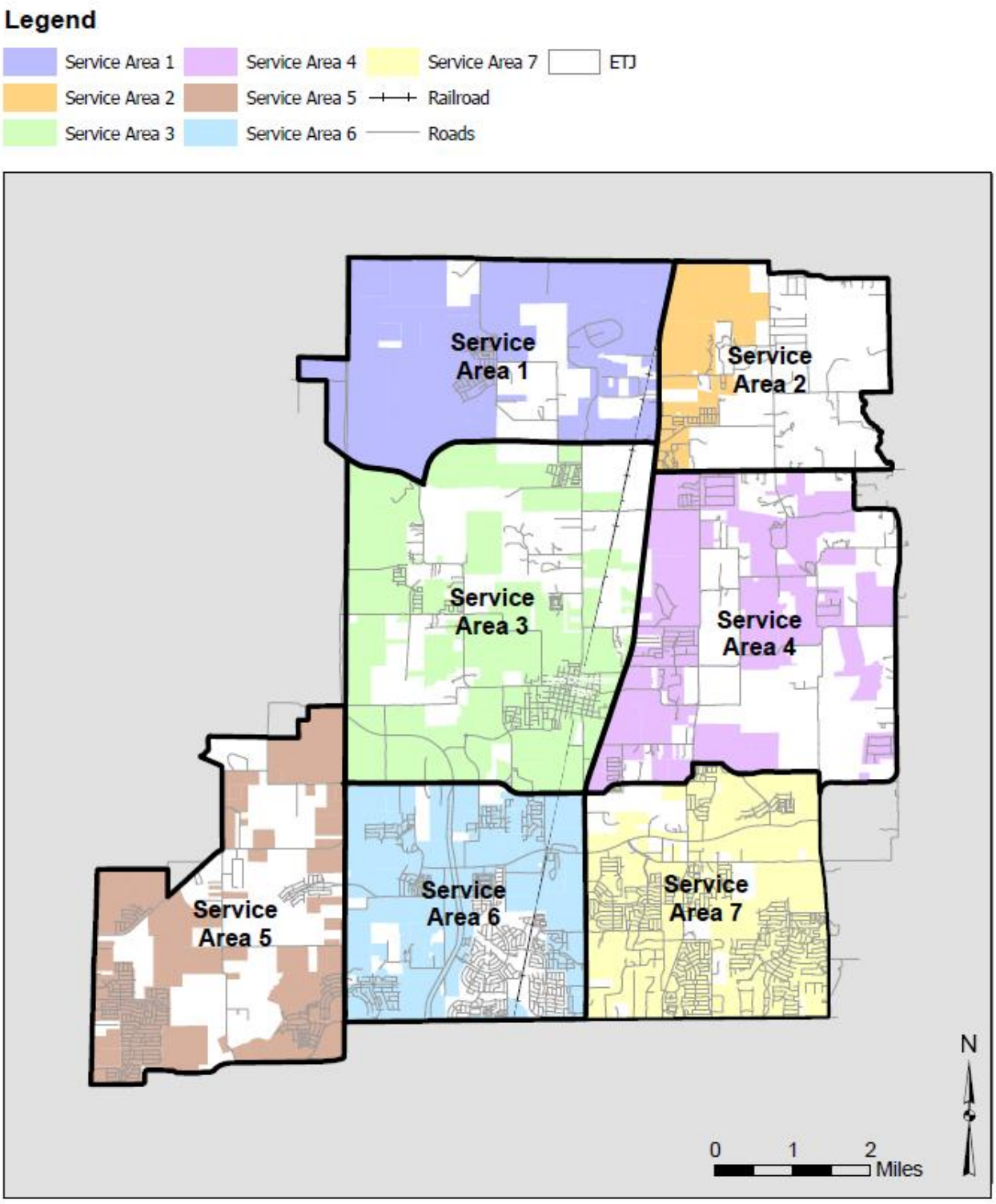
According to Chapter 395 of the Local Government Code, a Service Area refers to the area within the corporate boundaries or extraterritorial jurisdiction of the political subdivision to be served by the capital improvement or facilities specified in the Capital Improvement Plan. Funds collected in the specific service areas must be spent in the service area collected. Chapter 395 specifies that "the service area is limited to an area within the corporate boundaries of the political subdivision and shall not exceed six (6) miles." This resulted in the creation of seven service areas in the City of Celina. There has been slight changes between the boundaries of Service Areas 1 and 3 due to realignments of the Master Thoroughfare Plan.

Roadway Impact Fee Service Areas

The geographic boundaries of the seven impact fee service areas for roadway facilities are shown in Exhibit 1. The roadway service areas cover the entire corporate boundary of the City of Celina.

Service Areas 1, 3, 5, and 6 are located west of SH 289/Preston Road. Service Areas 2, 4 and 7 are located east of SH 289/Preston Road.

Exhibit 1. Roadway Service Areas



Land Use Assumptions Methodology

In conjunction with the 2024 Roadway Impact Fee Study, the City of Celina is also performing concurrent updates to its Water and Wastewater Master Plans and its Water and Wastewater Impact Fees. The 2024-2034 growth projections for the 2024 Roadway Impact Fee Study were obtained from the 2024 Water and Wastewater Impact Fee Study. The following factors were considered in developing the residential and employment projections:

- Character, type, density, location and quantity of existing development;
- Development plan data;
- Probable future developments;
- Location of vacant land;
- Future Land Use; and
- Physical holding capacity of Celina.

The Water and Wastewater Impact Fee land use assumptions consider future population and employment City-wide. The city-wide growth projections were broken out into roadway Service Areas based on the location of the probable future developments and the future land use. The Celina 2040 Comprehensive Plan designates zoning city-wide as mixed-use development based on the character of the area instead of specific uses. Each character district has an anticipated development pattern for residential, basic, service, and retail uses unique to the character of the area. Definitions for these land use categories are provided in the Data Format section of this chapter.

Exhibit 2 shows the character districts designated in the Celina 2040 Comprehensive Plan and the service areas.

Exhibit 2. Character Districts

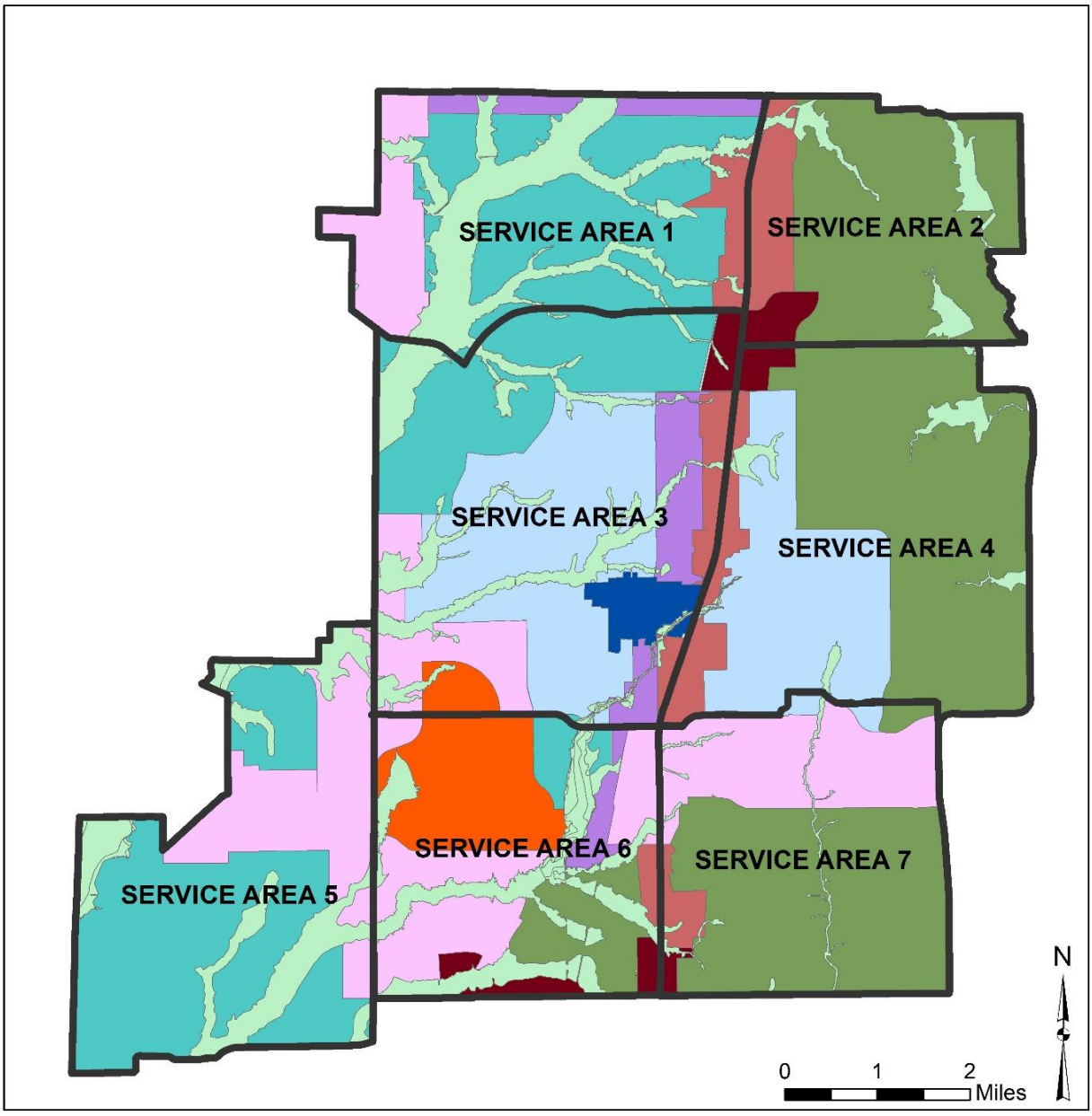


Table 1 shows the total acreage and the 2024-2034 projected growth of Population and Employees within the City limits by Character District. Based on the projections, the City of Celina is projected to add an additional 100,805 residents and 12,493 employees within the City limits by 2034. Additionally, the City annexed approximately 6,096 acres into the City limits since the previous impact fee update in 2021, or about 24% increase in land area.

Table 1. 2024-2034 growth projections by Character District

Character District	Acreage (City Limits)	Population (City Limits)	Employees (City Limits)
Downtown	333	204	150
Connected Core	4,113	14,207	388
Preston Road Corridor	1,856	3,482	2,685
Industry Commerce	1,217	3,946	4,873
Scenic Stewardship	5,930	21,678	196
AgriLife	7,969	32,320	1,004
Regional Mixed-Use 1	1,400	6,458	1,045
Regional Mixed-Use 2	5,841	12,422	1,261
Community Mixed-Use Center	553	6,087	891
Total	29,212	100,805	12,493

Data Format

The population and employment estimates were all compiled in accordance with the following categories and format:

- Units - Number of dwelling units, including residential detached, residential attached, and multi-family
- Population - Number of people based on person per dwelling unit factors
- Employment - Square feet of building area based on three (3) different classifications:
    - Retail - Land use activities which provide for the retail sale of goods that primarily serve households and whose location choice is oriented toward the household sector (i.e. grocery stores and restaurants)
    - Service - Land use activities which provide personal and professional services such as government and other professional offices
    - Basic - Land use activities that produce goods and services, including those that are exported outside the local economy (i.e. manufacturing, construction, transportation, wholesale, trade, warehousing, and other industrial uses)

10-Year Growth Summary

Table 2 summarizes the 10-year growth projections within the City Limits by service area. The residential dwelling units were estimated based on the population projections shown in Table 1 and estimated persons per household figures ranging from 2.4 for multi-family households to 3.1 for single family households. The employees were distributed between basic, service, and retail uses based on Character District information available in Celina 2040. Employment square feet were then estimated based on the employment projections presented in Table 1 and estimated square feet per employee figures obtained from the North Central Texas Council of Governments (NCTCOG). Based on these figures, it was assumed that the square feet per employee were 910 for basic, 322 for service, and 381 for retail.

Table 2. Land Use Assumptions Growth Projections (2024-2034)

Service Area	Population Added	Residential Units Added	Employees Added	Employment Square Feet Added			
				Basic	Service	Retail	Total
1	12,031	3,881	24	4,000	2,000	5,000	11,000
2	5,470	1,851	0	0	0	0	0
3	19,719	6,747	4,102	166,000	465,000	943,000	1,574,000
4	9,336	3,170	1,380	251,000	133,000	262,000	646,000
5	17,131	5,891	240	0	31,000	55,000	86,000
6	16,540	6,561	5,926	160,000	844,000	1,193,000	2,197,000
7	20,577	7,017	821	85,000	116,000	139,000	340,000
City-Wide	100,805	35,118	12,493	666,000	1,591,000	2,597,000	4,854,000

Summary

The following is a land use assumptions summary for the City Limits.

- The ten-year (2024 - 2034) residential growth projection is approximately:
  - City Limits = 35,118 Dwelling Units
- The ten-year (2024 - 2034) employment growth projection is approximately:
  - City Limits = 4,854,000 ft^2

B. Capital Improvement Plan

The City has identified the City-funded transportation projects needed to accommodate the projected growth within the City. The Capital Improvement Plan (CIP) for Roadway Impact Fees is made up of the remaining projects needed to complete the City's Master Thoroughfare Plan (MTP).

The CIP includes arterial and collector class roadway facilities as well as intersection improvements and other transportation-related facilities. All the facilities are part of the MTP. The downtown area was excluded from the impact fee study. Further details on the downtown transportation network, see the latest Comprehensive Plan.

The CIP for Roadway Impact Fees for the 2024 Impact Fee Update is listed in Tables 3-9 and mapped in Exhibits 3-9. The table shows the length of each project as well as the facility's MTP classification. The CIP was developed in conjunction with input from City of Celina staff and represents those projects that will be needed to accommodate the growth projected by the 2034 Land Use Assumptions for the Roadway Impact Fee Update. For facilities designated as six-lane divided (P6D), the Roadway Impact Fee CIP assumes that a maximum of four lanes will be built within the ten-year window, with the possibility of expanding to six lanes beyond the ten-year window. In addition, the Downtown area within Service Area 3 was determined by the City to be ineligible for impact fees. For further details on Downtown, please see the Downtown Master Plan.

Table 3. Capital Improvements Plan for Roadway Impact Fees - Service Area 1

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
1-1	P6D	MARILEE RD	DALLAS NORTH TOLLWAY TO 6665 FT EAST OF DNT	1.26	50%
1-2	P6D	MARILEE RD	CELINA PKWY TO CASHON CIR	1.14	50%
1-3	P6D	MARILEE RD	CASHON CIR- W ENTRANCE TO CASHON CIR- E ENTRANCE	0.79	50%
1-4	P6D	MARILEE RD	CASHON CIR TO PRESTON RD	0.57	50%
1-5	C2U	CASHON CIR	MARILEE @ CASHON W TO MARILEE @ CASHON E	1.28	100%
1-6, 3-3	P6D	G A MOORE PKWY (FM 455)	DALLAS NORTH TOLLWAY TO LEGACY DR	1.05	50%
1-7, 3-1	P6D (1/2)	LEGACY DR	GA MOORE PKWY TO CELINA PKWY	1.25	50%
1-8	P6D	G A MOORE PKWY (FM 455)	RILEY RD TO DALLAS NORTH TOLLWAY	0.32	50%
1-9, 3-2	M4D (1/2)	LEGACY DR (BUS 289)	LOUISIANA TO PRESTON RD	0.97	50%
1-10	DNT	DALLAS NORTH TOLLWAY	MARILEE RD TO 1433.2 FT N OF RAZOR DR	1.31	100%
1-11	DNT	DALLAS NORTH TOLLWAY	1433.2 FT N OF RAZOR DR TO RAZOR DR	0.28	100%
1-12	DNT	DALLAS NORTH TOLLWAY	RAZOR DR TO GA MOORE PKWY	0.99	100%
1-13	P6D	CELINA PKWY	MARILEE RD TO 2720 FT S OF MARILEE RD	0.52	50%
1-14	P6D	CELINA PKWY	MARILEE RD TO CR 58	0.55	100%
1-15	P6D (1/2)	CELINA PKWY	CR 58 TO ANGEL AVE	0.31	100%
1-16	P6D (1/2)	CELINA PKWY	ANGEL AVE TO STELZER PKWY	0.43	50%
1-17	P6D (1/2)	CELINA PKWY	CR 58 TO STELZER PKWY	0.12	100%
1-18	P6D (1/2)	CELINA PKWY	LEGACY DR TO CR 58	0.47	50%
1-19, 2-17	P6D	PRESTON RD (SH 289)	MARILEE RD TO STALLCUP BLVD	0.76	50%
1-20, 2-18	P6D	PRESTON RD (SH 289)	STALLCUP BLVD TO CARL DARNALL PKWY	0.74	50%
1-21, 2-19	P6D	PRESTON RD (SH 289)	CARL DARNALL PKWY TO 493.7 FT NORTH OF LEGACY	0.76	50%
1-22, 2-20	P6D (1/3)	PRESTON RD (SH 289)	494.2 FT NORTH OF LEGACY TO LEGACY DR	0.09	50%
	Int. Improvements		CR 10 & Marilee Road		25%
	Int. Improvements		Oklahoma Dr & Legacy Dr		50%
	Int. Improvements		Legacy Dr & GA Moore Parkway		25%
	Int. Improvements		CR 10 & GA Moore Pkwy		50%
	Int. Improvements		Preston Rd & Marilee Rd		25%
	Int. Improvements		Preston Rd & Stallcup Blvd		50%
	Int. Improvements		Preston Rd & SA2_RD1		50%
	Int. Improvements		Preston Rd & Legacy Dr		25%
	Int. Improvements		Preston Rd & Carl Darnall Pkwy		25%
	Int. Improvements		Marilee Rd & Cashon Cir E		50%
	Int. Improvements		Marilee Rd & Cashon Cir W		50%

Table 4. Capital Improvements Plan for Roadway Impact Fees - Service Area 2

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
2-1	P6D	MARILEE RD	PRESTON RD TO HUFFINES BLVD	0.63	50%
2-2	P6D	MARILEE RD	HUFFINES BLVD TO 1780 FT OF HUFFINES	0.34	50%
2-3	M4D	STALLCUP BLVD	PRESTON RD TO WATERFRONT BLVD	0.45	100%
2-4	M4D	STALLCUP BLVD	WATERFRONT BLVD TO HUFFINES BLVD	0.48	50%
2-5	M4D	STALLCUP BLVD	HUFFINES BLVD TO CUSTER RD (CR 132)	0.52	100%
2-6	C2U	CR 106	PRESTON RD TO COIT RD	0.50	100%
2-7	C2U	CR 106	COIT RD TO CLARK WAY	0.26	100%
2-8	P6D	CARL DARNALL PKWY	COIT RD TO 875 EAST OF COIT RD	0.17	50%
2-9	P6D	CARL DARNALL PKWY	875 EAST OF COIT RD TO 220 EAST OF CLARK WAY	0.09	100%
2-10	C2U	CLARK WAY	STALLCUP BLVD TO CR 106	0.49	50%
2-11	C2U	CLARK WAY	CR 106 TO 925 FT S OF CR 106	0.18	50%
2-12	C2U	CLARK WAY	420 FT N OF CARL DARNALL TO CARL DARNALL PKWY	0.08	100%
2-13	M4D (1/2)	LEGACY DR	2010 FT WEST OF COIT TO COIT RD	0.38	50%
2-14, 4-1	M4D	ROBINSON DR (CR 134)	PRESTON RD TO COIT RD	0.59	50%
2-15, 4-2	M4D	ROBINSON DR (CR 134)	COIT RD TO 2659.3 FT EAST OF COIT RD	0.50	50%
2-16, 4-3	M4D	ROBINSON DR (CR 134)	800 FT E OF CUSTER RD TO 2080 FT E OF CUSTER RD	0.24	50%
1-19, 2-17	P6D	PRESTON RD (SH 289)	MARILEE RD TO STALLCUP BLVD	0.76	50%
1-20, 2-18	P6D	PRESTON RD (SH 289)	STALLCUP BLVD TO CARL DARNALL PKWY	0.74	50%
1-21, 2-19	P6D	PRESTON RD (SH 289)	CARL DARNALL PKWY TO 493.7 FT NORTH OF LEGACY	0.76	50%
1-22, 2-20	P6D (1/3)	PRESTON RD (SH 289)	494.2 FT NORTH OF LEGACY TO LEGACY DR	0.09	50%
2-21	C2U	HUFFINES BLVD	MARILEE RD TO STALLCUP BLVD	0.66	100%
2-22	C2U	COIT RD	CARL DARNALL PKWY TO STALLCUP BLVD	0.12	50%
2-23	M4D	COIT RD	639.5 S OF CARL DARNALL TO 1437.8 FT NORTH OF LEGACY	0.28	100%
2-24	M4D	COIT RD	1460 FT NORTH OF LEGACY TO LEGACY DR	0.28	100%
2-25, 3-77	P6D	PRESTON RD (SH 289)	LEGACY DR TO ROBINSON DR	0.39	50%
	Int. Improvements		Coit Road & Carl Darnall Pkwy		50%
	Int. Improvements		Coit Road & Legacy Dr		25%
	Int. Improvements		Preston Rd & Robinson Dr		25%
	Int. Improvements		GA Moore Pkwy & Celina Pkwy		100%
	Int. Improvements		SA2_Rd1 & SA2_Rd2		25%
	Int. Improvements		Carl Darnall Pkwy & SA2_Rd2		100%
	Int. Improvements		Marilee Rd & SA2_RD2		50%
	Int. Improvements		Stallcup Blvd & SA2_RD2 E		100%
	Int. Improvements		Stallcup Blvd & SA2_RD2 W		100%
	Int. Improvements		Preston Rd & Marilee Rd		25%
	Int. Improvements		Preston Rd & Stallcup Blvd		50%
	Int. Improvements		Preston Rd & SA2_RD1		50%
	Int. Improvements		Preston Rd & Legacy Dr		50%
	Int. Improvements		GA Moore Pkwy & Celina Pkwy		100%
	Int. Improvements		Preston Rd & Carl Darnall Pkwy		50%

Table 5. Capital Improvements Plan for Roadway Impact Fees - Service Area 3

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
1-7, 3-1	P6D (1/2)	LEGACY DR	GA MOORE PKWY TO CELINA PKWY	1.25	50%
1-9, 3-2	M4D	LEGACY DR (BUS 289)	LOUISIANA TO PRESTON RD	0.97	50%
1-6, 3-3	P6D	G A MOORE PKWY (FM 455)	DALLAS NORTH TOLLWAY TO LEGACY DR	1.05	50%
3-4	P6D (1/2)	G A MOORE PKWY	LEGACY DR TO CELINA PKWY	0.96	50%
3-5	P6D	G A MOORE PKWY	4090 FT W OF OKLAHOMA DR TO OKLAHOMA DR	0.77	50%
3-6	P6D	G A MOORE PKWY	LOUISIANA DR TO BNSF RAILROAD	0.48	50%
3-7	M4D (1/2)	O'BRIEN DR	DALLAS NORTH TOLLWAY TO 1110 FT WEST OF LEGACY	0.78	100%
3-8	M4D	O'BRIEN DR	1125 FT WEST OF LEGACY TO LEGACY DR	0.21	50%
3-9	M4D	O'BRIEN DR	LEGACY DR TO FM 455	0.47	100%
3-10	C2U	O'BRIEN DR	FM 455 TO CELINA PKWY	0.56	100%
3-11	C2U	CR 994	COX LN TO 1280 FT EAST OF COX LN	0.24	100%
3-12	C2U	CR 994	1566 FT E OF COX LN TO 1606 FT E OF COX LN	0.15	50%
3-13	P6D (1/2)	J FRED SMITH PKWY	DALLAS NORTH TOLLWAY TO LEGACY DR	0.83	100%
3-14	P6D	J FRED SMITH PKWY	LEGACY DR TO FM 455	0.68	50%
3-15	P6D	J FRED SMITH PKWY	FM 455 TO 575 FT EAST OF FM 455	0.11	100%
3-16	P6D	J FRED SMITH PKWY	575 FT EAST OF FM 455 TO CELINA PKWY	0.48	100%
3-17	P6D	J FRED SMITH PKWY	CELINA PKWY TO FLORIDA DR	0.50	100%
3-18	P6D	J FRED SMITH PKWY	CR 57 TO 701 FT EAST OF CR 57	0.29	100%
3-19	P6D	J FRED SMITH PKWY	LOUISIANA TO 2084.4 FT W OF LOUISIANA	0.20	100%
3-20	P6D	J FRED SMITH PKWY	OKLAHOMA DR TO 1430 FT W OF PRESTON	0.39	50%
3-21	M4D	WALNUT ST (FM 455)	FM 455 TO FLORIDA	0.91	100%
3-22	C2U	OKLAHOMA DR	MALONE TO PRESTON RD	0.62	100%
3-23	P6D	MOBBERLY RD	DALLAS NORTH TOLLWAY TO 1715 FT EAST OF DNT	0.32	100%
3-24	P6D	MOBBERLY RD	1715 FT EAST OF DNT TO 2575 FT EAST OF LEGACY	0.67	50%
3-25	M4D	MOBBERLY CONNECTOR	1240 FT WEST OF RANCH RD TO RANCH RD	0.23	100%
3-26	M4D (1/2)	SUNSET BLVD	RANCH RD TO CELINA PKWY	0.61	100%
3-27	M4D (1/2)	SUNSET BLVD	CELINA PKWY TO S UTAH DR	0.45	100%
3-28	M4D	SUNSET BLVD	S UTAH DR TO BNSF RAILWAY	0.39	100%
3-29	M4D	SUNSET BLVD	BNSF RAILWAY TO PRESTON RD	0.40	100%
3-30, 6-1	P6D	FM 428	LEGACY DR TO DENTON COUNTY LINE	0.52	50%
3-31, 6-2	P6D	FM 428	LEGACY DR TO DALLAS NORTH TOLLWAY	0.84	50%
3-32, 6-3	P6D	FM 428	DALLAS NORTH TOLLWAY TO 800 FT WEST OF CR 55	0.55	50%
3-33	P6D	GLENDENNING PKWY	552 FT WEST OF CR 55 TO FM 428	0.16	100%
3-34	P6D	GLENDENNING PKWY	GLENDENNING PKWY TO CR 55	0.37	100%
3-35, 6-4	P6D	GLENDENNING PKWY	PRESTON RD TO OLD CELINA CEMETERY	0.61	50%
3-36	DNT	DALLAS NORTH TOLLWAY	GA MOORE PKWY TO O'BRIEN DR	1.43	100%
3-37	DNT	DALLAS NORTH TOLLWAY	O'BRIEN DR TO J FRED SMITH PKWY	0.58	100%
3-38	DNT	DALLAS NORTH TOLLWAY	J FRED SMITH PKWY TO MOBBERLY RD	1.16	100%
3-39	DNT	DALLAS NORTH TOLLWAY	COUNTY LINE TO LEGACY DR	0.72	100%
3-40	DNT	DALLAS NORTH TOLLWAY	LEGACY DR TO GLENDENNING PKWY	1.19	100%
3-41	P6D	LEGACY DR (FM 455)	650 FT S OF GA MOORE PKWY TO O'BRIEN DR	0.93	100%
3-42	P6D (1/2)	LEGACY DR	1500 FT S OF O'BRIEN DR TO J FRED SMITH PKWY	0.40	100%
3-43	P6D	LEGACY DR	J FRED SMITH PKWY TO 555 FT SOUTH OF J FRED	0.11	50%
3-44	P6D	LEGACY DR	MOBBERLY RD TO DALLAS NORTH TOLLWAY	0.42	100%
3-45	P6D	LEGACY DR	MOBBERLY RD TO GLENDENNING PKWY	0.58	100%
3-46	M4D	FM 455	O'BRIEN DR TO J FRED SMITH PKWY	0.65	100%
3-47	M4D	FM 455	J FRED SMITH PKWY TO WALNUT ST	0.98	100%
3-48	P6D (1/2)	CELINA PKWY	LEGACY DR TO GA MOORE PKWY	0.58	100%
3-49	P6D	CELINA PKWY	1735 FT S OF G A MOORE TO O'BRIEN DR	0.55	50%
3-50	P6D	CELINA PKWY	O'BRIEN DR TO 1385 FT S OF O'BRIEN DR	0.26	50%
3-51	P6D	CELINA PKWY	CR 57 TO 2125 FT N OF CR 57	0.40	100%
3-52	P6D	CELINA PKWY	CR 57 TO J FRED SMITH PKWY	0.22	100%
3-53	P6D	CELINA PKWY	J FRED SMITH PKWY TO WALNUT ST (FM 455)	0.72	100%
3-54	P6D	FM 428	WALNUT ST (FM 455) TO SUNSET BLVD	0.59	100%
3-55	P6D	FM 428	SUNSET BLVD TO 150 FT N OF CR 55	0.32	100%
3-56	P6D	CELINA PKWY	SUNSET BLVD TO 150 FT N OF FM 428	0.37	100%
3-57	P6D	LEGACY DR	1690 FT W OF LOUISIANA DR (BUS 289) TO LOUISIANA DR (BUS 289)	0.32	100%
3-58	C2U	FLORIDA DR	FLORIDA TO J FRED SMITH	0.42	100%
3-59	C2U	FLORIDA DR	300 FT N OF MULBERRY CT TO PECAN ST	0.26	100%
3-60	P6D	LOUISIANA DR (BUS 289)	LEGACY DR TO GA MOORE PKWY	0.87	100%

Table 5 Continued. Capital Improvements Plan for Roadway Impact Fees – Service Area 3

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
3-61	P6D	LOUISIANA DR (BUS 289)	GA MOORE PKWY TO O'BRIEN	0.55	100%
3-62	P6D	LOUISIANA DR (BUS 289)	CR 994 TO O'BRIEN DR	0.50	100%
3-63	P6D	LOUISIANA DR (BUS 289)	CR 994 TO 1045 FT SOUTH OF CR 994	0.20	50%
3-64	P6D	LOUISIANA DR (BUS 289)	1045 FT SOUTH OF CR 994 TO J FRED SMITH PKWY	0.25	100%
3-65	P6D	LOUISIANA DR (BUS 289)	J FRED SMITH PKWY TO 260 FT NORTH OF POPLAR	0.51	100%
3-66	C2U	OKLAHOMA DR (BUS 289)	ASH ST TO SUNSET BLVD	0.40	100%
3-67	M4D	OKLAHOMA DR (BUS 289)	SUNSET BLVD TO PRESTON RD	0.40	100%
3-68	M4D	OKLAHOMA DR (BUS 289)	GLENDENNING PKWY TO OKLAHOMA DR	0.31	100%
3-69, 4-32	P6D (1/3)	PRESTON RD (SH 289)	ROBINSON DR TO GA MOORE PKWY	0.49	50%
3-70, 4-33	P6D (1/3)	PRESTON RD (SH 289)	GA MOORE PKWY TO MASSEY DR	0.50	50%
3-71, 4-34	P6D (1/3)	PRESTON RD (SH 289)	MASSEY DR TO J FRED SMITH PKWY	1.00	50%
3-72, 4-35	P6D (1/3)	PRESTON RD (SH 289)	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	0.51	50%
3-73, 4-36	P6D (1/3)	PRESTON RD (SH 289)	LYNN STAMBAUGH PKWY TO FM 455	0.34	50%
3-74, 4-37	P6D (1/3)	PRESTON RD (SH 289)	FM 455 TO ASH ST	0.38	50%
3-75, 4-38	P6D (1/3)	PRESTON RD (SH 289)	ASH ST TO SUNSET BLVD	0.36	50%
3-76, 4-39	P6D (1/3)	PRESTON RD (SH 289)	SUNSET BLVD TO GLENDENNING PKWY	0.64	50%
2-25, 3-77	P6D (1/3)	PRESTON RD (SH 289)	LEGACY DR TO ROBINSON DR	0.39	50%
	Int. Improvements		FM 455 & O'Brien Dr		100%
	Int. Improvements		FM 455 & J Fred Smith Pkwy		100%
	Int. Improvements		Dallas North Tollway & CR 9		25%
	Int. Improvements		Legacy Dr & J Fred Smith Pkwy		50%
	Int. Improvements		Celina Pkwy & O'Brien Dr		25%
	Int. Improvements		Legacy Dr & O'Brien Dr		100%
	Int. Improvements		J Fred Smith Pkwy & Celina Pkwy		50%
	Int. Improvements		Louisiana Dr & CR 994		100%
	Int. Improvements		Louisiana Dr & O'Brien Dr		100%
	Int. Improvements		Louisiana Dr & GA Moore Pkwy		100%
	Int. Improvements		Louisiana Dr & J Fred Smith Pkwy		100%
	Int. Improvements		Dallas North Tollway & Mobberly Rd		50%
	Int. Improvements		Celina Pkwy & Walnut		50%
	Int. Improvements		Celina Pkwy & Sunset Blvd		100%
	Int. Improvements		BUS 289 & Sunset Blvd		100%
	Int. Improvements		BUS 289 & Ash St		100%
	Int. Improvements		Preston Rd & BUS 289		50%
	Int. Improvements		Preston Rd & Glendenning Pkwy		25%
	Int. Improvements		Preston Rd & Ash St		50%
	Int. Improvements		Preston Rd & FM 455		50%
	Int. Improvements		Preston Rd & GA Moore Pkwy		50%
	Int. Improvements		Preston Rd & Massey Dr		100%
	Int. Improvements		Preston Rd & Settlers Ridge Rd		50%
	Int. Improvements		Preston Rd & Lynn Stambaugh Pkwy		50%
	Int. Improvements		Preston Rd & Sunset Blvd		50%
	Int. Improvements		Celina Pkwy & Glendenning Pkwy		50%
	Int. Improvements		Dallas North Tollway & Glendenning Pkwy		50%
	Int. Improvements		Glendenning Pkwy & Huddleston Dr		50%
	Int. Improvements		Glendenning Pkwy & Legacy Dr		50%
	Int. Improvements		Legacy Dr & Dallas North Tollway		100%
	Int. Improvements		Dallas North Tollway & O'Brien Dr		50%
	Int. Improvements		Florida Dr & J Fred Smith		100%
	Int. Improvements		Glendenning Pkwy & Oklahoma Dr		50%
	Int. Improvements		Glendenning Pkwy & McNabb Dr		100%
	Int. Improvements		Oklahoma Dr & Legacy Dr		50%
	Int. Improvements		Legacy Dr & GA Moore Parkway		50%
	Int. Improvements		Mobberly Rd & Legacy Dr		200%
	Int. Improvements		Preston Rd & Massey Dr		50%
	Int. Improvements		Preston Rd & Robinson Dr		50%

Table 6. Capital Improvements Plan for Roadway Impact Fees - Service Area 4

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
2-14, 4-1	M4D	ROBINSON DR (CR 134)	PRESTON RD TO COIT RD	0.59	50%
2-15, 4-2	M4D	ROBINSON DR (CR 134)	COIT RD TO 2659.3 FT EAST OF COIT RD	0.50	50%
2-16, 4-3	M4D	ROBINSON DR (CR 134)	800 FT E OF CUSTER RD TO 2080 FT E OF CUSTER RD	0.24	50%
4-4	P6D	G A MOORE PKWY	PRESTON RD TO COIT RD	0.32	100%
4-5	P6D	G A MOORE PKWY	1680 FT E OF PRESTON RD TO COIT RD	0.37	100%
4-6	P6D	G A MOORE PKWY	COIT RD TO MCILROY DR	1.30	100%
4-7	P6D	G A MOORE PKWY	MCILROY DR TO 2042.6 FT EAST OF MCILROY	0.39	100%
4-8	P6D	G A MOORE PKWY (CR 128)	CUSTER RD TO PETERMAN PARKWAY	0.34	50%
4-9	P6D	G A MOORE PKWY	CUSTER RD TO PETERMAN PARKWAY	0.06	100%
4-10	P6D	PETERMAN PARKWAY	2025 FT NORTH OF CR 170 TO 240 FT NORTH OF CR 170	0.34	50%
4-11	C2U	MASSEY DR (CR 101)	COIT RD TO 927.3 FT EAST OF COIT RD	0.18	50%
4-12	C2U	CR 130	CR 101 TO CUSTER RD	0.65	100%
4-13	C2U	CR 130	CUSTER RD TO 700 FT E OF MCILROY DR	0.22	100%
4-14	C2U	CR 130	720 FT WEST OF CUSTER RD TO MCILROY RD	0.14	50%
4-15	P6D	J FRED SMITH PKWY	PRESTON RD TO 1315 FT EAST OF PRESTON	0.25	100%
4-16	P6D	J FRED SMITH PKWY	LAKEVIEW DR TO 1070 E OF LAKEVIEW DR	0.20	100%
4-17	P6D	J FRED SMITH PKWY	1960 FT WEST OF COIT RD TO COIT RD	0.37	100%
4-18	P6D	J FRED SMITH PKWY	CR 101 TO ROSELAND DR	0.42	100%
4-19	P6D	J FRED SMITH PKWY	ROSELAND DR TO CUSTER RD	0.68	100%
4-20	P6D	J FRED SMITH PKWY	CUSTER RD TO PETERMAN PKWY	0.91	100%
4-21	M4D	LYNN STAMBAUGH PKWY	PRESTON RD TO COIT RD	0.92	100%
4-22	M4D	LYNN STAMBAUGH PKWY	COIT RD TO 721.1 FT WEST OF CR 98	0.40	100%
4-23	M4D	LYNN STAMBAUGH PKWY	FM 455 TO CR 98	0.15	100%
4-24	M4D	LYNN STAMBAUGH PKWY	CR 98 TO ROSELAND PKWY	0.51	50%
4-25	P6D	OUSLEY BLVD	PRESTON RD TO FM 455	0.78	100%
4-26	P6D	OUSLEY BLVD (FM 455)	2250 FT EAST OF COIT RD TO COIT RD	0.43	100%
4-27	M4D	SUNSET BLVD	PRESTON RD TO COIT RD	1.20	100%
4-28, 7-1	M4D	SUNSET BLVD	COIT RD TO 2500 FT EAST OF ROSELAND	1.26	50%
4-29, 7-2	M4D	SUNSET BLVD	ROSELAND PKWY TO CUSTER RD	0.52	50%
4-30, 7-3	P6D (1/2)	GLENDENNING PKWY	PRESTON RD TO 1177.8 EAST OF PRESTON RD	0.22	50%
4-31, 7-4	C2U	GLENDENNING PKWY	KC ROBINSON LN TO COIT RD	0.44	50%
3-69, 4-32	P6D (1/3)	PRESTON RD (SH 289)	ROBINSON DR TO GA MOORE PKWY	0.49	50%
3-70, 4-33	P6D (1/3)	PRESTON RD (SH 289)	GA MOORE PKWY TO MASSEY DR	0.50	50%
3-71, 4-34	P6D (1/3)	PRESTON RD (SH 289)	MASSEY DR TO J FRED SMITH PKWY	1.00	50%
3-72, 4-35	P6D (1/3)	PRESTON RD (SH 289)	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	0.51	50%
3-73, 4-36	P6D (1/3)	PRESTON RD (SH 289)	LYNN STAMBAUGH PKWY TO FM 455	0.34	50%
3-74, 4-37	P6D (1/3)	PRESTON RD (SH 289)	FM 455 TO ASH ST	0.38	50%
3-75, 4-38	P6D (1/3)	PRESTON RD (SH 289)	ASH ST TO SUNSET BLVD	0.36	50%
3-76, 4-39	P6D (1/3)	PRESTON RD (SH 289)	SUNSET BLVD TO GLENDENNING PKWY	0.64	50%
4-40	M4D	COIT RD	ROBINSON DR TO 750 FT N OF GA MOORE PKWY	0.49	100%
4-41	P6D	COIT RD	750 FT N OF GA MOORE PKWY TO GA MOORE PKWY	0.14	50%
4-42	P6D	COIT RD	GA MOORE PKWY TO MASSEY DR	0.36	100%
4-43	P6D	COIT RD	MASSEY DR TO J FRED SMITH PKWY	1.01	50%
4-44	P6D	COIT RD	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	0.50	50%
4-45	P6D	COIT RD	LYNN STAMBAUGH PKWY TO OUSLEY BLVD	0.50	100%
4-46	P6D	COIT RD	OUSLEY BLVD TO 715 FT SOUTH OF OUSLEY	0.14	50%
4-47	P6D	COIT RD	1260 FT SOUTH OF OUSLEY TO SUNSET BLVD	0.27	50%
4-48	P6D	COIT RD	SUNSET BLVD TO CR 92	0.24	50%
4-49, 7-22	P6D (1/2)	COIT RD	GLENDENNING PKWY TO CR 92	0.29	50%
4-50	C2U	CR 101	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	0.54	50%
4-51	M4D	ROSELAND PKWY	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	0.55	100%
4-52	C2U	ROSELAND PKWY	SUNSET BLVD TO 2820 FT N OF SUNSET	0.53	100%
4-53	P6D	CUSTER RD	940 FT S OF ROBINSON DR TO 1665 FT S OF ROBINSON DR	0.14	50%
4-54	P6D	CUSTER RD	GA MOORE PKWY TO 1960 FT N OF GA MOORE	0.37	100%
4-55	P6D	CUSTER RD	1025 FT SOUTH OF GA MOORE TO CR 130	0.16	100%
4-56	P6D	CUSTER RD	CR 130 TO CUSTER RD	0.55	100%
4-57	C2U	MCILROY RD	GA MOORE PKWY TO 1149.6 FT S OF GA MOORE	0.24	50%
4-58	C2U	MCILROY RD	1150 FT S OF GA MOORE TO CR 130	0.17	50%
4-59	P6D	CUSTER RD	CHURCH ST TO J FRED SMITH PKWY	0.30	100%
4-60	P6D	CUSTER RD	J FRED SMITH PKWY TO 1195 FT S OF J FRED SMITH	0.23	100%
4-61	P6D	PETERMAN PARKWAY	2676.7 FT N OF J FRED TO J FRED SMITH PKWY	0.51	50%
4-62	C2U	MASSEY DR	PRESTON RD TO COIT RD	0.83	100%

Table 6 Continued. Capital Improvements Plan for Roadway Impact Fees – Service Area 4

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
	Int. Improvements		Coit Road & Robinson Dr		50%
	Int. Improvements		Coit Rd & GA Moore Pkwy		100%
	Int. Improvements		Coit Rd & Massey Dr		75%
	Int. Improvements		GA Moore Pkwy & McIlroy Dr		100%
	Int. Improvements		Coit Rd & J Fred Smith Pkwy		50%
	Int. Improvements		J Fred Smith Pkwy & McIlroy Rd-Roseland Pkwy		75%
	Int. Improvements		Custer Rd & J Fred Smith Pkwy		25%
	Int. Improvements		J Fred Smith Pkwy & Peterman Parkway		25%
	Int. Improvements		Coit Rd & Lynn Stambaugh Pkwy		25%
	Int. Improvements		Lynn Stambaugh Pkwy & Roseland Pkwy		25%
	Int. Improvements		Coit Rd & Ousley Blvd		25%
	Int. Improvements		Sunset Blvd & Roseland Pkwy		50%
	Int. Improvements		Sunset Blvd & Coit Rd		75%
	Int. Improvements		Custer Rd & Sunset Blvd		25%
	Int. Improvements		Coit Rd & SA4_Rd1		50%
	Int. Improvements		SA4_Rd1 & McIlroy Dr		75%
	Int. Improvements		SA4_Rd1 & Custer Rd		25%
	Int. Improvements		J Fred Smith Pkwy & Custer Rd		100%
	Int. Improvements		J Fred Smith Pkwy & SA4_Rd3		50%
	Int. Improvements		Lynn Stambaugh Pkwy & Coit Rd		25%
	Int. Improvements		Preston Rd & BUS 289		50%
	Int. Improvements		Preston Rd & Glendenning Pkwy		25%
	Int. Improvements		Preston Rd & Ash St		50%
	Int. Improvements		Preston Rd & FM 455		50%
	Int. Improvements		Preston Rd & GA Moore Pkwy		50%
	Int. Improvements		Preston Rd & Settlers Ridge Rd		50%
	Int. Improvements		Preston Rd & Lynn Stambaugh Pkwy		50%
	Int. Improvements		Preston Rd & Sunset Blvd		50%
	Int. Improvements		GA Moore Pkwy & Custer Rd		25%
	Int. Improvements		Preston Rd & Massey Dr		50%
	Int. Improvements		Preston Rd & Robinson Dr		25%

Table 7. Capital Improvements Plan for Roadway Impact Fees - Service Area 5

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
5-1	P6D	MOBBERLY RD	2555 FT WEST OF DNT TO DALLAS NORTH TOLLWAY	0.48	50%
5-2	P6D	GLENDENNING PKWY	SMILEY RD TO 2610 FT EAST OF SMILEY	0.49	100%
5-3	P6D	GLENDENNING PKWY	1965 FT WEST OF MCNABB DR TO MCNABB DR	0.48	50%
5-4	P6D	GLENDENNING PKWY	588.9 FT EAST OF MCNABB TO 1303.3 FT EAST OF MCNABB	0.12	100%
5-5	P6D	GLENDENNING PKWY	1303.3 FT EAST OF MCNABB TO 1213.7 FT W OF CNTY LINE	0.15	50%
5-6	P6D	GLENDENNING PKWY	1240 FT W OF CNTY LINE TO COUNTY LINE	0.23	100%
5-7	P6D	PUNK CARTER PKWY (FM 428)	MAYER PKWY TO BOTHWELL BLVD	0.55	50%
5-8	P6D	PUNK CARTER PKWY	860 FT E OF BOTHWELL BLVD TO 3850 FT E OF BOTHWELL BLV	0.57	100%
5-9	P6D	PUNK CARTER PKWY	3850 FT E OF BOTHWELL BLV TO SMILEY RD	0.38	50%
5-10	C2U	CAREY RD	610 FT E OF BOTHWELL BLVD TO 3395 FT E OF BOTHWELL BLV	0.53	100%
5-11	C2U	CAREY RD	BOTHWELL BLVD TO SMILEY RD	0.38	50%
5-12	C2U	CAREY RD	SMILEY RD TO 945 FT WEST OF MCNABB	0.32	50%
5-13	C2U	CAREY RD	1035 FT EAST OF MCNABB TO 2470 FT WEST OF LEGACY DR	0.40	50%
5-14	C2U	CAREY RD	1865 FT WEST OF LEGACY TO LEGACY DR	0.35	100%
5-15	M4D (1/2)	CRUTCHFIELD DR	665 FT W OF BOTHWELL TO BOTHWELL BLVD	0.13	50%
5-16	P6D (1/2)	FRONTIER PKWY / PARVIN RD	1500 FT W OF MAYER PKWY (FM 1385) TO 1600 FT E OF BOTHWELL	0.68	50%
5-17	P6D	FRONTIER PKWY	SMILEY RD TO 3150 FT W OF SMILEY RD	0.59	50%
5-18	P6D	FRONTIER PKWY	500 FT S OF WILD TULIP DR TO LEGACY DR	0.52	100%
5-19	P6D	FRONTIER PKWY	LEGACY DR TO 500 FT S OF WILD TULIP DR	0.56	100%
5-20	P6D	MAYER PKWY (FM 1385)	282.6 FT N OF COUNTRYVIEW TO PUNK CARTER PKWY	1.11	50%
5-21	P6D	MAYER PKWY (FM 1385)	3325 FT N OF FRONTIER TO FRONTIER PKWY	0.63	50%
5-22	M4D	BOTHWELL BLVD (FM 428)	1325 FT NE OF MUSTANG TO 2330 FT NE OF MUSTANG	0.20	50%
5-23	M4D	BOTHWELL BLVD (FM 428)	PUNK CARTER TO SMILEY RD	0.33	100%
5-24	P6D	SMILEY RD	CELINA RD TO OUTER LOOP EXTENSION	1.01	50%
5-25	P6D	SMILEY RD	760 FT S OF MEADOW LN TO 1680 FT S OF MEADOW LN	0.17	50%
5-26	P6D	SMILEY RD	1300 FT N OF PUNK CARTER TO PUNK CARTER PKWY	0.25	50%
5-27	P6D	SMILEY RD	CAREY RD TO 1335 FT SOUTH OF CAREY	0.25	100%
5-28	P6D	SMILEY RD	MERRITT WAY TO 325 FT N OF MERRITT WAY	0.06	100%
5-29	P6D	SMILEY RD	1990 FT N OF FRONTIER TO FRONTIER PKWY	0.39	50%
5-30, 6-21	P6D	LEGACY DR	OUTER LOOP TO 985 FT N OF OUTER LOOP	0.19	50%
5-31, 6-22	P6D	LEGACY DR	OUTER LOOP TO PUNK CARTER PKWY	0.47	50%
5-32, 6-23	P6D	LEGACY DR	PUNK CARTER PKWY TO CAREY RD	0.79	50%
5-33, 6-24	P6D	LEGACY DR	CAREY RD TO 600 FT N OF CLEAR CREEK PKWY	0.39	50%
5-34, 6-25	P6D	LEGACY DR	CLEAR CREEK PKWY TO 600 FT N OF CLEAR CREEK PKWY	0.18	50%
5-35, 6-26	P6D (1/3)	LEGACY DR	CLEAR CREEK PKWY TO FRONTIER PKWY	0.42	50%
5-36	P6D	LEGACY DR	FRONTIER PKWY TO OLD PARVIN RD	0.46	50%
5-37	P6D	FRONTIER PKWY	1475 FT W OF GOOD HOPE TO GOOD HOPE	0.28	50%
5-38	C2U	McNABB DR	MOBBERLY RD TO GLENDENNING PKWY	0.82	100%
	Int. Improvements		Frontier Pkwy & Legacy Dr		25%
	Int. Improvements		Legacy Dr & Clear Creek Pkwy		50%
	Int. Improvements		Legacy Dr & Carey Rd		50%
	Int. Improvements		Collin County Outer Loop & Legacy Dr		25%
	Int. Improvements		Frontier Pkwy & Smiley Rd		25%
	Int. Improvements		Parvin Rd & Bothwell Blvd		50%
	Int. Improvements		Mayer Pkwy & Crutchfield Dr		50%
	Int. Improvements		Smiley Rd & Carey Rd		50%
	Int. Improvements		Punk Carter Pkwy & Mayer Pkwy		25%
	Int. Improvements		Outer Loop Extension & Smiley Rd		25%
	Int. Improvements		Mobberly Rd & McNabb Dr		25%
	Int. Improvements		Smiley Rd & Celina Rd		25%
	Int. Improvements		Punk Carter Pkwy & Mayer Pkwy		25%
	Int. Improvements		Dallas North Tollway & Mobberly Rd		25%

Table 8. Capital Improvements Plan for Roadway Impact Fees - Service Area 6

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
3-30, 6-1	P6D	FM 428	LEGACY DR TO DENTON COUNTY LINE	0.52	50%
3-31, 6-2	P6D	FM 428	LEGACY DR TO DALLAS NORTH TOLLWAY	0.84	50%
3-32, 6-3	P6D	FM 428	DALLAS NORTH TOLLWAY TO 800 FT WEST OF CR 55	0.55	50%
3-35, 6-4	P6D	GLENDENNING PKWY	PRESTON RD TO OLD CELINA CEMETERY	0.61	50%
6-5	P6D (1/3)	PUNK CARTER PKWY	LEGACY DR TO HUDDLESTON DR	0.43	100%
6-6	P6D (1/2)	PUNK CARTER PKWY	LEGACY DR TO HUDDLESTON DR	0.46	100%
6-7	P6D (1/2)	PUNK CARTER PKWY	HUDDLESTON DR TO DALLAS NORTH TOLLWAY	0.59	100%
6-8	P6D (1/3)	PUNK CARTER PKWY	DALLAS NORTH TOLLWAY TO 800 FT EAST OF DNT	0.15	100%
6-9	P6D (1/3)	PUNK CARTER PKWY	800 FT EAST OF DNT TO LIGHT FARMS WAY	0.31	50%
6-10	C2U	CAREY RD	LEGACY DR TO 2050 FT E OF LEGACY DR	0.39	100%
6-11	C2U	CAREY RD	1000 FT W OF HUDDLESTON TO DALLAS NORTH TOLLWAY	0.82	100%
6-12	M4D	DOE BRANCH BLVD	1500 FT N OF SPRING CREEK TO 2680 FT NE OF SPRING CRK	0.22	100%
6-13	M4D	DOE BRANCH BLVD	3775 FT W OF DNT TO DNT	0.71	100%
6-14	M4D	CLEAR CREEK PKWY	1780 FT E OF DOE BRANCH TO DALLAS NORTH TOLLWAY	0.48	100%
6-15	P6D	FRONTIER PKWY	LEGACY DR TO DALLAS NORTH TOLLWAY	1.08	50%
6-16	P6D (1/3)	FRONTIER PKWY	DALLAS NORTH TOLLWAY TO BRIDGEWATER DR	0.22	50%
6-17	P6D (1/3)	FRONTIER PKWY	BRIDGEWATER DR TO PRAIRIE CROSSING	0.32	50%
6-18	P6D (1/3)	FRONTIER PKWY	PRAIRIE CROSSING TO BNSF	0.15	50%
6-19	P6D (1/3)	FRONTIER PKWY	WORTHINGTON WAY TO PRESTON RD	0.51	50%
6-20	P6D	LEGACY DR	GLENDENNING PKWY TO OUTER LOOP	0.98	100%
5-30, 6-21	P6D	LEGACY DR	OUTER LOOP TO 985 FT N OF OUTER LOOP	0.19	50%
5-31, 6-22	P6D	LEGACY DR	OUTER LOOP TO PUNK CARTER PKWY	0.47	50%
5-32, 6-23	P6D	LEGACY DR	PUNK CARTER PKWY TO CAREY RD	0.79	50%
5-33, 6-24	P6D	LEGACY DR	CAREY RD TO 600 FT N OF CLEAR CREEK PKWY	0.39	50%
5-34, 6-25	P6D (1/2)	LEGACY DR	CLEAR CREEK PKWY TO 600 FT N OF CLEAR CREEK PKWY	0.18	50%
5-35, 6-26	P6D (1/3)	LEGACY DR	CLEAR CREEK PKWY TO FRONTIER PKWY	0.42	50%
6-27	M4D	HUDDLESTON DR	GLENDENNING PKWY TO 1982 FT S OF GLENDENNING	0.38	50%
6-28	M4D (1/2)	HUDDLESTON DR	1982 FT S OF GLENDENNING TO 3946 FT S OF GLENDENNING	0.38	50%
6-29	M4D	HUDDLESTON DR	PUNK CARTER PKWY TO CAREY RD	0.33	100%
6-30	P6D	CELINA PKWY	790 FT N OF GREENWAY TO 170 FT S OF ALAN	0.32	100%
6-31	P6D	CELINA PKWY	ALAN DR TO OUTER LOOP	0.53	100%
6-32, 7-23	P6D (1/3)	PRESTON RD (SH 289)	GLENDENNING PKWY TO OUTER LOOP	0.73	50%
6-33, 7-26	P6D (1/3)	PRESTON RD (SH 289)	OUTER LOOP TO PUNK CARTER PKWY	0.55	50%
6-34, 7-24	P6D (1/3)	PRESTON RD (SH 289)	PUNK CARTER PKWY TO OWNSBY PKWY	0.51	50%
6-35, 7-25	P6D (1/3)	PRESTON RD (SH 289)	1214 FT NORTH OF FRONTIER TO OWNSBY PKWY	0.90	50%
6-36	P6D	PUNK CARTER PKWY	775 FT E OF LIGHT FARMS TO PRESTON RD	1.04	100%

Table 8 Continued. Capital Improvements Plan for Roadway Impact Fees - Service Area 6

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
	Int. Improvements		Preston Rd & Collin County Outer Loop		50%
	Int. Improvements		Preston Rd & Punk Carter Pkwy		50%
	Int. Improvements		Preston Rd & Ownsby Pkwy		50%
	Int. Improvements		Preston Rd & John Cambell		50%
	Int. Improvements		Preston Rd & Frontier Pkwy		25%
	Int. Improvements		Collin County Outer Loop & Celina Pkwy		100%
	Int. Improvements		Punk Carter Pkwy & Light Farms Way		25%
	Int. Improvements		Frontier Pkwy & Worthington Way		50%
	Int. Improvements		Dallas North Tollway & Light Farms Way		100%
	Int. Improvements		Dallas North Tollway & Frontier Pkwy		50%
	Int. Improvements		Dallas North Tollway & Punk Carter Pkwy		100%
	Int. Improvements		Dallas North Tollway & Clear Creek Pkwy		100%
	Int. Improvements		Punk Carter Pkwy & Huddleston Dr		100%
	Int. Improvements		Frontier Pkwy & Doe Branch Blvd		50%
	Int. Improvements		Legacy Dr & Punk Carter Pkwy		50%
	Int. Improvements		Punk Carter Pkwy & Huddleston Dr		100%
	Int. Improvements		Collin County Outer Loop & Dallas North Tollway		100%
	Int. Improvements		Carey Rd & Huddleston Dr		100%
	Int. Improvements		Celina Pkwy & Glendenning Pkwy		50%
	Int. Improvements		Dallas North Tollway & Glendenning Pkwy		50%
	Int. Improvements		Glendenning Pkwy & Huddleston Dr		50%
	Int. Improvements		Glendenning Pkwy & Legacy Dr		50%
	Int. Improvements		Frontier Pkwy & Legacy Dr		25%
	Int. Improvements		Legacy Dr & Clear Creek Pkwy		50%
	Int. Improvements		Preston Rd & Glendenning Pkwy		25%
	Int. Improvements		Collin County Outer Loop & Legacy Dr		50%
	Int. Improvements		Glendenning Pkwy & Oklahoma Dr		50%
	Prior ROW Dedication - Various Developments		Dallas North Tollway ROW		100%

Table 9. Capital Improvements Plan for Roadway Impact Fees - Service Area 7

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
4-28, 7-1	M4D	SUNSET BLVD	COIT RD TO 2500 FT EAST OF ROSELAND	1.26	50%
4-29, 7-2	M4D	SUNSET BLVD	ROSELAND PKWY TO CUSTER RD	0.52	50%
4-30, 7-3	P6D	GLENDENNING PKWY	PRESTON RD TO 1177.8 EAST OF PRESTON RD	0.22	50%
4-31, 7-4	C2U	GLENDENNING PKWY	KC ROBINSON LN TO COIT RD	0.44	50%
7-5	P6D	CHOATE PKWY	2020 FT N OF OUTER LOOP TO OUTER LOOP	0.38	100%
7-6	P6D (1/3)	CHOATE PKWY	COIT RD TO 1713.6 FT W OF HACKBERRY	0.39	100%
7-7	P6D	CHOATE PKWY	COIT RD TO 1713.6 FT W OF HACKBERRY	0.48	100%
7-8	P6D	CHOATE PKWY	COIT RD TO 960 FT EAST OF COIT RD	0.18	100%
7-9	P6D	CHOATE PKWY	575 FT W OF WILSON CRK TO WILSON CRK	0.11	100%
7-10	P6D	CHOATE PKWY	250 FT W OF WILSON CRK TO 325 FT W OF WILSON CRK	0.24	50%
7-11	P6D	CHOATE PKWY	1800 FT W OF ROSELAND TO ROSELAND PKWY	0.34	100%
7-12	P6D	CHOATE PKWY	ROSELAND PKWY TO CUSTER RD	0.50	100%
7-13	P6D (1/3)	OWNSBY PKWY	PRESTON RD TO CR 83	1.00	100%
7-14	P6D (1/3)	OWNSBY PKWY	CR 83 TO COIT RD	0.27	100%
7-15	P6D	OWNSBY PKWY	WELLS WAY TO 2207.8 FT W OF ROSELAND	0.61	100%
7-16	P6D (1/3)	OWNSBY PKWY	2215 FT W OF ROSELAND TO ROSELAND PKWY	0.42	100%
7-17	P6D (1/3)	OWNSBY PKWY	ROSELAND PKWY TO CUSTER RD	0.54	100%
7-18	P6D	FRONTIER PKWY (FM 1461)	PRESTON RD TO COIT RD	0.98	50%
7-19	P6D	FRONTIER PKWY (FM 1461)	COIT RD TO WELLS WAY	0.63	50%
7-20	P6D	FRONTIER PKWY (FM 1461)	WELLS WAY TO WATERVIEW TRL	0.67	50%
7-21	P6D	FRONTIER PKWY (FM 1461)	WATERVIEW TRL TO CUSTER RD	0.84	50%
4-49, 7-22	P6D	COIT RD	GLENDENNING PKWY TO CR 92	0.29	50%
6-32, 7-23	P6D	PRESTON RD (SH 289)	GLENDENNING PKWY TO OUTER LOOP	0.73	50%
6-34, 7-24	P6D	PRESTON RD (SH 289)	PUNK CARTER PKWY TO OWNSBY PKWY	0.51	50%
6-35, 7-25	P6D	PRESTON RD (SH 289)	1214 FT NORTH OF FRONTIER TO OWNSBY PKWY	0.90	50%
6-33, 7-26	P6D	PRESTON RD (SH 289)	OUTER LOOP TO PUNK CARTER PKWY	0.55	50%
7-27	P6D (1/2)	COIT RD	GLENDENNING PKWY TO 1140 FT S OF GLENDENNING	0.22	100%
7-28	P6D	COIT RD	1140 FT S OF GLENDENNING TO OUTER LOOP	0.47	50%
7-29	P6D	COIT RD	OUTER LOOP TO CHOATE PKWY	0.32	50%
7-30	P6D (1/2)	COIT RD	CHOATE PKWY TO 1787.9 FT S OF CHOATE	0.34	100%
7-31	P6D	COIT RD	OWNSBY PKWY TO 1083.1 N OF PUNK CARTER	0.40	100%
7-32	P6D	COIT RD	490 FT N OF OWNSBY PKWY TO CR 84	0.28	50%
7-33	P6D (1/3)	COIT RD	CR 84 TO 2147 FT N OF FRONTIER	0.77	100%
7-34	P6D (1/2)	COIT RD	1585 FT N OF FRONTIER TO FRONTIER PKWY	0.30	100%
7-35	C2U	WELLS WAY	OWNSBY PKWY TO WELLS WAY	0.17	50%
7-36	C2U	ROSELAND PKWY	CHOATE PKWY TO NATIVE DANCER CT	0.49	100%
7-37	P6D	CUSTER RD (FM 2478)	SUNSET BLVD TO COLLIN COUNTY OUTER LOOP	0.66	50%
7-38	P6D	CUSTER RD (FM 2478)	747.5 FT S OF SUNSET BLVD TO OUTER LOOP	0.48	50%
7-39	P6D	CUSTER RD (FM 2478)	CHOATE PKWY TO OWNSBY PKWY	1.00	50%
7-40	P6D	CUSTER RD (FM 2478)	FRONTIER PKWY TO OWNSBY PKWY	1.01	50%

Table 9 Continued. Capital Improvements Plan for Roadway Impact Fees - Service Area 7

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area
	Int. Improvements		Coit Rd & Glendenning Pkwy		25%
	Int. Improvements		Collin County Outer Loop & Roseland Pkwy		50%
	Int. Improvements		Coit Rd & Choate Pkwy		75%
	Int. Improvements		Custer Rd & Ownsby Pkwy		50%
	Int. Improvements		Frontier Pkwy & Custer Rd		25%
	Int. Improvements		Coit Rd & Punk Carter Pkwy		100%
	Int. Improvements		Frontier Pkwy & Wells Rd		50%
	Int. Improvements		Frontier Pkwy & Coit Rd		50%
	Int. Improvements		Ownsby Pkwy & Wells Way		50%
	Int. Improvements		Coit Rd & Ownsby Pkwy		50%
	Int. Improvements		Choate Pkwy & Custer Rd		50%
	Int. Improvements		Choate Pkwy & Roseland Pkwy		50%
	Int. Improvements		Collin County Outer Loop & Custer Road		25%
	Int. Improvements		Sunset Blvd & Roseland Pkwy		50%
	Int. Improvements		Custer Rd & Sunset Blvd		25%
	Int. Improvements		Preston Rd & Collin County Outer Loop		50%
	Int. Improvements		Preston Rd & Punk Carter Pkwy		50%
	Int. Improvements		Preston Rd & Ownsby Pkwy		50%
	Int. Improvements		Preston Rd & John Cambell		50%
	Int. Improvements		Preston Rd & Frontier Pkwy		25%

Roadway Impact Fee - Service Area 1

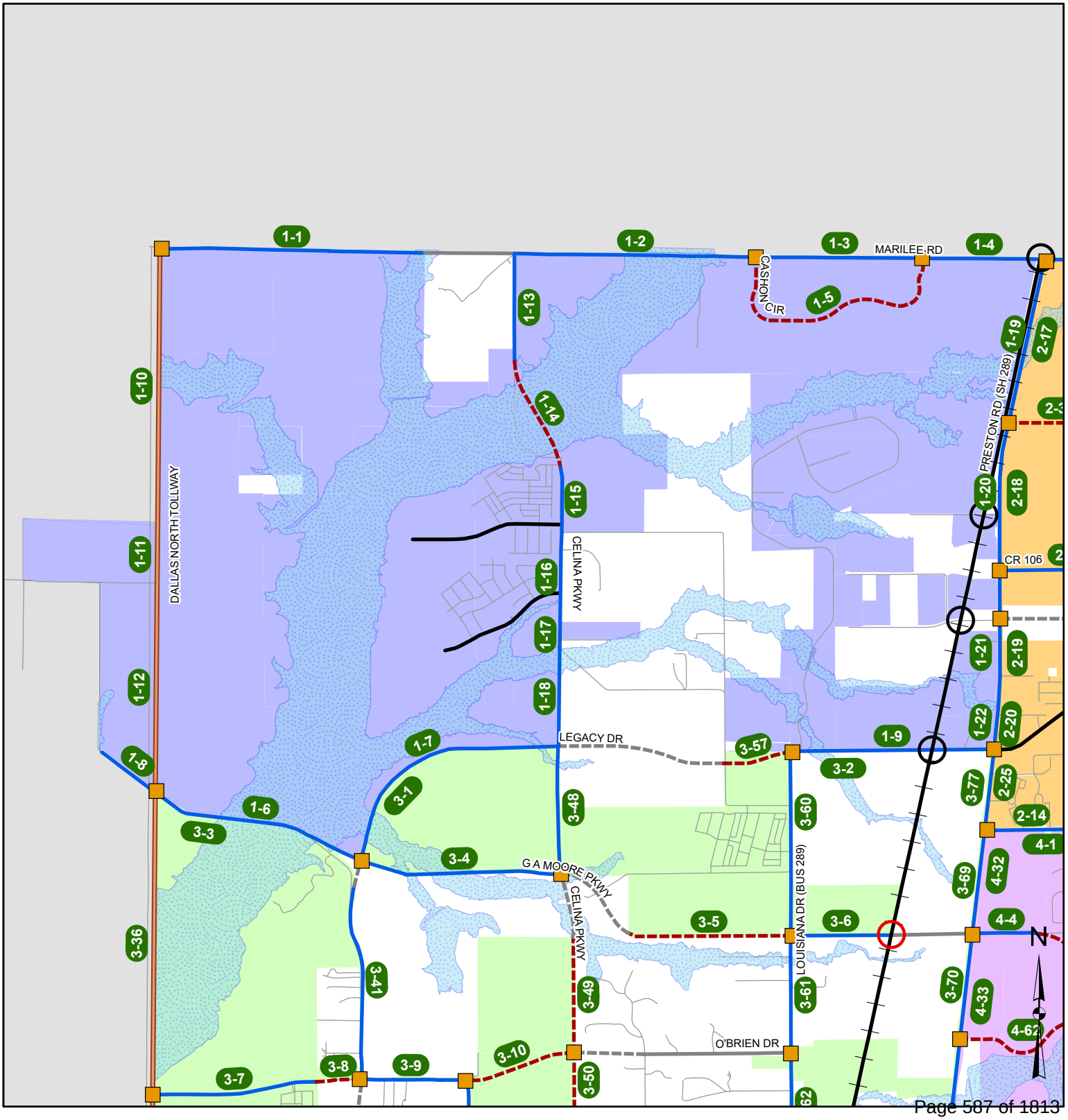
Source: Kimley-Horn, 2024

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Legend

- Service Area 1
- Service Area 2
- Service Area 3
- Service Area 4
- Service Area 5
- Service Area 6
- Service Area 7
- ETJ Limits
- Floodplain
- Railroad
- Roads
- RR Grade Separated Crossings
- RR At Grade Crossings
- Widening
- New Build
- Complete
- Outside City Limits/Other
- OCL-New Build
- DNT
- Intersection Improvements

0 0.5 1 Miles



Roadway Impact Fee - Service Area 2

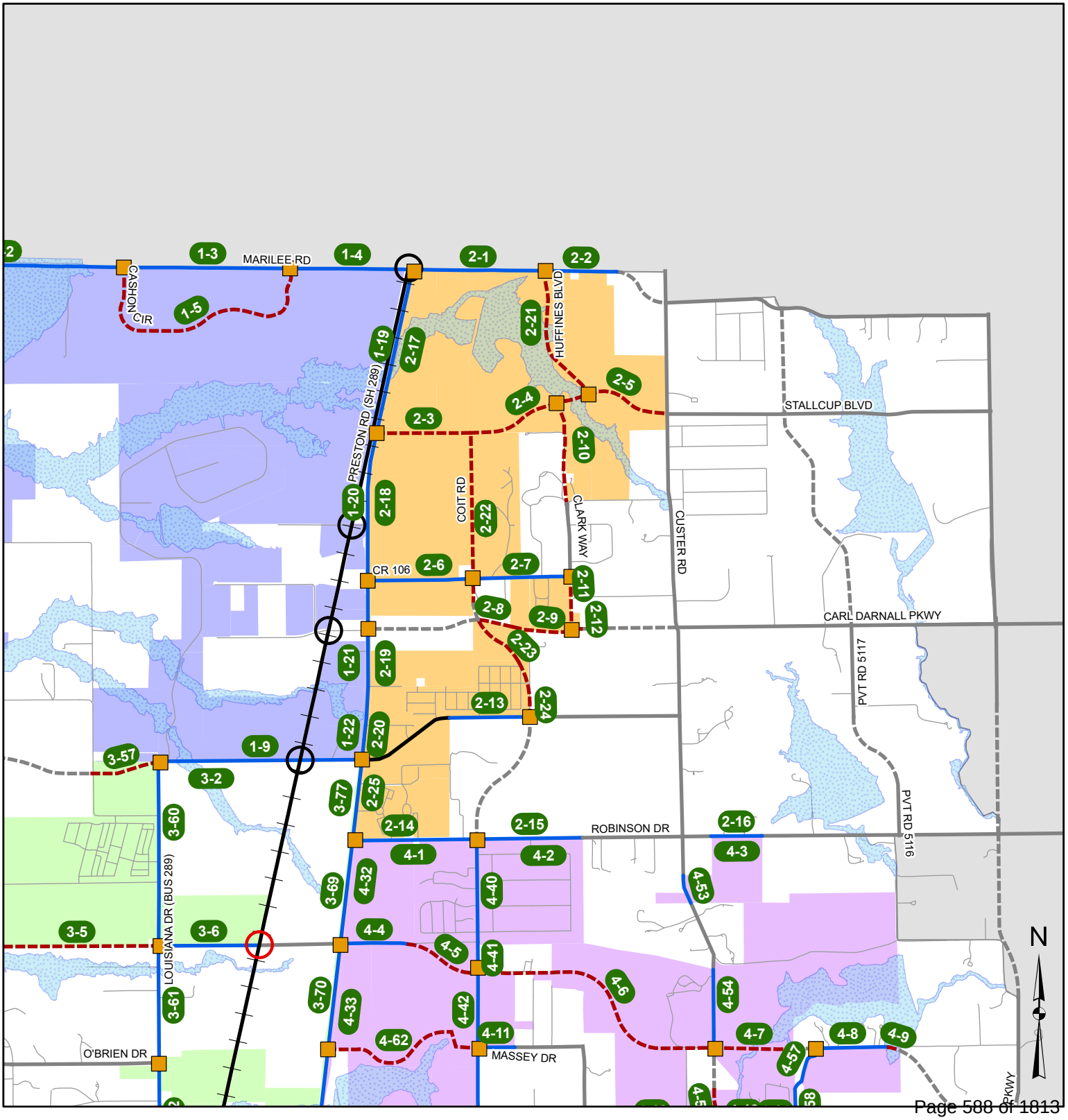
Source: Kimley-Horn, 2024

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Legend

- Service Area 1
- Service Area 2
- Service Area 3
- Service Area 4
- Service Area 5
- Service Area 6
- Service Area 7
- ETJ Limits
- Floodplain
- Railroad
- Roads
- RR Grade Separated Crossings
- RR At Grade Crossings
- Widening
- New Build
- Complete
- Outside City Limits/Other
- OCL-New Build
- DNT
- Intersection Improvements

0 0.5 1 Miles



Roadway Impact Fee - Service Area 3

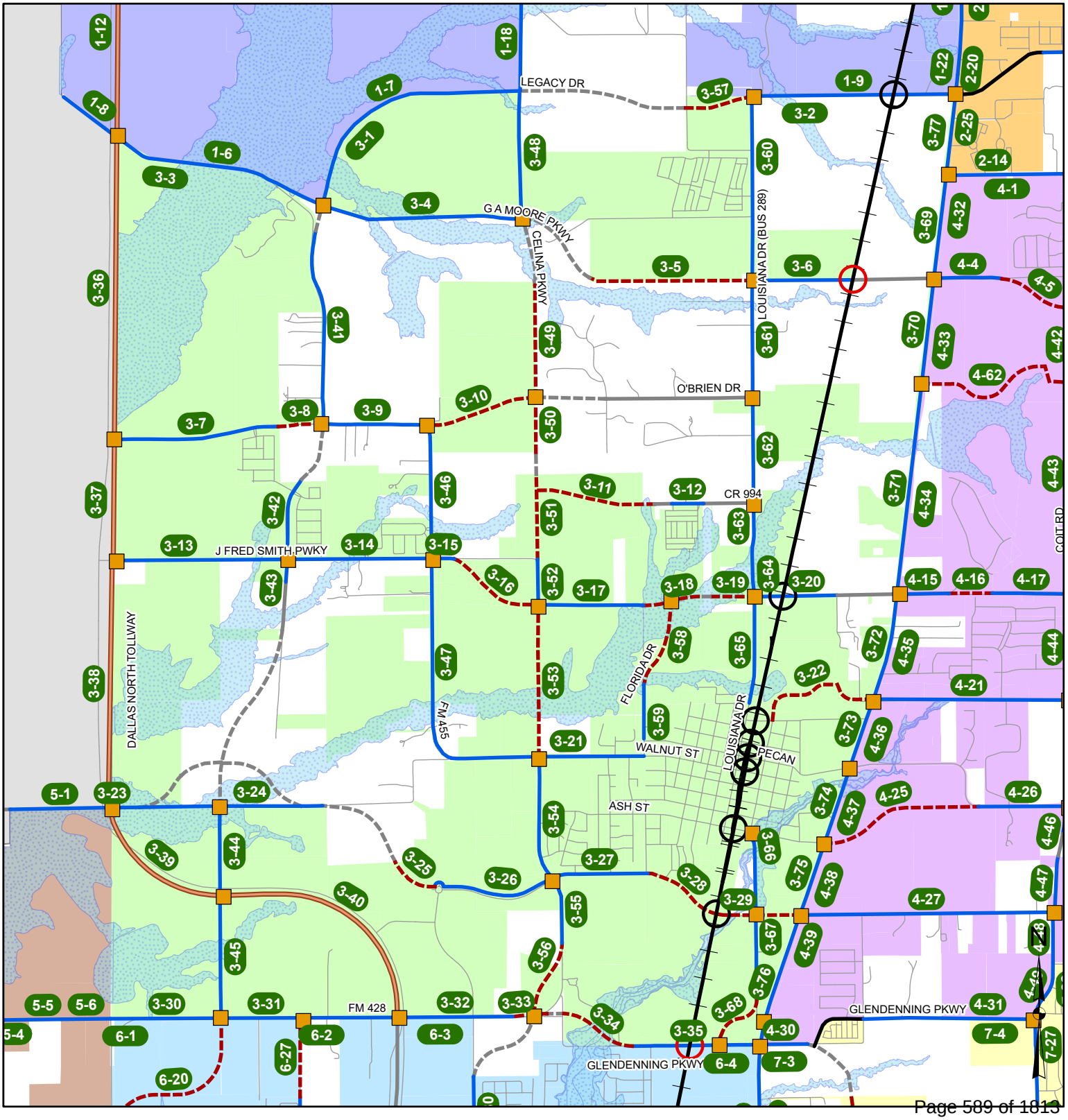
Source: Kimley-Horn, 2024

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Legend

- Service Area 1
- Service Area 2
- Service Area 3
- Service Area 4
- Service Area 5
- Service Area 6
- Service Area 7
- ETJ Limits
- Floodplain
- Railroad
- Roads
- RR Grade Separated Crossings
- RR At Grade Crossings
- Widening
- New Build
- Complete
- Outside City Limits/Other
- OCL-New Build
- DNT
- Intersection Improvements

0 0.5 1 Miles



Roadway Impact Fee - Service Area 4

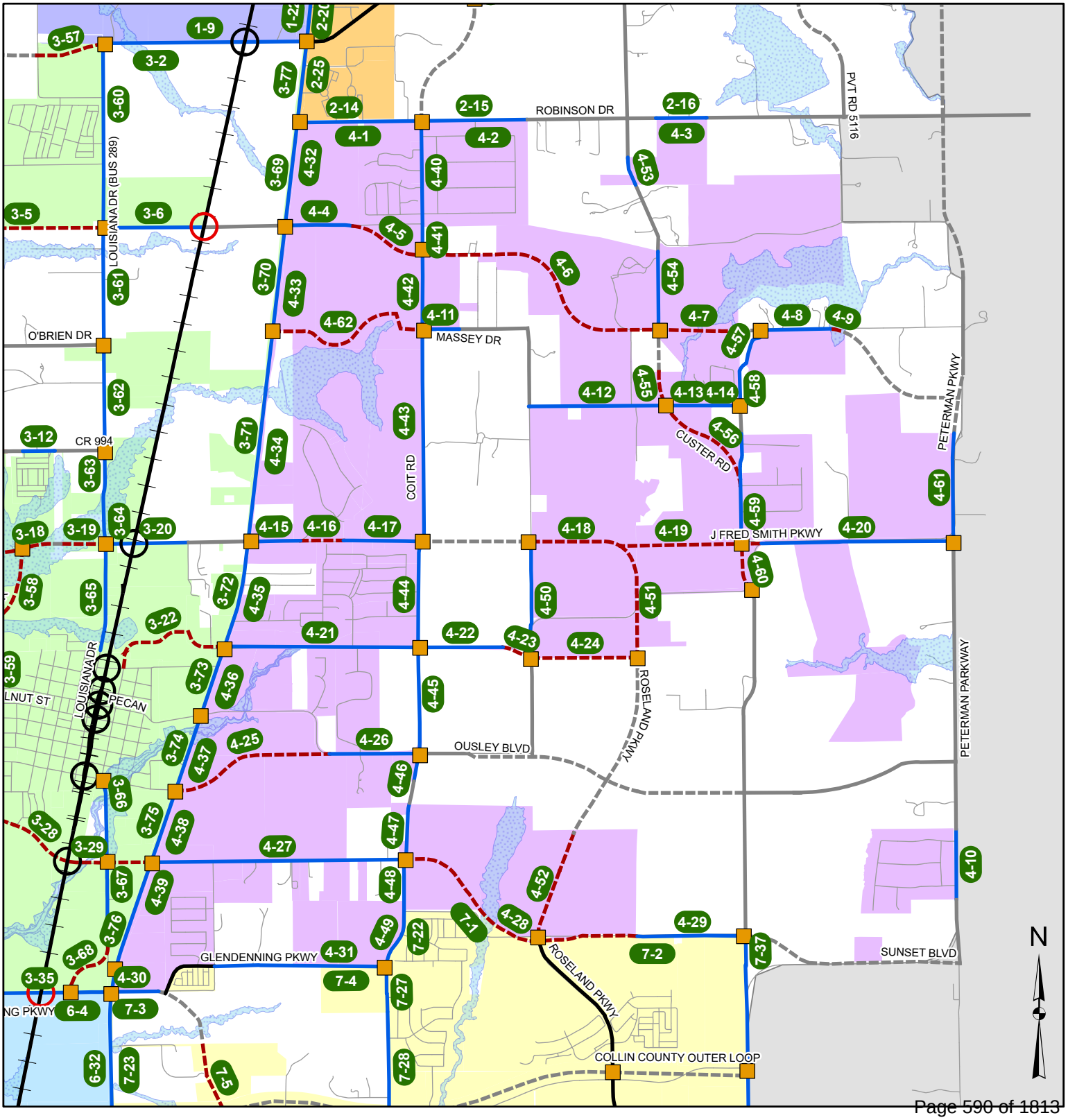
Source: Kimley-Horn, 2024

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Legend

- Service Area 1
- Service Area 2
- Service Area 3
- Service Area 4
- Service Area 5
- Service Area 6
- Service Area 7
- ETJ Limits
- Floodplain
- Railroad
- Roads
- RR Grade Separated Crossings
- RR At Grade Crossings
- Widening
- New Build
- Complete
- Outside City Limits/Other
- OCL-New Build
- DNT
- Intersection Improvements

0 0.5 1 Miles



Roadway Impact Fee - Service Area 5

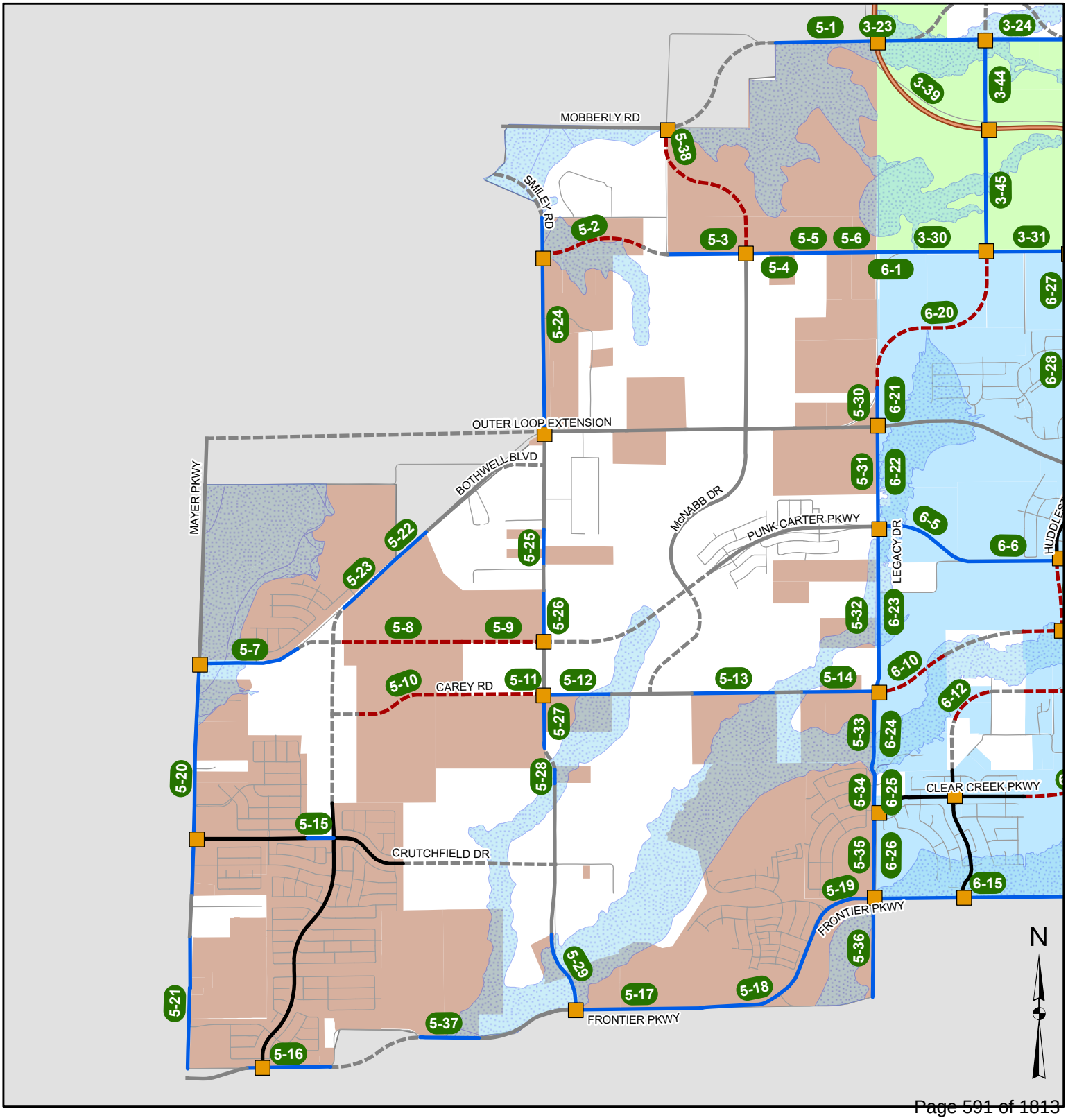
Source: Kimley-Horn, 2024

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Legend

- Service Area 1
- Service Area 2
- Service Area 3
- Service Area 4
- Service Area 5
- Service Area 6
- Service Area 7
- ETJ Limits
- Floodplain
- Railroad
- Roads
- RR Grade Separated Crossings
- RR At Grade Crossings
- Widening
- New Build
- Complete
- Outside City Limits/Other
- OCL-New Build
- DNT
- Intersection Improvements

0 0.5 1 Miles



Roadway Impact Fee - Service Area 6

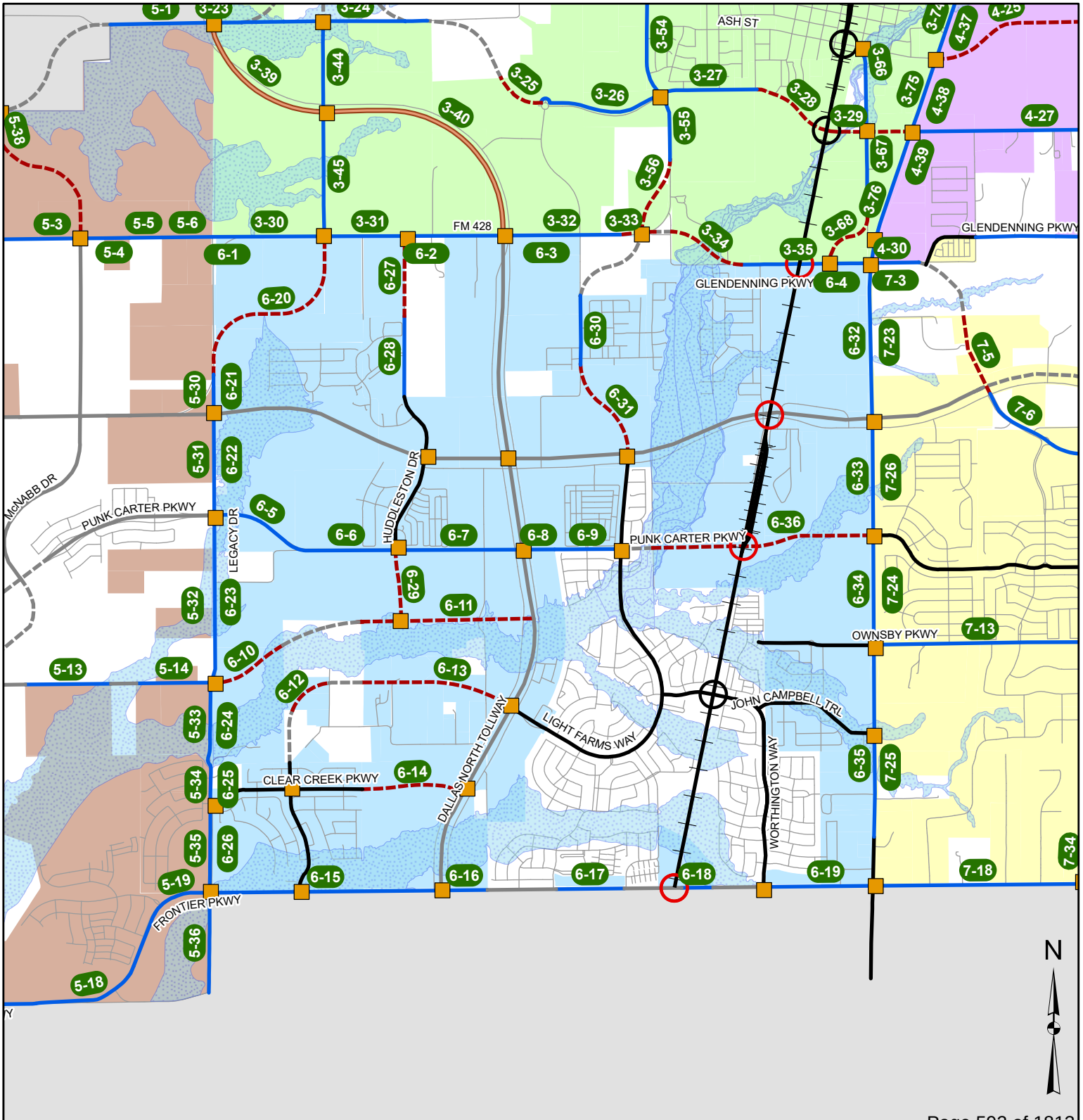
Source: Kimley-Horn, 2024

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Legend

- Service Area 1
- Service Area 2
- Service Area 3
- Service Area 4
- Service Area 5
- Service Area 6
- Service Area 7
- ETJ Limits
- Floodplain
- Railroad
- Roads
- RR Grade Separated Crossings
- RR At Grade Crossings
- Widening
- New Build
- Complete
- Outside City Limits/Other
- OCL-New Build
- DNT
- Intersection Improvements

0 0.5 1 Miles



Roadway Impact Fee - Service Area 7

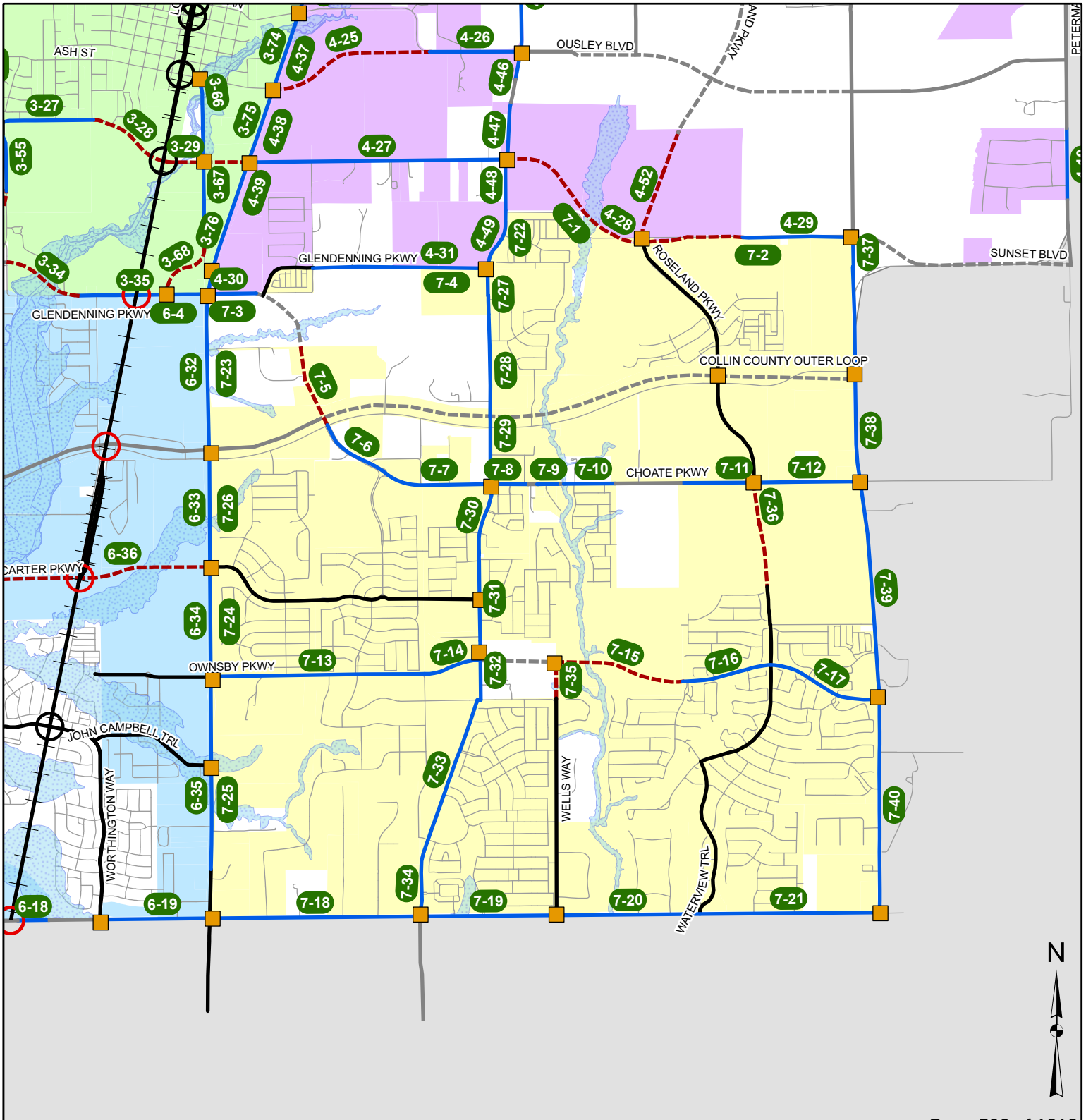
Source: Kimley-Horn, 2024

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Legend

- Service Area 1
- Service Area 2
- Service Area 3
- Service Area 4
- Service Area 5
- Service Area 6
- Service Area 7
- ETJ Limits
- Floodplain
- Railroad
- Roads
- RR Grade Separated Crossings
- RR At Grade Crossings
- Widening
- New Build
- Complete
- Outside City Limits/Other
- OCL-New Build
- DNT
- Intersection Improvements

0 0.5 1 Miles



4. METHODOLOGY FOR ROADWAY IMPACT FEES

A. SERVICE AREAS

The service areas used in the 2024 Roadway Impact Fee Update are shown in the previously referenced Exhibit 1. These service areas cover the entire corporate boundary of the City of Celina. Chapter 395 of the Texas Local Government Code specifies that "the service area is limited to an area within the corporate boundaries of the political subdivision and shall not exceed six miles. This resulted in the creation of seven service areas in the City of Celina.

B. SERVICE UNITS

The "service unit" is a measure of consumption or use of the roadway facilities by new development. In other words, it is the measure of supply and demand for roads in the City. For transportation purposes, the service unit is defined as a vehicle-mile. On the supply side, this is a lane-mile of a thoroughfare street. On the demand side, this is a vehicle-trip of one-mile in length. The application of this unit as an estimate of either supply or demand is based on travel during the afternoon peak hour of traffic. This time period is commonly used as the basis for transportation planning and the estimation of trips created by new development.

Another aspect of the service unit is the service volume that is provided (supplied) by a lane-mile of roadway facility. This number, also referred to as capacity, is a function of the facility type, facility configuration, number of lanes, and level of service. Below is the definition for vehicle-mile.

Vehicle-Mile: The capacity consumed in a single lane in the PM peak hour by a vehicle making a trip one mile in length.

Total Vehicle-Miles of Supply: Based on the total length (miles), number of lanes, and capacity (vehicles per hour) provided by the Celina Master Thoroughfare Plan.

Total Vehicle-Miles of Demand: Based on the 10-year growth projections. The demand is equal to PM Trip Rate (trips) * Trip Length (miles).

The hourly service volumes used in the Roadway Impact Fee Update are based upon Thoroughfare Capacity Criteria published by NCTCOG and applied to the City of Celina. Table 10 shows the service volumes as a function of the proposed facility type and Table 11 shows the service volumes as a function of the existing facility type.

Table 10. Level of Use for Proposed Facilities
(used in Appendix B – CIP Units of Supply)

Proposed Roadway Type (MTP Classifications)	Median Configuration	Hourly Vehicle-Mile Capacity per Lane-Mile of Roadway Facility
P6D – Primary Arterial	Divided	750
M4D – Minor Arterial	Divided	650
C2U – Collector	Undivided	475

Table 11. Level of Use for Existing Facilities
(used in Appendix C – Existing Facilities Inventory)

Existing Roadway Type	Description	Hourly Vehicle-Mile Capacity per Lane-Mile of Roadway Facility
1W	One-Way Section	525
2UD-G	Rural Cross-Section (i.e. gravel, dirt, etc.)	150
2UD	Two lanes undivided	475
2D	Two lanes undivided with curb and gutter	525
4D	Four lanes divided	650
XX	New Roadway – not yet built	-

C. Cost of the CIP

The costs that may be included in the cost per service unit are all of the implementation costs for the Roadway Impact Fee Update, as well as project costs for arterial system elements

within the Capital Improvement Plan. Chapter 395 of the Texas Local Government Code specifies that the allowable costs are "…including and limited to the:

1. Construction contract price;
2. Surveying and engineering fees;
3. Land acquisition costs, including land purchases, court awards and costs, attorney's fees, and expert witness fees; and
4. Fees actually paid or contracted to be paid to an independent qualified engineer or financial consultant preparing or updating the Capital Improvement Plan who is not an employee of the political subdivision."

The engineer's opinion of the probable costs of the projects in the CIP is based, in part, on the calculation of a unit cost of construction. This means that a cost per linear foot of roadway is calculated based on an average price for the various components of roadway construction. This allows the probable cost to be determined by the type of facility being constructed, the number of lanes, and the length of the project. The costs for location-specific items such as bridges, highway ramps, drainage structures, and any other special components are added to each project as appropriate. In addition, projects by the State and Collin County in which the City plans to contribute a portion of the total project cost have been included in the CIP as lump sum costs. The following is a detailed description of the costing worksheet/methodology for the Roadway Impact Fee CIP.

1) Overview of Roadway Impact Fee CIP Costing Worksheets

For each project a specific costing worksheet was developed (see Appendix A). Each worksheet contained the following four main components:

- Project Information,
- Construction Pay Items,
- Construction Component Allowances and
- Summary of Costs and Allowances

An example costing sheet showing these four components is provided below:

Project Information

Construction Pay Items

Construction Component Allowances

Summary of Costs and Allowances

City of Celina
2024 Roadway Impact Fee
Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.
updated: 9/24/2024

Project Information:	Description:	Project No. 1-1
Name:	MARILEE RD	This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.
Limits:	DALLAS NORTH TOLLWAY TO 6665 FT EAST OF DNT	
Impact Fee Class:	P6D	
Existing Lanes:	2UD	
Length (lf):	6,665	
Service Area(s):	1	

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	20,736	cy	$ 15.00	$ 311,033
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	41,471	sy	$ 15.00	$ 622,067
304	10" Concrete Pavement w/ 6" Curb	37,028	sy	$ 90.00	$ 3,332,500
404	4" Topsoil	27,401	sy	$ 5.00	$ 137,003
504	5" Concrete Sidewalk	133,300	sf	$ 7.00	$ 933,100
604	Moisture Conditioning	41,471	sy	$ 15.00	$ 622,067
704	Street Lighting	6,665	lf	$ 160.00	$ 1,066,400
				Paving Construction Cost Subtotal:	**$ 7,024,169**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 561,934
√	Traffic Control	Construction Phase Traffic Control	3%	$ 210,725
√	Pavement Markings/Signs		4%	$ 280,967
√	Roadway Drainage	Standard Internal System	25%	$ 1,756,042
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$2,381,190	$ 2,381,190
√	Water	Minor Adjustments	5%	$ 351,208
√	Sewer	Minor Adjustments	2%	$ 140,483
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 421,450
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 6,104,000**

Paving and Allowance Subtotal:		**$ 13,128,169**
Construction Contingency:	15%	$ 1,969,225
Annual Inflation (5 Years):	4%	$ 3,270,894
Construction Cost TOTAL:		**$ 18,369,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 18,369,000**
Engineering/Survey/Testing:		18%	$ 3,306,420
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,836,900
		Impact Fee Project Cost TOTAL:	**$ 23,512,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.
The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.

2) Project Information

In order to correctly estimate the cost of a roadway project, several attributes are first identified:

- Project Number – Identifies each project with a corresponding number. The corresponding number does not represent any prioritizations and is used only to identify projects
- Name – A unique identifier for each project
- Limits – Represents the beginning and ending location for each project
- Impact Fee Class – The costing class to be used in the analysis. The impact fee class provides the width for the various elements in the roadway. The construction costs are variable, based on the proposed Thoroughfare Plan classification of the roadway.
    - Partial Road Projects – Various roadways in the City have been partially constructed to their ultimate lane configuration and require only a partial construction to be completed.
        - (1/2) – Two of the ultimate four lanes are to be constructed, two lanes are currently built
        - (1/3) – Two of the ultimate six lanes are to be constructed, four lanes are currently built
- Existing Lanes – The existing lane configuration of the project. See Table 12 for abbreviation definitions.
- Length (ft) – The distance measured in feet that is used to cost out the project
- Service Area(s) – Represents the service area(s) where the project is located
- Description – Used to describe the project type assumed in the costing such as a widening or reconstruction

3) Construction Pay items

A typical roadway project consists of several costs, including the following: planning, survey, design engineering, permitting, right-of way acquisition, construction and inspection. While the construction cost component of a project may contain approximately 100 various pay items, a simplified approach was used for developing the conceptual level project costs. Each new project's construction cost was divided into three cost components: roadway construction

cost, major construction component allowances, and summary of cost and allowances. The roadway construction components consist of the following pay items:

- Street excavation,
- Lime stabilization,
- Concrete pavement,
- Topsoil,
- Sidewalks,
- Moisture Conditioning, and
- Street Lighting.

4) Summary of Cost and Allowances

To determine the total Impact Fee Project Cost, 18% of the construction cost total is added for engineering, surveying, and testing. Another 20% of the construction cost total is added for ROW/easement acquisition for new projects. This percentage is reduced to 10% where the roadway already exists.

5) Construction Component Allowances

A percentage of the paving construction cost is allotted for various major construction component allowances, as appropriate. These allowances include traffic control, pavement markings and signage, roadway drainage, minor water and sewer adjustments, landscaping and irrigation. These allowance percentages are also based on historical data.

In addition, lump sum dollar allowances are provided for special drainage structures, and railroad crossings. The paving and allowance subtotal is given a 15% contingency. An additional 8% of the construction cost total is added for preparation of right-of-way (ROW).

Tables 12-18 comprise the CIP project list for the City of Celina with conceptual level project cost projections. Detailed cost projections and methodology used for each individual project have been provided to the City. It should be noted that these tables reflect only conceptual-level opinions or assumptions regarding the portions of future project costs that are potentially recoverable through impact fees. Actual costs of construction are likely to change with time and are dependent on market and economic conditions that cannot be precisely

predicted at this time. For projects which border the ETJ or another service area, only a percentage of that cost is assumed to be attributable to that service area. These percentages are shown in the "% in Service Area" column of Tables 12-18. The resulting "Cost in Service Area" column shows the cost attributable to the service area.

This CIP created for the City of Celina introduces a list of projects for which an impact fee funding program can be established. This is different from a City's construction CIP, which provides a broad list of capital projects for which the City is committed to building. The cost projections utilized in this study should not be utilized for the City's building program or construction CIP.

Table 12. 10-Year Capital Improvement Plan for Roadway Impact Fees
with Conceptual Level Project Cost Projections – Service Area 1

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
1-1	P6D	MARILEE RD	DALLAS NORTH TOLLWAY TO 6665 FT EAST OF DNT	1.26	50%	$ 23,512,000	$ 11,756,000
1-2	P6D	MARILEE RD	CELINA PKWY TO CASHON CIR	1.14	50%	$ 51,205,000	$ 25,602,500
1-3	P6D	MARILEE RD	CASHON CIR- W ENTRANCE TO CASHON CIR- E ENTRANCE	0.79	50%	$ 12,115,000	$ 6,057,500
1-4	P6D	MARILEE RD	CASHON CIR TO PRESTON RD	0.57	50%	$ 10,915,000	$ 5,457,500
1-5	C2U	CASHON CIR	MARILEE @ CASHON W TO MARILEE @ CASHON E	1.28	100%	$ 15,902,000	$ 15,902,000
1-6, 3-3	P6D	G A MOORE PKWY (FM 455)	DALLAS NORTH TOLLWAY TO LEGACY DR	1.05	50%	$ 19,734,500	$ 9,867,250
1-7, 3-1	P6D (1/2)	LEGACY DR	GA MOORE PKWY TO CELINA PKWY	1.25	50%	$ 16,017,000	$ 8,008,500
1-8	P6D	G A MOORE PKWY (FM 455)	RILEY RD TO DALLAS NORTH TOLLWAY	0.32	50%	$ 2,418,500	$ 1,209,250
1-9, 3-2	M4D (1/2)	LEGACY DR (BUS 289)	LOUISIANA TO PRESTON RD	0.97	50%	$ 6,696,500	$ 3,348,250
1-10	DNT	DALLAS NORTH TOLLWAY	MARILEE RD TO 1433.2 FT N OF RAZOR DR	1.31	100%	$ 3,127,000	$ 3,127,000
1-11	DNT	DALLAS NORTH TOLLWAY	1433.2 FT N OF RAZOR DR TO RAZOR DR	0.28	100%	$ 657,000	$ 657,000
1-12	DNT	DALLAS NORTH TOLLWAY	RAZOR DR TO GA MOORE PKWY	0.99	100%	$ 2,360,000	$ 2,360,000
1-13	P6D	CELINA PKWY	MARILEE RD TO 2720 FT S OF MARILEE RD	0.52	50%	$ 7,855,000	$ 3,927,500
1-14	P6D	CELINA PKWY	MARILEE RD TO CR 58	0.55	100%	$ 41,008,000	$ 41,008,000
1-15	P6D (1/2)	CELINA PKWY	CR 58 TO ANGEL AVE	0.31	100%	$ 2,703,000	$ 2,703,000
1-16	P6D (1/2)	CELINA PKWY	ANGEL AVE TO STELZER PKWY	0.43	50%	$ 3,721,000	$ 1,860,500
1-17	P6D (1/2)	CELINA PKWY	CR 58 TO STELZER PKWY	0.12	100%	$ 1,059,000	$ 1,059,000
1-18	P6D (1/2)	CELINA PKWY	LEGACY DR TO CR 58	0.47	50%	$ 8,635,000	$ 4,317,500
1-19, 2-17	P6D	PRESTON RD (SH 289)	MARILEE RD TO STALLCUP BLVD	0.76	50%	$ 5,985,500	$ 2,992,750
1-20, 2-18	P6D	PRESTON RD (SH 289)	STALLCUP BLVD TO CARL DARNALL PKWY	0.74	50%	$ 5,653,000	$ 2,826,500
1-21, 2-19	P6D	PRESTON RD (SH 289)	CARL DARNALL PKWY TO 493.7 FT NORTH OF LEGACY	0.76	50%	$ 5,761,500	$ 2,880,750
1-22, 2-20	P6D (1/3)	PRESTON RD (SH 289)	494.2 FT NORTH OF LEGACY TO LEGACY DR	0.09	50%	$ 267,000	$ 133,500
	Int. Improvements		CR 10 & Marilee Road		25%	$ 1,800,000	$ 450,000
	Int. Improvements		Oklahoma Dr & Legacy Dr		50%	$ 750,000	$ 375,000
	Int. Improvements		Legacy Dr & GA Moore Parkway		25%	$ 750,000	$ 187,500
	Int. Improvements		CR 10 & GA Moore Pkwy		50%	$ 1,800,000	$ 900,000
	Int. Improvements		Preston Rd & Marilee Rd		25%	$ 1,800,000	$ 450,000
	Int. Improvements		Preston Rd & Stallcup Blvd		50%	$ 750,000	$ 375,000
	Int. Improvements		Preston Rd & SA2_RD1		50%	$ 1,800,000	$ 900,000
	Int. Improvements		Preston Rd & Legacy Dr		25%	$ 1,050,000	$ 262,500
	Int. Improvements		Preston Rd & Carl Darnall Pkwy		25%	$ 900,000	$ 225,000
	Int. Improvements		Marilee Rd & Cashon Cir E		50%	$ 750,000	$ 375,000
	Int. Improvements		Marilee Rd & Cashon Cir W		50%	$ 750,000	$ 375,000
						Service Area Project Cost Subtotal	$ 161,936,750
						2024 Roadway Impact Fee Study Cost Per Service Area	$ 31,429
						Total Cost in SERVICE AREA 1	$ 161,968,179

Notes:

a. The planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.
b. The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.
c. The project cost total within Service Area may differ from the total shown in the Summary sheets contained within Appendix A due to some projects that are split between City limits and ETJ.

Table 13. 10-Year Capital Improvement Plan for Roadway Impact Fees
with Conceptual Level Project Cost Projections – Service Area 2

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
2-1	P6D	MARILEE RD	PRESTON RD TO HUFFINES BLVD	0.63	50%	$ 9,617,000	$ 4,808,500
2-2	P6D	MARILEE RD	HUFFINES BLVD TO 1780 FT OF HUFFINES	0.34	50%	$ 5,140,000	$ 2,570,000
2-3	M4D	STALLCUP BLVD	PRESTON RD TO WATERFRONT BLVD	0.45	100%	$ 7,700,000	$ 7,700,000
2-4	M4D	STALLCUP BLVD	WATERFRONT BLVD TO HUFFINES BLVD	0.48	50%	$ 8,270,000	$ 4,135,000
2-5	M4D	STALLCUP BLVD	HUFFINES BLVD TO CUSTER RD (CR 132)	0.52	100%	$ 13,662,000	$ 13,662,000
2-6	C2U	CR 106	PRESTON RD TO COIT RD	0.5	100%	$ 5,507,000	$ 5,507,000
2-7	C2U	CR 106	COIT RD TO CLARK WAY	0.26	100%	$ 2,916,000	$ 2,916,000
2-8	P6D	CARL DARNALL PKWY	COIT RD TO 875 EAST OF COIT RD	0.17	50%	$ 1,482,000	$ 741,000
2-9	P6D	CARL DARNALL PKWY	875 EAST OF COIT RD TO 220 EAST OF CLARK WAY	0.09	100%	$ 6,043,000	$ 6,043,000
2-10	C2U	CLARK WAY	STALLCUP BLVD TO CR 106	0.49	50%	$ 2,850,000	$ 1,425,000
2-11	C2U	CLARK WAY	CR 106 TO 925 FT S OF CR 106	0.18	50%	$ 2,180,000	$ 1,090,000
2-12	C2U	CLARK WAY	420 FT N OF CARL DARNALL TO CARL DARNALL PKWY	0.08	100%	$ 989,000	$ 989,000
2-13	M4D (1/2)	LEGACY DR	2010 FT WEST OF COIT TO COIT RD	0.38	50%	$ 3,324,000	$ 1,662,000
2-14, 4-1	M4D	ROBINSON DR (CR 134)	PRESTON RD TO COIT RD	0.59	50%	$ 8,968,000	$ 4,484,000
2-15, 4-2	M4D	ROBINSON DR (CR 134)	COIT RD TO 2659.3 FT EAST OF COIT RD	0.5	50%	$ 7,683,000	$ 3,841,500
2-16, 4-3	M4D	ROBINSON DR (CR 134)	800 FT E OF CUSTER RD TO 2080 FT E OF CUSTER RD	0.24	50%	$ 3,697,000	$ 1,848,500
1-19, 2-17	P6D	PRESTON RD (SH 289)	MARILEE RD TO STALLCUP BLVD	0.76	50%	$ 5,985,500	$ 2,992,750
1-20, 2-18	P6D	PRESTON RD (SH 289)	STALLCUP BLVD TO CARL DARNALL PKWY	0.74	50%	$ 5,653,000	$ 2,826,500
1-21, 2-19	P6D	PRESTON RD (SH 289)	CARL DARNALL PKWY TO 493.7 FT NORTH OF LEGACY	0.76	50%	$ 5,761,500	$ 2,880,750
1-22, 2-20	P6D (1/3)	PRESTON RD (SH 289)	494.2 FT NORTH OF LEGACY TO LEGACY DR	0.09	50%	$ 223,500	$ 111,750
2-21	C2U	HUFFINES BLVD	MARILEE RD TO STALLCUP BLVD	0.66	100%	$ 6,103,000	$ 6,103,000
2-22	C2U	COIT RD	CARL DARNALL PKWY TO STALLCUP BLVD	0.12	50%	$ 1,508,000	$ 754,000
2-23	M4D	COIT RD	639.5 S OF CARL DARNALL TO 1437.8 FT NORTH OF LEGACY	0.28	100%	$ 4,787,000	$ 4,787,000
2-24	M4D	COIT RD	1460 FT NORTH OF LEGACY TO LEGACY DR	0.28	100%	$ 4,754,000	$ 4,754,000
2-25, 3-77	P6D	PRESTON RD (SH 289)	LEGACY DR TO ROBINSON DR	0.39	50%	$ 2,953,000	$ 1,476,500
	Int. Improvements		Coit Road & Carl Darnall Pkwy		50%	$ 750,000	$ 375,000
	Int. Improvements		Coit Road & Legacy Dr		25%	$ 750,000	$ 187,500
	Int. Improvements		Preston Rd & Robinson Dr		25%	$ 150,000	$ 37,500
	Int. Improvements		GA Moore Pkwy & Celina Pkwy		100%	$ 750,000	$ 750,000
	Int. Improvements		SA2_Rd1 & SA2_Rd2		25%	$ 450,000	$ 112,500
	Int. Improvements		Carl Darnall Pkwy & SA2_Rd2		100%	$ 750,000	$ 750,000
	Int. Improvements		Marilee Rd & SA2_RD2		50%	$ 750,000	$ 375,000
	Int. Improvements		Stallcup Blvd & SA2_RD2 E		100%	$ 750,000	$ 750,000
	Int. Improvements		Stallcup Blvd & SA2_RD2 W		100%	$ 750,000	$ 750,000
	Int. Improvements		Preston Rd & Marilee Rd		25%	$ 1,800,000	$ 450,000
	Int. Improvements		Preston Rd & Stallcup Blvd		50%	$ 750,000	$ 375,000
	Int. Improvements		Preston Rd & SA2_RD1		50%	$ 1,800,000	$ 900,000
	Int. Improvements		Preston Rd & Legacy Dr		50%	$ 1,050,000	$ 525,000
	Int. Improvements		GA Moore Pkwy & Celina Pkwy		100%	$ 750,000	$ 750,000
	Int. Improvements		Preston Rd & Carl Darnall Pkwy		50%	$ 900,000	$ 450,000
						Service Area Project Cost Subtotal	$ 97,646,250
						2024 Roadway Impact Fee Study Cost Per Service Area	$ 31,429
						Total Cost in SERVICE AREA 2	$ 97,677,679

Notes:

a. The planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.
b. The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.
c. The project cost total within Service Area may differ from the total shown in the Summary sheets contained within Appendix A due to some projects that are split between City limits and ETJ.

Table 14. 10-Year Capital Improvement Plan for Roadway Impact Fees with Conceptual Level Project Cost Projections – Service Area 3

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
1-7, 3-1	P6D (1/2)	LEGACY DR	GA MOORE PKWY TO CELINA PKWY	1.25	50%	$ 16,017,000	$ 8,008,500
1-9, 3-2	M4D	LEGACY DR (BUS 289)	LOUISIANA TO PRESTON RD	0.97	50%	$ 11,428,500	$ 5,714,250
1-6, 3-3	P6D	G A MOORE PKWY (FM 455)	DALLAS NORTH TOLLWAY TO LEGACY DR	1.05	50%	$ 19,734,500	$ 9,867,250
3-4	P6D (1/2)	G A MOORE PKWY	LEGACY DR TO CELINA PKWY	0.96	50%	$ 18,300,000	$ 9,150,000
3-5	P6D	G A MOORE PKWY	4090 FT W OF OKLAHOMA DR TO OKLAHOMA DR	0.77	50%	$ 11,812,000	$ 5,906,000
3-6	P6D	G A MOORE PKWY	LOUISIANA DR TO BNSF RAILROAD	0.48	50%	$ 16,218,000	$ 8,109,000
3-7	M4D (1/2)	O'BRIEN DR	DALLAS NORTH TOLLWAY TO 1110 FT WEST OF LEGACY	0.78	100%	$ 6,836,000	$ 6,836,000
3-8	M4D	O'BRIEN DR	1125 FT WEST OF LEGACY TO LEGACY DR	0.21	50%	$ 3,664,000	$ 1,832,000
3-9	M4D	O'BRIEN DR	LEGACY DR TO FM 455	0.47	100%	$ 7,119,000	$ 7,119,000
3-10	C2U	O'BRIEN DR	FM 455 TO CELINA PKWY	0.56	100%	$ 6,986,000	$ 6,986,000
3-11	C2U	CR 994	COX LN TO 1280 FT EAST OF COX LN	0.24	100%	$ 3,498,000	$ 3,498,000
3-12	C2U	CR 994	1566 FT E OF COX LN TO 1606 FT E OF COX LN	0.15	50%	$ 1,693,000	$ 846,500
3-13	P6D (1/2)	J FRED SMITH PKWY	DALLAS NORTH TOLLWAY TO LEGACY DR	0.83	100%	$ 7,698,000	$ 7,698,000
3-14	P6D	J FRED SMITH PKWY	LEGACY DR TO FM 455	0.68	50%	$ 12,631,000	$ 6,315,500
3-15	P6D	J FRED SMITH PKWY	FM 455 TO 575 FT EAST OF FM 455	0.11	100%	$ 1,661,000	$ 1,661,000
3-16	P6D	J FRED SMITH PKWY	575 FT EAST OF FM 455 TO CELINA PKWY	0.48	100%	$ 8,172,000	$ 8,172,000
3-17	P6D	J FRED SMITH PKWY	CELINA PKWY TO FLORIDA DR	0.5	100%	$ 7,610,000	$ 7,610,000
3-18	P6D	J FRED SMITH PKWY	CR 57 TO 701 FT EAST OF CR 57	0.29	100%	$ 47,428,000	$ 47,428,000
3-19	P6D	J FRED SMITH PKWY	LOUISIANA TO 2084.4 FT W OF LOUISIANA	0.2	100%	$ 18,989,000	$ 18,989,000
3-20	P6D	J FRED SMITH PKWY	OKLAHOMA DR TO 1430 FT W OF PRESTON	0.39	50%	$ 7,813,000	$ 3,906,500
3-21	M4D	WALNUT ST (FM 455)	FM 455 TO FLORIDA	0.91	100%	$ 13,948,000	$ 13,948,000
3-22	C2U	OKLAHOMA DR	MALONE TO PRESTON RD	0.62	100%	$ 7,658,000	$ 7,658,000
3-23	P6D	MOBBERLY RD	DALLAS NORTH TOLLWAY TO 1715 FT EAST OF DNT	0.32	100%	$ 29,952,000	$ 29,952,000
3-24	P6D	MOBBERLY RD	1715 FT EAST OF DNT TO 2575 FT EAST OF LEGACY	0.67	50%	$ 33,766,000	$ 16,883,000
3-25	M4D	MOBBERLY CONNECTOR	1240 FT WEST OF RANCH RD TO RANCH RD	0.23	100%	$ 4,038,000	$ 4,038,000
3-26	M4D (1/2)	SUNSET BLVD	RANCH RD TO CELINA PKWY	0.61	100%	$ 5,283,000	$ 5,283,000
3-27	M4D (1/2)	SUNSET BLVD	CELINA PKWY TO S UTAH DR	0.45	100%	$ 3,968,000	$ 3,968,000
3-28	M4D	SUNSET BLVD	S UTAH DR TO BNSF RAILWAY	0.39	100%	$ 7,625,000	$ 7,625,000
3-29	M4D	SUNSET BLVD	BNSF RAILWAY TO PRESTON RD	0.4	100%	$ 9,235,000	$ 9,235,000
3-30, 6-1	P6D	FM 428	LEGACY DR TO DENTON COUNTY LINE	0.52	50%	$ 3,993,000	$ 1,996,500
3-31, 6-2	P6D	FM 428	LEGACY DR TO DALLAS NORTH TOLLWAY	0.84	50%	$ 6,368,000	$ 3,184,000
3-32, 6-3	P6D	FM 428	DALLAS NORTH TOLLWAY TO 800 FT WEST OF CR 55	0.55	50%	$ 4,202,000	$ 2,101,000
3-33	P6D	GLENDENNING PKWY	552 FT WEST OF CR 55 TO FM 428	0.16	100%	$ 2,719,000	$ 2,719,000
3-34	P6D	GLENDENNING PKWY	GLENDENNING PKWY TO CR 55	0.37	100%	$ 19,000,000	$ 19,000,000
3-35, 6-4	P6D	GLENDENNING PKWY	PRESTON RD TO OLD CELINA CEMETERY	0.61	50%	$ 18,254,000	$ 9,127,000
3-36	DNT	DALLAS NORTH TOLLWAY	GA MOORE PKWY TO O'BRIEN DR	1.43	100%	$ 3,416,000	$ 3,416,000
3-37	DNT	DALLAS NORTH TOLLWAY	O'BRIEN DR TO J FRED SMITH PKWY	0.58	100%	$ 1,376,000	$ 1,376,000
3-38	DNT	DALLAS NORTH TOLLWAY	J FRED SMITH PKWY TO MOBBERLY RD	1.16	100%	$ 2,771,000	$ 2,771,000
3-39	DNT	DALLAS NORTH TOLLWAY	COUNTY LINE TO LEGACY DR	0.72	100%	$ 1,718,000	$ 1,718,000
3-40	DNT	DALLAS NORTH TOLLWAY	LEGACY DR TO GLENDENNING PKWY	1.19	100%	$ 2,839,000	$ 2,839,000
3-41	P6D	LEGACY DR (FM 455)	650 FT S OF GA MOORE PKWY TO O'BRIEN DR	0.93	100%	$ 7,068,000	$ 7,068,000
3-42	P6D (1/2)	LEGACY DR	1500 FT S OF O'BRIEN DR TO J FRED SMITH PKWY	0.4	100%	$ 3,497,000	$ 3,497,000
3-43	P6D	LEGACY DR	J FRED SMITH PKWY TO 555 FT SOUTH OF J FRED	0.11	50%	$ 1,604,000	$ 802,000
3-44	P6D	LEGACY DR	MOBBERLY RD TO DALLAS NORTH TOLLWAY	0.42	100%	$ 13,750,000	$ 13,750,000
3-45	P6D	LEGACY DR	MOBBERLY RD TO GLENDENNING PKWY	0.58	100%	$ 15,704,000	$ 15,704,000
3-46	M4D	FM 455	O'BRIEN DR TO J FRED SMITH PKWY	0.65	100%	$ 6,805,000	$ 6,805,000
3-47	M4D	FM 455	J FRED SMITH PKWY TO WALNUT ST	0.98	100%	$ 11,296,000	$ 11,296,000
3-48	P6D (1/2)	CELINA PKWY	LEGACY DR TO GA MOORE PKWY	0.58	100%	$ 5,540,000	$ 5,540,000
3-49	P6D	CELINA PKWY	1735 FT S OF G A MOORE TO O'BRIEN DR	0.55	50%	$ 9,427,000	$ 4,713,500
3-50	P6D	CELINA PKWY	O'BRIEN DR TO 1385 FT S OF O'BRIEN DR	0.26	50%	$ 4,510,000	$ 2,255,000
3-51	P6D	CELINA PKWY	CR 57 TO 2125 FT N OF CR 57	0.4	100%	$ 6,919,000	$ 6,919,000
3-52	P6D	CELINA PKWY	CR 57 TO J FRED SMITH PKWY	0.22	100%	$ 3,292,000	$ 3,292,000
3-53	P6D	CELINA PKWY	J FRED SMITH PKWY TO WALNUT ST (FM 455)	0.72	100%	$ 23,884,000	$ 23,884,000
3-54	P6D	FM 428	WALNUT ST (FM 455) TO SUNSET BLVD	0.59	100%	$ 4,526,500	$ 4,526,500
3-55	P6D	FM 428	SUNSET BLVD TO 150 FT N OF CR 55	0.32	100%	$ 2,418,500	$ 2,418,500
3-56	P6D	CELINA PKWY	SUNSET BLVD TO 150 FT N OF FM 428	0.37	100%	$ 3,183,000	$ 3,183,000
3-57	P6D	LEGACY DR	1690 FT W OF LOUISIANA DR (BUS 289) TO LOUISIANA DR (BUS 289)	0.32	100%	$ 5,503,000	$ 5,503,000
3-58	C2U	FLORIDA DR	FLORIDA TO J FRED SMITH	0.42	100%	$ 13,073,000	$ 13,073,000
3-59	C2U	FLORIDA DR	300 FT N OF MULBERRY CT TO PECAN ST	0.26	100%	$ 2,853,000	$ 2,853,000
3-60	P6D	LOUISIANA DR (BUS 289)	LEGACY DR TO GA MOORE PKWY	0.87	100%	$ 6,663,500	$ 6,663,500
3-61	P6D	LOUISIANA DR (BUS 289)	GA MOORE PKWY TO O'BRIEN	0.55	100%	$ 4,447,500	$ 4,447,500
3-62	P6D	LOUISIANA DR (BUS 289)	CR 994 TO O'BRIEN DR	0.5	100%	$ 3,819,500	$ 3,819,500
3-63	P6D	LOUISIANA DR (BUS 289)	CR 994 TO 1045 FT SOUTH OF CR 994	0.2	50%	$ 1,509,000	$ 754,500
3-64	P6D	LOUISIANA DR (BUS 289)	1045 FT SOUTH OF CR 994 TO J FRED SMITH PKWY	0.25	100%	$ 9,972,500	$ 9,972,500
3-65	P6D	LOUISIANA DR (BUS 289)	J FRED SMITH PKWY TO 260 FT NORTH OF POPLAR	0.51	100%	$ 5,693,500	$ 5,693,500
3-66	C2U	OKLAHOMA DR (BUS 289)	ASH ST TO SUNSET BLVD	0.4	100%	$ 2,718,500	$ 2,718,500
3-67	M4D	OKLAHOMA DR (BUS 289)	SUNSET BLVD TO PRESTON RD	0.4	100%	$ 3,069,000	$ 3,069,000
3-68	M4D	OKLAHOMA DR (BUS 289)	GLENDENNING PKWY TO OKLAHOMA DR	0.31	100%	$ 2,629,500	$ 2,629,500
3-69, 4-32	P6D (1/3)	PRESTON RD (SH 289)	ROBINSON DR TO GA MOORE PKWY	0.49	50%	$ 1,172,500	$ 586,250
3-70, 4-33	P6D (1/3)	PRESTON RD (SH 289)	GA MOORE PKWY TO MASSEY DR	0.5	50%	$ 1,202,000	$ 601,000
3-71, 4-34	P6D (1/3)	PRESTON RD (SH 289)	MASSEY DR TO J FRED SMITH PKWY	1	50%	$ 2,391,500	$ 1,195,750
3-72, 4-35	P6D (1/3)	PRESTON RD (SH 289)	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	0.51	50%	$ 1,217,500	$ 608,750
3-73, 4-36	P6D (1/3)	PRESTON RD (SH 289)	LYNN STAMBAUGH PKWY TO FM 455	0.34	50%	$ 818,500	$ 409,250
3-74, 4-37	P6D (1/3)	PRESTON RD (SH 289)	FM 455 TO ASH ST	0.38	50%	$ 2,361,000	$ 1,180,500
3-75, 4-38	P6D (1/3)	PRESTON RD (SH 289)	ASH ST TO SUNSET BLVD	0.36	50%	$ 852,500	$ 426,250
3-76, 4-39	P6D (1/3)	PRESTON RD (SH 289)	SUNSET BLVD TO GLENDENNING PKWY	0.64	50%	$ 1,533,500	$ 766,750
2-25, 3-77	P6D (1/3)	PRESTON RD (SH 289)	LEGACY DR TO ROBINSON DR	0.39	50%	$ 922,000	$ 461,000

Notes:

a. The planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.
b. The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.
c. The project cost total within Service Area may differ from the total shown in the Summary sheets contained within Appendix A due to some projects that are split between City limits and ETJ.

Table 14 Continued. 10-Year Capital Improvement Plan for Roadway Impact Fees
with Conceptual Level Project Cost Projections – Service Area 3

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
	Int. Improvements		FM 455 & O'Brien Dr		100%	$ 750,000	$ 750,000
	Int. Improvements		FM 455 & J Fred Smith Pkwy		100%	$ 750,000	$ 750,000
	Int. Improvements		Dallas North Tollway & CR 9		25%	$ 1,800,000	$ 450,000
	Int. Improvements		Legacy Dr & J Fred Smith Pkwy		50%	$ 600,000	$ 300,000
	Int. Improvements		Celina Pkwy & O'Brien Dr		25%	$ 750,000	$ 187,500
	Int. Improvements		Legacy Dr & O'Brien Dr		100%	$ 750,000	$ 750,000
	Int. Improvements		J Fred Smith Pkwy & Celina Pkwy		50%	$ 750,000	$ 375,000
	Int. Improvements		Louisiana Dr & CR 994		100%	$ 750,000	$ 750,000
	Int. Improvements		Louisiana Dr & O'Brien Dr		100%	$ 750,000	$ 750,000
	Int. Improvements		Louisiana Dr & GA Moore Pkwy		100%	$ 750,000	$ 750,000
	Int. Improvements		Louisiana Dr & J Fred Smith Pkwy		100%	$ 750,000	$ 750,000
	Int. Improvements		Dallas North Tollway & Mobberly Rd		50%	$ 1,800,000	$ 900,000
	Int. Improvements		Celina Pkwy & Walnut		50%	$ 750,000	$ 375,000
	Int. Improvements		Celina Pkwy & Sunset Blvd		100%	$ 750,000	$ 750,000
	Int. Improvements		BUS 289 & Sunset Blvd		100%	$ 750,000	$ 750,000
	Int. Improvements		BUS 289 & Ash St		100%	$ 450,000	$ 450,000
	Int. Improvements		Preston Rd & BUS 289		50%	$ 1,050,000	$ 525,000
	Int. Improvements		Preston Rd & Glendenning Pkwy		25%	$ 1,500,000	$ 375,000
	Int. Improvements		Preston Rd & Ash St		50%	$ 1,050,000	$ 525,000
	Int. Improvements		Preston Rd & FM 455		50%	$ 900,000	$ 450,000
	Int. Improvements		Preston Rd & GA Moore Pkwy		50%	$ 1,500,000	$ 750,000
	Int. Improvements		Preston Rd & Massey Dr		100%	$ 600,000	$ 600,000
	Int. Improvements		Preston Rd & Settlers Ridge Rd		50%	$ 1,500,000	$ 750,000
	Int. Improvements		Preston Rd & Lynn Stambaugh Pkwy		50%	$ 1,200,000	$ 600,000
	Int. Improvements		Preston Rd & Sunset Blvd		50%	$ 1,050,000	$ 525,000
	Int. Improvements		Celina Pkwy & Glendenning Pkwy		50%	$ 750,000	$ 375,000
	Int. Improvements		Dallas North Tollway & Glendenning Pkwy		50%	$ 1,650,000	$ 825,000
	Int. Improvements		Glendenning Pkwy & Huddleston Dr		50%	$ 750,000	$ 375,000
	Int. Improvements		Glendenning Pkwy & Legacy Dr		50%	$ 750,000	$ 375,000
	Int. Improvements		Legacy Dr & Dallas North Tollway		100%	$ 1,800,000	$ 1,800,000
	Int. Improvements		Dallas North Tollway & O'Brien Dr		50%	$ 1,500,000	$ 750,000
	Int. Improvements		Florida Dr & J Fred Smith		100%	$ 750,000	$ 750,000
	Int. Improvements		Glendenning Pkwy & Oklahoma Dr		50%	$ 750,000	$ 375,000
	Int. Improvements		Glendenning Pkwy & McNabb Dr		100%	$ 750,000	$ 750,000
	Int. Improvements		Oklahoma Dr & Legacy Dr		50%	$ 750,000	$ 375,000
	Int. Improvements		Legacy Dr & GA Moore Parkway		50%	$ 750,000	$ 375,000
	Int. Improvements		Mobberly Rd & Legacy Dr		200%	$ 600,000	$ 1,200,000
	Int. Improvements		Preston Rd & Massey Dr		50%	$ 750,000	$ 375,000
	Int. Improvements		Preston Rd & Robinson Dr		50%	$ 150,000	$ 75,000
						Service Area Project Cost Subtotal	$ 521,018,500
						2024 Roadway Impact Fee Study Cost Per Service Area	$ 31,429
						Total Cost in SERVICE AREA 3	$ 521,049,929

Notes:

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c. The project cost total within Service Area may differ from the total shown in the Summary sheets contained within Appendix A due to some projects that are split between City limits and ETJ.

Table 15. 10-Year Capital Improvement Plan for Roadway Impact Fees with Conceptual Level Project Cost Projections – Service Area 4

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
2-14, 4-1	M4D	ROBINSON DR (CR 134)	PRESTON RD TO COIT RD	0.59	50%	$ 8,968,000	$ 4,484,000
2-15, 4-2	M4D	ROBINSON DR (CR 134)	COIT RD TO 2659.3 FT EAST OF COIT RD	0.5	50%	$ 7,683,000	$ 3,841,500
2-16, 4-3	M4D	ROBINSON DR (CR 134)	800 FT E OF CUSTER RD TO 2080 FT E OF CUSTER RD	0.24	50%	$ 3,697,000	$ 1,848,500
4-4	P6D	G A MOORE PKWY	PRESTON RD TO COIT RD	0.32	100%	$ 4,924,000	$ 4,924,000
4-5	P6D	G A MOORE PKWY	1680 FT E OF PRESTON RD TO COIT RD	0.37	100%	$ 6,318,000	$ 6,318,000
4-6	P6D	G A MOORE PKWY	COIT RD TO MCILROY DR	1.3	100%	$ 22,270,000	$ 22,270,000
4-7	P6D	G A MOORE PKWY	MCILROY DR TO 2042.6 FT EAST OF MCILROY	0.39	100%	$ 7,142,000	$ 7,142,000
4-8	P6D	G A MOORE PKWY (CR 128)	CUSTER RD TO PETERMAN PARKWAY	0.34	50%	$ 5,242,000	$ 2,621,000
4-9	P6D	G A MOORE PKWY	CUSTER RD TO PETERMAN PARKWAY	0.06	100%	$ 5,750,000	$ 5,750,000
4-10	P6D	PETERMAN PARKWAY	2025 FT NORTH OF CR 170 TO 240 FT NORTH OF CR 170	0.34	50%	$ 5,156,000	$ 2,578,000
4-11	C2U	MASSEY DR (CR 101)	COIT RD TO 927.3 FT EAST OF COIT RD	0.18	50%	$ 1,933,000	$ 966,500
4-12	C2U	CR 130	CR 101 TO CUSTER RD	0.65	100%	$ 7,178,000	$ 7,178,000
4-13	C2U	CR 130	CUSTER RD TO 700 FT E OF MCILROY DR	0.22	100%	$ 2,394,000	$ 2,394,000
4-14	C2U	CR 130	720 FT WEST OF CUSTER RD TO MCILROY RD	0.14	50%	$ 1,505,000	$ 752,500
4-15	P6D	J FRED SMITH PKWY	PRESTON RD TO 1315 FT EAST OF PRESTON	0.25	100%	$ 3,798,000	$ 3,798,000
4-16	P6D	J FRED SMITH PKWY	LAKEVIEW DR TO 1070 E OF LAKEVIEW DR	0.2	100%	$ 3,485,000	$ 3,485,000
4-17	P6D	J FRED SMITH PKWY	1960 FT WEST OF COIT RD TO COIT RD	0.37	100%	$ 5,676,000	$ 5,676,000
4-18	P6D	J FRED SMITH PKWY	CR 101 TO ROSELAND DR	0.42	100%	$ 7,262,000	$ 7,262,000
4-19	P6D	J FRED SMITH PKWY	ROSELAND DR TO CUSTER RD	0.68	100%	$ 11,770,000	$ 11,770,000
4-20	P6D	J FRED SMITH PKWY	CUSTER RD TO PETERMAN PKWY	0.91	100%	$ 13,934,000	$ 13,934,000
4-21	M4D	LYNN STAMBAUGH PKWY	PRESTON RD TO COIT RD	0.92	100%	$ 14,049,000	$ 14,049,000
4-22	M4D	LYNN STAMBAUGH PKWY	COIT RD TO 721.1 FT WEST OF CR 98	0.4	100%	$ 6,152,000	$ 6,152,000
4-23	M4D	LYNN STAMBAUGH PKWY	FM 455 TO CR 98	0.15	100%	$ 2,507,000	$ 2,507,000
4-24	M4D	LYNN STAMBAUGH PKWY	CR 98 TO ROSELAND PKWY	0.51	50%	$ 8,694,000	$ 4,347,000
4-25	P6D	OUSLEY BLVD	PRESTON RD TO FM 455	0.78	100%	$ 13,382,000	$ 13,382,000
4-26	P6D	OUSLEY BLVD (FM 455)	2250 FT EAST OF COIT RD TO COIT RD	0.43	100%	$ 3,249,500	$ 3,249,500
4-27	M4D	SUNSET BLVD	PRESTON RD TO COIT RD	1.2	100%	$ 18,367,000	$ 18,367,000
4-28, 7-1	M4D	SUNSET BLVD	COIT RD TO 2500 FT EAST OF ROSELAND	1.26	50%	$ 29,627,000	$ 14,813,500
4-29, 7-2	M4D	SUNSET BLVD	ROSELAND PKWY TO CUSTER RD	0.52	50%	$ 7,855,000	$ 3,927,500
4-30, 7-3	P6D (1/2)	GLENDENNING PKWY	PRESTON RD TO 1177.8 EAST OF PRESTON RD	0.22	50%	$ 1,952,000	$ 976,000
4-31, 7-4	C2U	GLENDENNING PKWY	KC ROBINSON LN TO COIT RD	0.44	50%	$ 4,859,000	$ 2,429,500
3-69, 4-32	P6D (1/3)	PRESTON RD (SH 289)	ROBINSON DR TO GA MOORE PKWY	0.49	50%	$ 1,172,500	$ 586,250
3-70, 4-33	P6D (1/3)	PRESTON RD (SH 289)	GA MOORE PKWY TO MASSEY DR	0.5	50%	$ 1,202,000	$ 601,000
3-71, 4-34	P6D (1/3)	PRESTON RD (SH 289)	MASSEY DR TO J FRED SMITH PKWY	1	50%	$ 2,391,500	$ 1,195,750
3-72, 4-35	P6D (1/3)	PRESTON RD (SH 289)	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	0.51	50%	$ 1,217,500	$ 608,750
3-73, 4-36	P6D (1/3)	PRESTON RD (SH 289)	LYNN STAMBAUGH PKWY TO FM 455	0.34	50%	$ 818,500	$ 409,250
3-74, 4-37	P6D (1/3)	PRESTON RD (SH 289)	FM 455 TO ASH ST	0.38	50%	$ 2,361,000	$ 1,180,500
3-75, 4-38	P6D (1/3)	PRESTON RD (SH 289)	ASH ST TO SUNSET BLVD	0.36	50%	$ 852,500	$ 426,250
3-76, 4-39	P6D (1/3)	PRESTON RD (SH 289)	SUNSET BLVD TO GLENDENNING PKWY	0.64	50%	$ 1,533,500	$ 766,750
4-40	M4D	COIT RD	ROBINSON DR TO 750 FT N OF GA MOORE PKWY	0.49	100%	$ 7,451,000	$ 7,451,000
4-41	P6D	COIT RD	750 FT N OF GA MOORE PKWY TO GA MOORE PKWY	0.14	50%	$ 2,167,000	$ 1,083,500
4-42	P6D	COIT RD	GA MOORE PKWY TO MASSEY DR	0.36	100%	$ 5,458,000	$ 5,458,000
4-43	P6D	COIT RD	MASSEY DR TO J FRED SMITH PKWY	1.01	50%	$ 15,407,000	$ 7,703,500
4-44	P6D	COIT RD	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	0.5	50%	$ 7,639,000	$ 3,819,500
4-45	P6D	COIT RD	LYNN STAMBAUGH PKWY TO OUSLEY BLVD	0.5	100%	$ 7,683,000	$ 7,683,000
4-46	P6D	COIT RD	OUSLEY BLVD TO 715 FT SOUTH OF OUSLEY	0.14	50%	$ 2,066,000	$ 1,033,000
4-47	P6D	COIT RD	1260 FT SOUTH OF OUSLEY TO SUNSET BLVD	0.27	50%	$ 4,145,000	$ 2,072,500
4-48	P6D	COIT RD	SUNSET BLVD TO CR 92	0.24	50%	$ 3,596,000	$ 1,798,000
4-49, 7-22	P6D (1/2)	COIT RD	GLENDENNING PKWY TO CR 92	0.29	50%	$ 2,538,000	$ 1,269,000
4-50	C2U	CR 101	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	0.54	50%	$ 5,946,000	$ 2,973,000
4-51	M4D	ROSELAND PKWY	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	0.55	100%	$ 9,523,000	$ 9,523,000
4-52	C2U	ROSELAND PKWY	SUNSET BLVD TO 2820 FT N OF SUNSET	0.53	100%	$ 6,643,000	$ 6,643,000
4-53	P6D	CUSTER RD	940 FT S OF ROBINSON DR TO 1665 FT S OF ROBINSON DR	0.14	50%	$ 2,094,000	$ 1,047,000
4-54	P6D	CUSTER RD	GA MOORE PKWY TO 1960 FT N OF GA MOORE	0.37	100%	$ 5,660,000	$ 5,660,000
4-55	P6D	CUSTER RD	1025 FT SOUTH OF GA MOORE TO CR 130	0.16	100%	$ 2,719,000	$ 2,719,000
4-56	P6D	CUSTER RD	CR 130 TO CUSTER RD	0.55	100%	$ 9,427,000	$ 9,427,000
4-57	C2U	MCILROY RD	GA MOORE PKWY TO 1149.6 FT S OF GA MOORE	0.24	50%	$ 2,602,000	$ 1,301,000
4-58	C2U	MCILROY RD	1150 FT S OF GA MOORE TO CR 130	0.17	50%	$ 1,912,000	$ 956,000
4-59	P6D	CUSTER RD	CHURCH ST TO J FRED SMITH PKWY	0.3	100%	$ 4,650,000	$ 4,650,000
4-60	P6D	CUSTER RD	J FRED SMITH PKWY TO 1195 FT S OF J FRED SMITH	0.23	100%	$ 3,892,000	$ 3,892,000
4-61	P6D	PETERMAN PARKWAY	2676.7 FT N OF J FRED TO J FRED SMITH PKWY	0.51	50%	$ 7,740,000	$ 3,870,000
4-62	C2U	MASSEY DR	PRESTON RD TO COIT RD	0.83	100%	$ 10,354,000	$ 10,354,000
	Int. Improvements		Coit Road & Robinson Dr		50%	$ 750,000	$ 375,000
	Int. Improvements		Coit Rd & GA Moore Pkwy		100%	$ 750,000	$ 750,000
	Int. Improvements		Coit Rd & Massey Dr		75%	$ 750,000	$ 562,500
	Int. Improvements		GA Moore Pkwy & McIlroy Dr		100%	$ 750,000	$ 750,000
	Int. Improvements		Coit Rd & J Fred Smith Pkwy		50%	$ 750,000	$ 375,000
	Int. Improvements		J Fred Smith Pkwy & McIlroy Rd-Roseland Pkwy		75%	$ 750,000	$ 562,500
	Int. Improvements		Custer Rd & J Fred Smith Pkwy		25%	$ 1,800,000	$ 450,000
	Int. Improvements		J Fred Smith Pkwy & Peterman Parkway		25%	$ 750,000	$ 187,500
	Int. Improvements		Coit Rd & Lynn Stambaugh Pkwy		25%	$ 750,000	$ 187,500
	Int. Improvements		Lynn Stambaugh Pkwy & Roseland Pkwy		25%	$ 750,000	$ 187,500
	Int. Improvements		Coit Rd & Ousley Blvd		25%	$ 750,000	$ 187,500
	Int. Improvements		Sunset Blvd & Roseland Pkwy		50%	$ 750,000	$ 375,000
	Int. Improvements		Sunset Blvd & Coit Rd		75%	$ 750,000	$ 562,500
	Int. Improvements		Custer Rd & Sunset Blvd		25%	$ 750,000	$ 187,500
	Int. Improvements		Coit Rd & SA4_Rd1		50%	$ 750,000	$ 375,000
	Int. Improvements		SA4_Rd1 & McIlroy Dr		75%	$ 750,000	$ 562,500
	Int. Improvements		SA4_Rd1 & Custer Rd		25%	$ 450,000	$ 112,500
	Int. Improvements		J Fred Smith Pkwy & Custer Rd		100%	$ 750,000	$ 750,000
	Int. Improvements		J Fred Smith Pkwy & SA4_Rd3		50%	$ 750,000	$ 375,000
	Int. Improvements		Lynn Stambaugh Pkwy & Coit Rd		25%	$ 750,000	$ 187,500
	Int. Improvements		Preston Rd & BUS 289		50%	$ 1,050,000	$ 525,000
	Int. Improvements		Preston Rd & Glendenning Pkwy		25%	$ 1,500,000	$ 375,000
	Int. Improvements		Preston Rd & Ash St		50%	$ 1,050,000	$ 525,000
	Int. Improvements		Preston Rd & FM 455		50%	$ 900,000	$ 450,000
	Int. Improvements		Preston Rd & GA Moore Pkwy		50%	$ 1,500,000	$ 750,000
	Int. Improvements		Preston Rd & Settlers Ridge Rd		50%	$ 1,500,000	$ 750,000
	Int. Improvements		Preston Rd & Lynn Stambaugh Pkwy		50%	$ 1,200,000	$ 600,000
	Int. Improvements		Preston Rd & Sunset Blvd		50%	$ 1,050,000	$ 525,000
	Int. Improvements		GA Moore Pkwy & Custer Rd		25%	$ 750,000	$ 187,500
	Int. Improvements		Preston Rd & Massey Dr		50%	$ 750,000	$ 375,000
	Int. Improvements		Preston Rd & Robinson Dr		25%	$ 150,000	$ 37,500
						Service Area Project Cost Subtotal	$ 324,516,000
						2024 Roadway Impact Fee Study Cost Per Service Area	$ 31,429
						Total Cost in SERVICE AREA 4	$ 324,547,429

Notes:

a. The planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.
b. The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.
c. The project cost total within Service Area may differ from the total shown in the Summary sheets contained within Appendix A due to some projects that are split between City limits and ETJ.

Table 16. 10-Year Capital Improvement Plan for Roadway Impact Fees
with Conceptual Level Project Cost Projections – Service Area 5

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
5-1	P6D	MOBBERLY RD	2555 FT WEST OF DNT TO DALLAS NORTH TOLLWAY	0.48	50%	$ 44,142,000	$ 22,071,000
5-2	P6D	GLENDENNING PKWY	SMILEY RD TO 2610 FT EAST OF SMILEY	0.49	100%	$ 23,718,000	$ 23,718,000
5-3	P6D	GLENDENNING PKWY	1965 FT WEST OF MCNABB DR TO MCNABB DR	0.48	50%	$ 7,379,000	$ 3,689,500
5-4	P6D	GLENDENNING PKWY	588.9 FT EAST OF MCNABB TO 1303.3 FT EAST OF MCNABB	0.12	100%	$ 1,806,000	$ 1,806,000
5-5	P6D	GLENDENNING PKWY	1303.3 FT EAST OF MCNABB TO 1213.7 FT W OF CNTY LINE	0.15	50%	$ 2,310,000	$ 1,155,000
5-6	P6D	GLENDENNING PKWY	1240 FT W OF CNTY LINE TO COUNTY LINE	0.23	100%	$ 3,581,000	$ 3,581,000
5-7	P6D	PUNK CARTER PKWY (FM 428)	MAYER PKWY TO BOTHWELL BLVD	0.55	50%	$ 10,459,000	$ 5,229,500
5-8	P6D	PUNK CARTER PKWY	860 FT E OF BOTHWELL BLVD TO 3850 FT E OF BOTHWELL BLV	0.57	100%	$ 9,736,000	$ 9,736,000
5-9	P6D	PUNK CARTER PKWY	3850 FT E OF BOTHWELL BLV TO SMILEY RD	0.38	50%	$ 6,610,000	$ 3,305,000
5-10	C2U	CAREY RD	610 FT E OF BOTHWELL BLVD TO 3395 FT E OF BOTHWELL BLV	0.53	100%	$ 6,562,000	$ 6,562,000
5-11	C2U	CAREY RD	BOTHWELL BLVD TO SMILEY RD	0.38	50%	$ 4,783,000	$ 2,391,500
5-12	C2U	CAREY RD	SMILEY RD TO 945 FT WEST OF MCNABB	0.32	50%	$ 8,518,000	$ 4,259,000
5-13	C2U	CAREY RD	1035 FT EAST OF MCNABB TO 2470 FT WEST OF LEGACY DR	0.4	50%	$ 4,440,000	$ 2,220,000
5-14	C2U	CAREY RD	1865 FT WEST OF LEGACY TO LEGACY DR	0.35	100%	$ 6,017,000	$ 6,017,000
5-15	M4D (1/2)	CRUTCHFIELD DR	665 FT W OF BOTHWELL TO BOTHWELL BLVD	0.13	50%	$ 1,100,000	$ 550,000
5-16	P6D (1/2)	FRONTIER PKWY / PARVIN RD	1500 FT W OF MAYER PKWY (FM 1385) TO 1600 FT E OF BOTHWELL	0.68	50%	$ 5,919,000	$ 2,959,500
5-17	P6D	FRONTIER PKWY	SMILEY RD TO 3150 FT W OF SMILEY RD	0.59	50%	$ 9,053,000	$ 4,526,500
5-18	P6D	FRONTIER PKWY	500 FT S OF WILD TULIP DR TO LEGACY DR	0.52	100%	$ 7,986,000	$ 7,986,000
5-19	P6D	FRONTIER PKWY	LEGACY DR TO 500 FT S OF WILD TULIP DR	0.56	100%	$ 14,373,000	$ 14,373,000
5-20	P6D	MAYER PKWY (FM 1385)	282.6 FT N OF COUNTRYVIEW TO PUNK CARTER PKWY	1.11	50%	$ 12,137,500	$ 6,068,750
5-21	P6D	MAYER PKWY (FM 1385)	3325 FT N OF FRONTIER TO FRONTIER PKWY	0.63	50%	$ 4,801,500	$ 2,400,750
5-22	M4D	BOTHWELL BLVD (FM 428)	1325 FT NE OF MUSTANG TO 2330 FT NE OF MUSTANG	0.2	50%	$ 1,524,000	$ 762,000
5-23	M4D	BOTHWELL BLVD (FM 428)	PUNK CARTER TO SMILEY RD	0.33	100%	$ 2,512,500	$ 2,512,500
5-24	P6D	SMILEY RD	CELINA RD TO OUTER LOOP EXTENSION	1.01	50%	$ 29,052,000	$ 14,526,000
5-25	P6D	SMILEY RD	760 FT S OF MEADOW LN TO 1680 FT S OF MEADOW LN	0.17	50%	$ 2,657,000	$ 1,328,500
5-26	P6D	SMILEY RD	1300 FT N OF PUNK CARTER TO PUNK CARTER PKWY	0.25	50%	$ 3,754,000	$ 1,877,000
5-27	P6D	SMILEY RD	CAREY RD TO 1335 FT SOUTH OF CAREY	0.25	100%	$ 3,855,000	$ 3,855,000
5-28	P6D	SMILEY RD	MERRITT WAY TO 325 FT N OF MERRITT WAY	0.06	100%	$ 5,718,000	$ 5,718,000
5-29	P6D	SMILEY RD	1990 FT N OF FRONTIER TO FRONTIER PKWY	0.39	50%	$ 35,302,000	$ 17,651,000
5-30, 6-21	P6D	LEGACY DR	OUTER LOOP TO 985 FT N OF OUTER LOOP	0.19	50%	$ 2,845,000	$ 1,422,500
5-31, 6-22	P6D	LEGACY DR	OUTER LOOP TO PUNK CARTER PKWY	0.47	50%	$ 7,191,000	$ 3,595,500
5-32, 6-23	P6D	LEGACY DR	PUNK CARTER PKWY TO CAREY RD	0.79	50%	$ 50,248,000	$ 25,124,000
5-33, 6-24	P6D	LEGACY DR	CAREY RD TO 600 FT N OF CLEAR CREEK PKWY	0.39	50%	$ 20,155,000	$ 10,077,500
5-34, 6-25	P6D	LEGACY DR	CLEAR CREEK PKWY TO 600 FT N OF CLEAR CREEK PKWY	0.18	50%	$ 2,715,000	$ 1,357,500
5-35, 6-26	P6D (1/3)	LEGACY DR	CLEAR CREEK PKWY TO FRONTIER PKWY	0.42	50%	$ 1,993,000	$ 996,500
5-36	P6D	LEGACY DR	FRONTIER PKWY TO OLD PARVIN RD	0.46	50%	$ 13,693,000	$ 6,846,500
5-37	P6D	FRONTIER PKWY	1475 FT W OF GOOD HOPE TO GOOD HOPE	0.28	50%	$ 10,877,000	$ 5,438,500
5-38	C2U	McNABB DR	MOBBERLY RD TO GLENDENNING PKWY	0.82	100%	$ 10,154,000	$ 10,154,000
	Int. Improvements		Frontier Pkwy & Legacy Dr		25%	$ 1,800,000	$ 450,000
	Int. Improvements		Legacy Dr & Clear Creek Pkwy		50%	$ 1,200,000	$ 600,000
	Int. Improvements		Legacy Dr & Carey Rd		50%	$ 750,000	$ 375,000
	Int. Improvements		Collin County Outer Loop & Legacy Dr		25%	$ 1,800,000	$ 450,000
	Int. Improvements		Frontier Pkwy & Smiley Rd		25%	$ 750,000	$ 187,500
	Int. Improvements		Parvin Rd & Bothwell Blvd		50%	$ 750,000	$ 375,000
	Int. Improvements		Mayer Pkwy & Crutchfield Dr		50%	$ 750,000	$ 375,000
	Int. Improvements		Smiley Rd & Carey Rd		50%	$ 750,000	$ 375,000
	Int. Improvements		Punk Carter Pkwy & Mayer Pkwy		25%	$ 300,000	$ 75,000
	Int. Improvements		Outer Loop Extension & Smiley Rd		25%	$ 1,800,000	$ 450,000
	Int. Improvements		Mobberly Rd & McNabb Dr		25%	$ 750,000	$ 187,500
	Int. Improvements		Smiley Rd & Celina Rd		25%	$ 750,000	$ 187,500
	Int. Improvements		Punk Carter Pkwy & Mayer Pkwy		25%	$ 750,000	$ 187,500
	Int. Improvements		Dallas North Tollway & Mobberly Rd		25%	$ 1,800,000	$ 450,000
						Service Area Project Cost Subtotal	$ 252,572,500
						2024 Roadway Impact Fee Study Cost Per Service Area	$ 31,429
						Total Cost in SERVICE AREA 5	$ 252,603,929

Notes:

a. The planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.
b. The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.
c. The project cost total within Service Area may differ from the total shown in the Summary sheets contained within Appendix A due to some projects that are split between City limits and ETJ.

Table 17. 10-Year Capital Improvement Plan for Roadway Impact Fees
with Conceptual Level Project Cost Projections – Service Area 6

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
3-30, 6-1	P6D	FM 428	LEGACY DR TO DENTON COUNTY LINE	0.52	50%	$ 3,993,000	$ 1,996,500
3-31, 6-2	P6D	FM 428	LEGACY DR TO DALLAS NORTH TOLLWAY	0.84	50%	$ 6,368,000	$ 3,184,000
3-32, 6-3	P6D	FM 428	DALLAS NORTH TOLLWAY TO 800 FT WEST OF CR 55	0.55	50%	$ 6,368,000	$ 3,184,000
3-35, 6-4	P6D	GLENDENNING PKWY	PRESTON RD TO OLD CELINA CEMETERY	0.61	50%	$ 18,254,000	$ 9,127,000
6-5	P6D (1/3)	PUNK CARTER PKWY	LEGACY DR TO HUDDLESTON DR	0.43	100%	$ 6,660,000	$ 6,660,000
6-6	P6D (1/2)	PUNK CARTER PKWY	LEGACY DR TO HUDDLESTON DR	0.46	100%	$ 4,051,000	$ 4,051,000
6-7	P6D (1/2)	PUNK CARTER PKWY	HUDDLESTON DR TO DALLAS NORTH TOLLWAY	0.59	100%	$ 5,175,000	$ 5,175,000
6-8	P6D (1/3)	PUNK CARTER PKWY	DALLAS NORTH TOLLWAY TO 800 FT EAST OF DNT	0.15	100%	$ 718,000	$ 718,000
6-9	P6D (1/3)	PUNK CARTER PKWY	800 FT EAST OF DNT TO LIGHT FARMS WAY	0.31	50%	$ 1,480,000	$ 740,000
6-10	C2U	CAREY RD	LEGACY DR TO 2050 FT E OF LEGACY DR	0.39	100%	$ 9,171,000	$ 9,171,000
6-11	C2U	CAREY RD	1000 FT W OF HUDDLESTON TO DALLAS NORTH TOLLWAY	0.82	100%	$ 16,552,000	$ 16,552,000
6-12	M4D	DOE BRANCH BLVD	1500 FT N OF SPRING CREEK TO 2680 FT NE OF SPRING CRK	0.22	100%	$ 3,842,000	$ 3,842,000
6-13	M4D	DOE BRANCH BLVD	3775 FT W OF DNT TO DNT	0.71	100%	$ 12,292,000	$ 12,292,000
6-14	M4D	CLEAR CREEK PKWY	1780 FT E OF DOE BRANCH TO DALLAS NORTH TOLLWAY	0.48	100%	$ 8,189,000	$ 8,189,000
6-15	P6D	FRONTIER PKWY	LEGACY DR TO DALLAS NORTH TOLLWAY	1.08	50%	$ 19,402,000	$ 9,701,000
6-16	P6D (1/3)	FRONTIER PKWY	DALLAS NORTH TOLLWAY TO BRIDGEWATER DR	0.22	50%	$ 1,038,000	$ 519,000
6-17	P6D (1/3)	FRONTIER PKWY	BRIDGEWATER DR TO PRAIRIE CROSSING	0.32	50%	$ 1,530,000	$ 765,000
6-18	P6D (1/3)	FRONTIER PKWY	PRAIRIE CROSSING TO BNSF	0.15	50%	$ 722,000	$ 361,000
6-19	P6D (1/3)	FRONTIER PKWY	WORTHINGTON WAY TO PRESTON RD	0.51	50%	$ 2,440,000	$ 1,220,000
6-20	P6D	LEGACY DR	GLENDENNING PKWY TO OUTER LOOP	0.98	100%	$ 16,931,000	$ 16,931,000
5-30, 6-21	P6D	LEGACY DR	OUTER LOOP TO 985 FT N OF OUTER LOOP	0.19	50%	$ 2,845,000	$ 1,422,500
5-31, 6-22	P6D	LEGACY DR	OUTER LOOP TO PUNK CARTER PKWY	0.47	50%	$ 7,191,000	$ 3,595,500
5-32, 6-23	P6D	LEGACY DR	PUNK CARTER PKWY TO CAREY RD	0.79	50%	$ 50,248,000	$ 25,124,000
5-33, 6-24	P6D	LEGACY DR	CAREY RD TO 600 FT N OF CLEAR CREEK PKWY	0.39	50%	$ 20,155,000	$ 10,077,500
5-34, 6-25	P6D (1/2)	LEGACY DR	CLEAR CREEK PKWY TO 600 FT N OF CLEAR CREEK PKWY	0.18	50%	$ 1,555,000	$ 777,500
5-35, 6-26	P6D (1/3)	LEGACY DR	CLEAR CREEK PKWY TO FRONTIER PKWY	0.42	50%	$ 1,993,000	$ 996,500
6-27	M4D	HUDDLESTON DR	GLENDENNING PKWY TO 1982 FT S OF GLENDENNING	0.38	50%	$ 6,447,000	$ 3,223,500
6-28	M4D (1/2)	HUDDLESTON DR	1982 FT S OF GLENDENNING TO 3946 FT S OF GLENDENNING	0.38	50%	$ 3,299,000	$ 1,649,500
6-29	M4D	HUDDLESTON DR	PUNK CARTER PKWY TO CAREY RD	0.33	100%	$ 5,731,000	$ 5,731,000
6-30	P6D	CELINA PKWY	790 FT N OF GREENWAY TO 170 FT S OF ALAN	0.32	100%	$ 4,954,000	$ 4,954,000
6-31	P6D	CELINA PKWY	ALAN DR TO OUTER LOOP	0.53	100%	$ 9,149,000	$ 9,149,000
6-32, 7-23	P6D (1/3)	PRESTON RD (SH 289)	GLENDENNING PKWY TO OUTER LOOP	0.73	50%	$ 1,734,000	$ 867,000
6-33, 7-26	P6D (1/3)	PRESTON RD (SH 289)	OUTER LOOP TO PUNK CARTER PKWY	0.55	50%	$ 1,301,000	$ 650,500
6-34, 7-24	P6D (1/3)	PRESTON RD (SH 289)	PUNK CARTER PKWY TO OWNSBY PKWY	0.51	50%	$ 1,215,500	$ 607,750
6-35, 7-25	P6D (1/3)	PRESTON RD (SH 289)	1214 FT NORTH OF FRONTIER TO OWNSBY PKWY	0.9	50%	$ 3,810,000	$ 1,905,000
6-36	P6D	PUNK CARTER PKWY	775 FT E OF LIGHT FARMS TO PRESTON RD	1.04	100%	$ 37,769,000	$ 37,769,000
	Int. Improvements		Preston Rd & Collin County Outer Loop		50%	$ 1,800,000	$ 900,000
	Int. Improvements		Preston Rd & Punk Carter Pkwy		50%	$ 900,000	$ 450,000
	Int. Improvements		Preston Rd & Ownsby Pkwy		50%	$ 900,000	$ 450,000
	Int. Improvements		Preston Rd & John Cambell		50%	$ 150,000	$ 75,000
	Int. Improvements		Preston Rd & Frontier Pkwy		25%	$ 450,000	$ 112,500
	Int. Improvements		Collin County Outer Loop & Celina Pkwy		100%	$ 1,800,000	$ 1,800,000
	Int. Improvements		Punk Carter Pkwy & Light Farms Way		25%	$ 1,050,000	$ 262,500
	Int. Improvements		Frontier Pkwy & Worthington Way		50%	$ 600,000	$ 300,000
	Int. Improvements		Dallas North Tollway & Light Farms Way		100%	$ 1,350,000	$ 1,350,000
	Int. Improvements		Dallas North Tollway & Frontier Pkwy		50%	$ 1,500,000	$ 750,000
	Int. Improvements		Dallas North Tollway & Punk Carter Pkwy		100%	$ 1,800,000	$ 1,800,000
	Int. Improvements		Dallas North Tollway & Clear Creek Pkwy		100%	$ 600,000	$ 600,000
	Int. Improvements		Punk Carter Pkwy & Huddleston Dr		100%	$ 1,500,000	$ 1,500,000
	Int. Improvements		Frontier Pkwy & Doe Branch Blvd		50%	$ 600,000	$ 300,000
	Int. Improvements		Legacy Dr & Punk Carter Pkwy		50%	$ 1,800,000	$ 900,000
	Int. Improvements		Punk Carter Pkwy & Huddleston Dr		100%	$ 1,500,000	$ 1,500,000
	Int. Improvements		Collin County Outer Loop & Dallas North Tollway		100%	$ 1,800,000	$ 1,800,000
	Int. Improvements		Carey Rd & Huddleston Dr		100%	$ 750,000	$ 750,000
	Int. Improvements		Celina Pkwy & Glendenning Pkwy		50%	$ 750,000	$ 375,000
	Int. Improvements		Dallas North Tollway & Glendenning Pkwy		50%	$ 1,650,000	$ 825,000
	Int. Improvements		Glendenning Pkwy & Huddleston Dr		50%	$ 750,000	$ 375,000
	Int. Improvements		Glendenning Pkwy & Legacy Dr		50%	$ 750,000	$ 375,000
	Int. Improvements		Frontier Pkwy & Legacy Dr		25%	$ 1,800,000	$ 450,000
	Int. Improvements		Legacy Dr & Clear Creek Pkwy		50%	$ 1,200,000	$ 600,000
	Int. Improvements		Preston Rd & Glendenning Pkwy		25%	$ 1,500,000	$ 375,000
	Int. Improvements		Collin County Outer Loop & Legacy Dr		50%	$ 1,800,000	$ 900,000
	Int. Improvements		Glendenning Pkwy & Oklahoma Dr		50%	$ 750,000	$ 375,000
	Prior ROW Dedication - Various Developments		Dallas North Tollway ROW		100%	$ 8,724,920	$ 8,724,920
						Service Area Project Cost Subtotal	$ 251,853,170
						2024 Roadway Impact Fee Study Cost Per Service Area	$ 31,429
						Total Cost in SERVICE AREA 6	$ 251,884,599

Notes:

a. The planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.
b. The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.
c. The project cost total within Service Area may differ from the total shown in the Summary sheets contained within Appendix A due to some projects that are split between City limits and ETJ.

Table 18. 10-Year Capital Improvement Plan for Roadway Impact Fees
with Conceptual Level Project Cost Projections – Service Area 7

Proj. #	Class	Roadway	Limits	Length (mi)	% In Service Area	Total Project Cost	Cost in Service Area
4-28, 7-1	M4D	SUNSET BLVD	COIT RD TO 2500 FT EAST OF ROSELAND	1.26	50%	$ 29,627,000	$ 14,813,500
4-29, 7-2	M4D	SUNSET BLVD	ROSELAND PKWY TO CUSTER RD	0.52	50%	$ 7,855,000	$ 3,927,500
4-30, 7-3	P6D	GLENDENNING PKWY	PRESTON RD TO 1177.8 EAST OF PRESTON RD	0.22	50%	$ 3,409,000	$ 1,704,500
4-31, 7-4	C2U	GLENDENNING PKWY	KC ROBINSON LN TO COIT RD	0.44	50%	$ 4,859,000	$ 2,429,500
7-5	P6D	CHOATE PKWY	2020 FT N OF OUTER LOOP TO OUTER LOOP	0.38	100%	$ 6,577,000	$ 6,577,000
7-6	P6D (1/3)	CHOATE PKWY	COIT RD TO 1713.6 FT W OF HACKBERRY	0.39	100%	$ 1,859,000	$ 1,859,000
7-7	P6D	CHOATE PKWY	COIT RD TO 1713.6 FT W OF HACKBERRY	0.48	100%	$ 7,249,000	$ 7,249,000
7-8	P6D	CHOATE PKWY	COIT RD TO 960 FT EAST OF COIT RD	0.18	100%	$ 2,729,000	$ 2,729,000
7-9	P6D	CHOATE PKWY	575 FT W OF WILSON CRK TO WILSON CRK	0.11	100%	$ 1,676,000	$ 1,676,000
7-10	P6D	CHOATE PKWY	250 FT W OF WILSON CRK TO 325 FT W OF WILSON CRK	0.24	50%	$ 4,159,000	$ 2,079,500
7-11	P6D	CHOATE PKWY	1800 FT W OF ROSELAND TO ROSELAND PKWY	0.34	100%	$ 5,184,000	$ 5,184,000
7-12	P6D	CHOATE PKWY	ROSELAND PKWY TO CUSTER RD	0.5	100%	$ 7,596,000	$ 7,596,000
7-13	P6D (1/3)	OWNSBY PKWY	PRESTON RD TO CR 83	1	100%	$ 4,748,000	$ 4,748,000
7-14	P6D (1/3)	OWNSBY PKWY	CR 83 TO COIT RD	0.27	100%	$ 1,290,000	$ 1,290,000
7-15	P6D	OWNSBY PKWY	WELLS WAY TO 2207.8 FT W OF ROSELAND	0.61	100%	$ 12,068,000	$ 12,068,000
7-16	P6D (1/3)	OWNSBY PKWY	2215 FT W OF ROSELAND TO ROSELAND PKWY	0.42	100%	$ 1,998,000	$ 1,998,000
7-17	P6D (1/3)	OWNSBY PKWY	ROSELAND PKWY TO CUSTER RD	0.54	100%	$ 2,588,000	$ 2,588,000
7-18	P6D	FRONTIER PKWY (FM 1461)	PRESTON RD TO COIT RD	0.98	50%	$ 7,494,000	$ 3,747,000
7-19	P6D	FRONTIER PKWY (FM 1461)	COIT RD TO WELLS WAY	0.63	50%	$ 4,830,000	$ 2,415,000
7-20	P6D	FRONTIER PKWY (FM 1461)	WELLS WAY TO WATERVIEW TRL	0.67	50%	$ 5,321,000	$ 2,660,500
7-21	P6D	FRONTIER PKWY (FM 1461)	WATERVIEW TRL TO CUSTER RD	0.84	50%	$ 6,390,000	$ 3,195,000
4-49, 7-22	P6D	COIT RD	GLENDENNING PKWY TO CR 92	0.29	50%	$ 4,434,000	$ 2,217,000
6-32, 7-23	P6D	PRESTON RD (SH 289)	GLENDENNING PKWY TO OUTER LOOP	0.73	50%	$ 5,552,000	$ 2,776,000
6-34, 7-24	P6D	PRESTON RD (SH 289)	PUNK CARTER PKWY TO OWNSBY PKWY	0.51	50%	$ 3,892,000	$ 1,946,000
6-35, 7-25	P6D	PRESTON RD (SH 289)	1214 FT NORTH OF FRONTIER TO OWNSBY PKWY	0.9	50%	$ 9,785,500	$ 4,892,750
6-33, 7-26	P6D	PRESTON RD (SH 289)	OUTER LOOP TO PUNK CARTER PKWY	0.55	50%	$ 4,166,000	$ 2,083,000
7-27	P6D (1/2)	COIT RD	GLENDENNING PKWY TO 1140 FT S OF GLENDENNING	0.22	100%	$ 1,885,000	$ 1,885,000
7-28	P6D	COIT RD	1140 FT S OF GLENDENNING TO OUTER LOOP	0.47	50%	$ 7,205,000	$ 3,602,500
7-29	P6D	COIT RD	OUTER LOOP TO CHOATE PKWY	0.32	50%	$ 4,867,000	$ 2,433,500
7-30	P6D (1/2)	COIT RD	CHOATE PKWY TO 1787.9 FT S OF CHOATE	0.34	100%	$ 2,976,000	$ 2,976,000
7-31	P6D	COIT RD	OWNSBY PKWY TO 1083.1 N OF PUNK CARTER	0.4	100%	$ 6,065,000	$ 6,065,000
7-32	P6D	COIT RD	490 FT N OF OWNSBY PKWY TO CR 84	0.28	50%	$ 4,216,000	$ 2,108,000
7-33	P6D (1/3)	COIT RD	CR 84 TO 2147 FT N OF FRONTIER	0.77	100%	$ 3,671,000	$ 3,671,000
7-34	P6D (1/2)	COIT RD	1585 FT N OF FRONTIER TO FRONTIER PKWY	0.3	100%	$ 2,621,000	$ 2,621,000
7-35	C2U	WELLS WAY	OWNSBY PKWY TO WELLS WAY	0.17	50%	$ 2,109,000	$ 1,054,500
7-36	C2U	ROSELAND PKWY	CHOATE PKWY TO NATIVE DANCER CT	0.49	100%	$ 6,079,000	$ 6,079,000
7-37	P6D	CUSTER RD (FM 2478)	SUNSET BLVD TO COLLIN COUNTY OUTER LOOP	0.66	50%	$ 5,046,500	$ 2,523,250
7-38	P6D	CUSTER RD (FM 2478)	747.5 FT S OF SUNSET BLVD TO OUTER LOOP	0.48	50%	$ 3,668,000	$ 1,834,000
7-39	P6D	CUSTER RD (FM 2478)	CHOATE PKWY TO OWNSBY PKWY	1	50%	$ 7,660,000	$ 3,830,000
7-40	P6D	CUSTER RD (FM 2478)	FRONTIER PKWY TO OWNSBY PKWY	1.01	50%	$ 7,696,000	$ 3,848,000
Int. Improvements			Coit Rd & Glendenning Pkwy		25%	$ 750,000	$ 187,500
Int. Improvements			Collin County Outer Loop & Roseland Pkwy		50%	$ 1,500,000	$ 750,000
Int. Improvements			Coit Rd & Choate Pkwy		75%	$ 750,000	$ 562,500
Int. Improvements			Custer Rd & Ownsby Pkwy		50%	$ 1,650,000	$ 825,000
Int. Improvements			Frontier Pkwy & Custer Rd		25%	$ 1,800,000	$ 450,000
Int. Improvements			Coit Rd & Punk Carter Pkwy		100%	$ 600,000	$ 600,000
Int. Improvements			Frontier Pkwy & Wells Rd		50%	$ 600,000	$ 300,000
Int. Improvements			Frontier Pkwy & Coit Rd		50%	$ 1,350,000	$ 675,000
Int. Improvements			Ownsby Pkwy & Wells Way		50%	$ 750,000	$ 375,000
Int. Improvements			Coit Rd & Ownsby Pkwy		50%	$ 1,800,000	$ 900,000
Int. Improvements			Choate Pkwy & Custer Rd		50%	$ 1,800,000	$ 900,000
Int. Improvements			Choate Pkwy & Roseland Pkwy		50%	$ 750,000	$ 375,000
Int. Improvements			Collin County Outer Loop & Custer Road		25%	$ 1,500,000	$ 375,000
Int. Improvements			Sunset Blvd & Roseland Pkwy		50%	$ 750,000	$ 375,000
Int. Improvements			Custer Rd & Sunset Blvd		25%	$ 750,000	$ 187,500
Int. Improvements			Preston Rd & Collin County Outer Loop		50%	$ 1,800,000	$ 900,000
Int. Improvements			Preston Rd & Punk Carter Pkwy		50%	$ 900,000	$ 450,000
Int. Improvements			Preston Rd & Ownsby Pkwy		50%	$ 900,000	$ 450,000
Int. Improvements			Preston Rd & John Cambell		50%	$ 150,000	$ 75,000
Int. Improvements			Preston Rd & Frontier Pkwy		25%	$ 450,000	$ 112,500
						Service Area Project Cost Subtotal	$ 160,804,500
						2024 Roadway Impact Fee Study Cost Per Service Area	$ 31,429
						Total Cost in SERVICE AREA 7	$ 160,835,929

Notes:

a. The planning level cost projections have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.
b. The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.
c. The project cost total within Service Area may differ from the total shown in the Summary sheets contained within Appendix A due to some projects that are split between City limits and ETJ.

D. Service Unit Calculation

The basic service unit for the computation of Celina's Roadway Impact Fees is the vehicle-mile of travel during the afternoon peak-hour. To determine the cost per service unit, it is necessary to project the growth in vehicle-miles of travel for the service area for the ten-year period.

The growth in vehicle-miles from 2024 to 2034 is based upon projected changes in residential and employment growth for the period. In order to determine this growth, baseline estimates of population, basic square feet, service square feet, and retail square feet for 2024 were made by the City, along with projections for each of these demographic statistics through 2034. The Land Use Assumptions section of this report details the growth estimates used for the impact fee determination.

The residential and employment statistics in the Land Use Assumptions provide the "independent variables" that are used to calculate the existing (2024) and projected (2034) transportation service units used to establish the Roadway Impact Fee maximum rates within each service area. The roadway demand service units (vehicle-miles) for each service area are the sum of the vehicle-miles "generated" by each category of land use in the service area.

For residential land uses, the existing and projected population is converted to dwelling units. The number of dwelling units in each service area is multiplied by a transportation demand factor to compute the vehicle-miles of travel that occur during the afternoon peak hour. This factor computes the average amount of demand caused by the residential land uses in the service area. The transportation demand factor is discussed in more detail below.

For employment land uses, the process is similar. The Land Use Assumptions provide existing and projected number of building square footages for three categories of employment land uses – basic, service, and retail. These categories correspond to an aggregation of other specific land use categories based on the North American Industrial Classification System (NAICS).

Building square footage is the most common independent variable for the estimation of employment trips in the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11th Edition. This characteristic is more appropriate than the number of employees because building square footage is tied more closely to trip generation and is known at the time of application for any development or development modification that would require the assessment of an impact fee.

The existing and projected Land Use Assumptions for the dwelling units and the square footage of basic, service, and retail land uses provide the basis for the projected increase in vehicle-miles of travel. As noted earlier, a transportation demand factor is applied to these values and then summed to calculate the total peak hour vehicle-miles of demand for each service area.

The transportation demand factors are aggregate rates derived from two sources – the ITE Trip Generation Manual, 11th Edition and the National Household Travel Survey (NHTS) performed by the Federal Highway Administration (FHWA). ITE's Trip Generation Manual, 11th Edition provides the number of trips that are produced or attracted to the land use for each dwelling unit, square foot of building, or other corresponding unit. For the retail category of land uses, the rate is adjusted to account for the fact that a percentage of retail trips are made by people who would otherwise be traveling past that particular establishment anyway, such as a trip between work and home. These trips are called pass-by trips, and since the travel demand is accounted for in the land use calculations relative to the primary trip, it is necessary to discount the retail rate to avoid double counting trips.

The next component of the transportation demand factor accounts for the length of each trip. The average trip length for each category is based on the region-wide travel characteristics found in the most recent National Household Travel Survey (NHTS).

The computation of the transportation demand factor is detailed in the following equation:

$$TDF = T * (1 - P_b) * L_{\max}$$

$$\text{where...} \; L_{\max} = \min(L * OD \;\text{ or }\; \text{SA}_\text{L})$$

Variables:

- TDF = Transportation Demand Factor
- T = Trip Rate (peak hour trips / unit)
- P_b = Pass-By Discount (% of trips)
- L_{max} = Maximum Trip Length (miles)
- L = Average Trip Length (miles)
- OD = Origin-Destination Reduction (50%)
- SA_L = Max Service Area Trip Length (see Table 9)

For land uses which are characterized by longer average trip lengths (primarily residential uses), the maximum trip length has been limited to a length based on the nature of the roadway network within the service area, along with consideration of the existing City boundaries. Although Chapter 395 of the Texas Local Government Code allows for a service area diameter of six miles, the longest trip length along Celina's roadway network is approximately five miles. Therefore, the maximum trip length was assumed to be five miles.

The adjustment made to the average trip length statistic in the computation of the maximum trip length is the origin-destination reduction. This adjustment is made because the Roadway Impact Fee is charged to both the origin and destination end of the trip. For example, impact fee methodology will account for a trip from home to work within Celina to both residential and employment land uses. To avoid counting these trips as both residential and employment trips, a 50% origin-destination (OD) reduction factor is applied. Therefore, only half of the trip length is assessed to each land use. This methodology is consistent with that used in the National Household Travel Survey.

Table 19 shows the derivation of the Transportation Demand Factor for the residential land use and the three employment land use categories for each service area. The values utilized

for all variables shown in the transportation demand factor equation are also shown in the table.

Table 19. Transportation Demand Factor Calculations

Variable	Residential	Basic	Service	Retail
T	0.94	0.65	1.44	5.19
P_b	0%	0%	0%	34%
L	9.79	14.65	14.65	5.60
L_{max} *	4.90	5.00	5.00	2.80
TDF	4.60	3.25	7.20	9.59

The application of the demographic projections and the transportation demand factors are presented in the 10-Year Growth Projections in Table 20 on page 51. This table shows the total growth in vehicle-miles by service area for the years 2024 and 2034. These estimates and projections lead to the Vehicle-Miles of Travel for both 2024 and 2034.

Table 20. 10-year Growth Projections

10-Year Growth between 2024 and 2034

SERVICE AREA	RESIDENTIAL VEHICLE-MILES			SQUARE FEET[4]			TRANS. DEMAND FACTOR[5]			NON-RESIDENTIAL VEHICLE-MILES[9]				TOTAL VEHICLE MILES[10]
	DWELLING UNITS[1]	TDF[2]	VEHICLE MILES[3]	BASIC	SERVICE	RETAIL	BASIC[6]	SERVICE[7]	RETAIL[8]	BASIC	SERVICE	RETAIL	TOTAL	
		0.94					*0.65*	*1.44*	*5.19*					
1	3,881	4.60	17,853	4,000	2,000	5,000	3.25	7.20	9.59	13	14	48	75	17,927
2	1,851	4.60	8,515	0	0	0	3.25	7.20	9.59	0	0	0	0	8,514
3	6,747	4.60	31,036	166,000	465,000	943,000	3.25	7.20	9.59	540	3,348	9,044	12,932	43,968
4	3,170	4.60	14,582	251,000	133,000	262,000	3.25	7.20	9.59	816	958	2,513	4,287	18,869
5	5,891	4.60	27,099	0	31,000	55,000	3.25	7.20	9.59	0	223	528	751	27,849
6	6,561	4.60	30,181	160,000	844,000	1,193,000	3.25	7.20	9.59	520	6,077	11,442	18,039	48,219
7	7,017	4.60	32,278	85,000	116,000	139,000	3.25	7.20	9.59	276	835	1,333	2,444	34,722
Totals	**35,118**		**161,543**	**666,000**	**1,591,000**	**2,597,000**				**2,165**	**11,455**	**24,908**	**38,528**	**200,068**

VEHICLE-MILES OF INCREASE[11] (2024 - 2034)

SERVICE AREA	VEH-MILES
1	17,927
2	8,514
3	43,968
4	18,869
5	27,849
6	48,219
7	34,722
Total	200,068

Notes:

[1] From *Land Use Assumptions*, Section 3.A

[2] Transportation Demand Factor for each Service Area (from LUVMET) using Single Family Detached Housing land use and *trip generation rate*

[3] Calculated by multiplying TDF by the number of dwelling units

[4] From *Land Use Assumptions,* Section 3.A

[5] *Trip generation rate* and Transportation Demand Factors from LUVMET for each land use

[6] 'Basic' corresponds to General Light Industrial land use and *trip generation rate*

[7] 'Service' corresponds to General Office land use and *trip generation rate*

[8] 'Retail' corresponds to Shopping Plaza (40-150k) land use and *trip generation rate*

[9] Calculated by multiplying Transportation Demand Factor by the number of thousand square feet for each land use

[10] Residential plus non-residential vehicle-mile totals for each Service Area

[11] Total Vehicle-Miles (2024) subtracted from Total Vehicle-Miles (2034)

E. Cost Per Service Unit

A fundamental step in the impact fee process is to establish the cost for each service unit. In the case of the Roadway Impact Fee, this is the cost for each vehicle-mile of travel. This cost per service unit is the cost to construct a roadway (lane-mile) needed to accommodate a vehicle-mile of travel at a level of service corresponding to the City's standards. The cost per service unit is calculated for each service area based on a specific list of projects within that service area.

The second component of the cost per service unit is the number of service units in each service area. This number is the measure of the growth in transportation demand that is projected to occur in the ten-year period. Chapter 395 requires that impact fees be assessed only to pay for growth projected to occur in the City limits within the next ten-years (see Section 4.D). As noted earlier, the units of demand are vehicle-miles of travel.

5. ROADWAY IMPACT FEE CALCULATION

A. MAXIMUM ASSESSABLE IMPACT FEE PER SERVICE UNIT

This section presents the maximum assessable impact fee rate calculated for each service area. The maximum assessable impact fee is the sum of the eligible Roadway Impact Fee CIP costs for the service area divided by the growth in travel attributable to new development projected to occur within the ten-year period. A majority of the components of this calculation have been described and presented in previous sections of this report. The purpose of this section is to document the computation for each service area and to demonstrate that the guidelines provided by Chapter 395 of the Texas Local Government Code have been addressed. Table 21 illustrates the computation of the maximum assessable impact fee computed for each service area. Each row in the table is numbered to simplify explanation of the calculation.

Table 21. Maximum Assessable Roadway Impact Fee Computation

Line	Title	Description
1	*Total Vehicle-Miles of Capacity Added by the CIP*	The total number of vehicle-miles added to the service area based on the capacity, length, and number of lanes in each project (from Appendix B – CIP Service Units of Supply)

Each project identified in the Impact Fee CIP will add a certain amount of capacity to the City's roadway network based on its length and classification. This line displays the total amount added within each service area.

2	*Total Vehicle-Miles of Existing Demand*	A measure of the amount of traffic currently using the roadway facilities upon which capacity is being added. (from Appendix B – CIP Service Units of Supply)

A number of facilities identified in the Impact Fee CIP have traffic currently utilizing a portion of their existing capacity. This line displays the total amount of capacity along these facilities currently being used by existing traffic.

3	*Total Vehicle-Miles of Existing Deficiencies*	Number of vehicle-miles of travel that are not accommodated by the existing roadway system (from Appendix C – Existing Roadway Facilities Inventory)

In order to ensure that existing deficiencies on the City's roadway network are not recoverable through impact fees, this line is based on the entire roadway network within the service area. Any roadway within the service area that is deficient – even those not identified on the Impact Fee CIP – will have these additional vehicle-miles removed from the calculation.

4	*Net Amount of Vehicle-Miles of Capacity Added*	A measurement of the amount of vehicle-miles added by the CIP that will not be utilized by existing demand (Line 1 – Line 2 – Line 3)

This calculation identifies the portion of the Impact Fee CIP (in vehicle-miles) that may be recoverable through the collection of impact fees.

5	*Total Cost of the CIP within the Service Area*	The total cost of the projects within each service area (from Tables 12-18): 10-Year Capital Improvement Plan with Conceptual Level Cost Opinions)

This line simply identifies the total cost of all of the projects identified in each service area.

6	*Cost of Net Capacity Supplied*	The total CIP cost (Line 5) prorated by the ratio of Net Capacity Added (Line 4) to Total Capacity Added (Line 1). [(Line 4 / Line 1) * (Line 5)]

Using the ratio of vehicle-miles added by the Roadway Impact Fee CIP available to serve future growth to the total vehicle-miles added, the total cost of the CIP is reduced to the amount available for future growth
(i.e. excluding existing usage and deficiencies).

7	*Cost to Meet Existing Needs and Usage*	The difference between the Total Cost of the CIP (Line 5) and the Cost of the Net Capacity supplied (Line 6). (Line 5 – Line 6)

This line is provided for informational purposes only – it is to present the portion of the total cost of the Roadway Impact Fee CIP that is required to meet existing demand.

8	*Total Vehicle-Miles of New Demand over Ten Years*	Based upon the growth projection provided in the Land Use Assumptions, an estimate of the number of new vehicle-miles within the service area over the next ten years. (from Table 21)

This line presents the amount of growth (in vehicle-miles) projected to occur within each service area over the next ten years.

9	*Percent of Capacity Added Attributable to New Growth*	The result of dividing Total Vehicle-Miles of New Demand (Line 8) by the Net Amount of Capacity Added (Line 4), limited to 100% (Line 10). This calculation is required by Chapter 395 to ensure capacity added is attributable to new growth.
10	*Chapter 395 Check*	

In order to ensure that the vehicle-miles added by the Roadway Impact Fee CIP do not exceed the amount needed to accommodate growth beyond the ten-year window, a comparison of the two values is performed. If the number of vehicle-miles added by the Roadway Impact Fee CIP exceeds the growth projected to occur in the next ten years, the Roadway Impact Fee CIP cost is reduced accordingly.

11	*Cost of Capacity Added Attributable to New Growth*	The result of multiplying the Cost of Net Capacity Added (Line 6) by the Percent of Capacity Added Attributable to New Growth, limited to 100% (Line 10).

This value is the total Impact Fee CIP project costs (excluding financial costs) that may be recovered through impact fees. This line is determined considering the limitations to impact fees required by the Texas legislature.

B. Plan For Awarding the Roadway Impact Fee Credit

Chapter 395 of the Texas Local Government Code requires the Capital Improvements Plan for Roadway Impact Fees to contain specific enumeration of a plan for awarding the impact fee credit. Section 395.014 of the Code requires:

(A) "a credit for the portion of ad valorem tax and utility service revenues generated by new service units during the program period that is used for the payment of improvements, including the payment of debt, that are included in the capital improvements plan; or

(B) In the alternative, a credit equal to 50 percent of the total projected cost of implementing the capital improvements plan…"

The City of Celina has determined the maximum assessable impact fee per service unit shall be 50% of the total projected cost of implementing the CIP. Therefore, the Recoverable Cost of the CIP (Line 12) is assumed to be half of the Cost of Capacity Added Attributable to New Growth (Line 11). The Maximum Assessable Fee Per Service Unit (Line 13) is then found by dividing Recoverable Cost of the CIP (Line 12) by the Total Vehicle-Miles of New Demand over Ten Years (Line 8).

The continuation of Table 21 summarizes the additional computations carried out to provide the maximum assessable impact fee.

Line	Title	Description
12	*Recoverable Cost of the CIP*	The cost of the CIP attributable to new growth, less a credit for the portion of ad valorem taxes projected to be generated by the new service units, as per Section 395.014 of the Local Government Code (50% of Line 12)
13	*Maximum Assessable Fee Per Service Unit*	Found by subtracting the credit for Ad Valorem Taxes (Line 13) by the from the Pre-Credit Maximum Fee Per Service Unit (Line 12) (Line 12 – Line 13)

Table 21 summarizes the calculations walked through in Table 22 on page 57 and provides the maximum assessable impact fee for each service area.

Table 22. Maximum Assessable Impact Fee

	SERVICE AREA:	1	2	3	4	5	6	7
1	TOTAL VEH-MI OF CAPACITY ADDED BY THE CIP (FROM CIP UNITS OF SUPPLY, **APPENDIX B)**	19,625	14,508	71,799	53,130	25,992	29,233	34,615
2	TOTAL VEH-MI OF EXISTING DEMAND (FROM CIP UNITS OF SUPPLY, **APPENDIX B**)	2,023	2,023	7,809	6,464	2,528	7,034	9,899
3	TOTAL VEH-MI OF EXISTING DEFICIENCIES (FROM EXISTING FACILITIES INVENTORY, **APPENDIX C**)	266	266	41	287	563	532	1,074
4	NET AMOUNT OF VEH-MI OF CAPACITY ADDED (LINE 1 - LINE 2 - LINE 3)	17,336	12,219	63,949	46,379	22,901	21,667	23,642
5	TOTAL COST OF THE CIP WITHIN SERVICE AREA (FROM **TABLES 12 - 18)**	$ 161,968,179	$ 97,677,679	$ 531,269,929	$ 324,547,429	$ 252,603,929	$ 251,884,599	$ 160,835,929
6	COST OF NET CAPACITY SUPPLIED (LINE 4 / LINE 1) * (LINE 5)	$ 143,078,727	$ 82,268,230	$ 473,185,253	$ 283,308,083	$ 222,567,013	$ 186,690,901	$ 109,852,214
7	COST TO MEET EXISTING NEEDS AND USAGE (LINE 5 - LINE 6)	$ 18,889,452	$ 15,409,449	$ 58,084,676	$ 41,239,346	$ 30,036,916	$ 65,193,698	$ 50,983,715
8	TOTAL VEH-MI OF NEW DEMAND OVER TEN YEARS (FROM **TABLE 20** and **Land Use Assumptions**)	17,927	8,514	43,968	18,869	27,849	48,219	34,722
9	PERCENT OF CAPACITY ADDED ATTRIBUTABLE TO GROWTH (LINE 8 / LINE 4)	103.4%	69.6%	68.7%	40.6%	121.6%	222.5%	146.8%
10	IF LINE 8 > LINE 4, REDUCE LINE 9 TO 100%, OTHERWISE NO CHANGE	100.0%	69.6%	68.7%	40.6%	100.0%	100.0%	100.0%
11	COST OF CAPACITY ADDED ATTRIBUTABLE TO GROWTH (LINE 6 * LINE 10)	$ 143,078,727	$ 57,258,688	$ 325,078,269	$ 115,023,082	$ 222,567,013	$ 186,690,901	$ 109,852,214
12	RECOVERABLE COST OF THE CIP (WITH 50% CREDIT FOR AD VALOREM TAXES PER CHAPTER 395 TX LGC)	$ 71,539,364	$ 28,629,344	$ 162,539,135	$ 57,511,541	$ 111,283,507	$ 93,345,451	$ 54,926,107
13	MAX ASSESSABLE FEE PER SERVICE UNIT ($ PER VEH-MI) (LINE 12/ LINE 8)	$ 3,991	$ 3,363	$ 3,697	$ 3,048	$ 3,996	$ 1,936	$ 1,582

C. Service Unit Demand Per Unit of Development

The Roadway Impact Fee is determined by multiplying the impact fee rate by the number of service units projected for the proposed development. For this purpose, the City utilizes the Land Use/Vehicle-Mile Equivalency Table (LUVMET), presented in Table 23 on page 60. This table lists the predominant land uses that may occur within the City of Celina. For each land use, the development unit that defines the development's magnitude with respect to transportation demand is shown. Although every possible use cannot be anticipated, the majority of uses are found in this table. If the exact use is not listed, one similar in trip-making characteristics can serve as a reasonable proxy. The individual land uses are grouped into categories, such as residential, office, commercial, industrial, and institutional.

The trip rates presented for each land use are a fundamental component of the LUVMET. The trip rate is the average number of trips generated during the afternoon peak hour by each land use per development unit. The next column, if applicable to the land use, presents the number of trips to and from certain land uses reduced by pass-by trips, as previously discussed.

The source of the trip generation and pass-by statistics is ITE's Trip Generation Manual, 11th Edition, the latest edition of the definitive source for trip generation data. This manual utilizes trip generation studies for a variety of land uses throughout the United States, and is the standard used by traffic engineers and transportation planners for traffic impact analysis, site design, and transportation planning.

To convert vehicle trips to vehicle-miles, it is necessary to multiply trips by trip length. The adjusted trip length values are based on the Regional Origin-Destination Travel Survey performed by the NHTS. The other adjustment to trip length is the 50% origin-destination reduction to avoid double counting of trips. At this stage, another important aspect of the state law is applied – the limit on transportation service unit demand. If the adjusted trip length is above the maximum service area trip length, the maximum trip length used for calculation is reduced. This reduction, as discussed previously, limits the maximum trip length to the approximate size of the service areas.

The remaining column in the LUVMET shows the vehicle-miles per development unit. This number is the product of the trip rate and the maximum trip length. This number, previously referred to as the Transportation Demand Factor, is used in the impact fee estimate to compute the number of service units attributed to each land use category. The number of service units is multiplied by the impact fee rate (established by City ordinance) in order to determine the impact fee for a development.

Table 23. Land-Use Vehicle-Mile Equivalency Table (LUVMET)

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi)	Veh-Mi Per Dev-Unit
PORT AND TERMINAL											
Intermodal Truck Terminal	030	1,000 SF GFA	1.87			1.87	14.65	50%	7.33	5.00	9.35
INDUSTRIAL											
General Light Industrial	110	1,000 SF GFA	0.65			0.65	14.65	50%	7.33	5.00	3.25
Industrial Park	130	1,000 SF GFA	0.34			0.34	14.65	50%	7.33	5.00	1.70
Warehousing	150	1,000 SF GFA	0.18			0.18	14.65	50%	7.33	5.00	0.90
Mini-Warehouse	151	1,000 SF GFA	0.15			0.15	14.65	50%	7.33	5.00	0.75
RESIDENTIAL											
Single-Family Detached Housing	210	Dwelling Unit	0.94			0.94	9.79	50%	4.90	4.90	4.60
Townhomes	220	Dwelling Unit	0.51			0.51	9.79	50%	4.90	4.90	2.50
Multi-family Housing (Low-Rise)	220	Dwelling Unit	0.51			0.51	9.79	50%	4.90	4.90	2.50
Multi-family Housing (Mid-Rise)	221	Dwelling Unit	0.39			0.39	9.79	50%	4.90	4.90	1.91
Multi-family Housing (High-Rise)	222	Dwelling Unit	0.32			0.32	9.79	50%	4.90	4.90	1.57
Mobile Home Park / Manufactured Housing	240	Dwelling Unit	0.58			0.58	9.79	50%	4.90	4.90	2.84
Senior Adult Housing-Detached	251	Dwelling Unit	0.30			0.30	9.79	50%	4.90	4.90	1.47
Senior Adult Housing-Attached	252	Dwelling Unit	0.25			0.25	9.79	50%	4.90	4.90	1.22
Assisted Living	254	Beds	0.24			0.24	9.79	50%	4.90	4.90	1.17
LODGING											
Hotel	310	Room	0.59			0.59	6.43	50%	3.22	3.22	1.90
Motel / Other Lodging Facilities	320	Room	0.36			0.36	6.43	50%	3.22	3.22	1.16
RECREATIONAL											
Golf Course	430	Acre	0.28			0.28	7.86	50%	3.93	3.93	1.10
Miniature Golf Course	431	Hole	0.33			0.33	7.86	50%	3.93	3.93	1.30
Golf Driving Range	432	Tee	1.25			1.25	7.86	50%	3.93	3.93	4.91
Movie Theater	445	Screens	13.96			13.96	15.77	50%	7.89	5.00	69.80
Ice Skating Rink	465	1,000 SF GFA	1.33			1.33	7.86	50%	3.93	3.93	5.23
Racquet / Tennis Club	491	Court	3.82			3.82	7.86	50%	3.93	3.93	15.01
Recreational Community Center	495	1,000 SF GFA	2.50			2.50	7.86	50%	3.93	3.93	9.83
INSTITUTIONAL											
Church	560	1,000 SF GFA	0.49			0.49	8.31	50%	4.16	4.16	2.04
Day Care Center	565	1,000 SF GFA	11.12	44%	B	6.23	3.49	50%	1.75	1.75	10.87
Primary/Middle School (1-8)	522	Students	0.15			0.15	3.49	50%	1.75	1.75	0.26
High School	530	Students	0.26			0.26	3.49	50%	1.75	1.75	0.45
Junior / Community College	540	Students	0.11			0.11	10.44	50%	5.22	5.00	0.55
University / College	550	Students	0.15			0.15	10.44	50%	5.22	5.00	0.75
MEDICAL											
Clinic	630	1,000 SF GFA	3.69			3.69	9.85	50%	4.93	4.93	18.17
Hospital	610	1,000 SF GFA	0.86			0.86	9.85	50%	4.93	4.93	4.24
Nursing Home	620	Beds	0.14			0.14	9.85	50%	4.93	4.93	0.69
Animal Hospital/Veterinary Clinic	640	1,000 SF GFA	3.53	30%	B	2.47	9.85	50%	4.93	4.93	12.16
OFFICE											
Corporate Headquarters Building	714	1,000 SF GFA	1.30			1.30	14.65	50%	7.33	5.00	6.50
General Office Building	710	1,000 SF GFA	1.44			1.44	14.65	50%	7.33	5.00	7.20
Medical-Dental Office Building	720	1,000 SF GFA	3.93			3.93	9.85	50%	4.93	4.93	19.36
Single Tenant Office Building	715	1,000 SF GFA	1.76			1.76	14.65	50%	7.33	5.00	8.80
Office Park	750	1,000 SF GFA	1.30			1.30	14.65	50%	7.33	5.00	6.50

Key to Sources of Pass-by Rates:

A: ITE Trip Generation Handbook 3rd Edition (September 2017)

B: Estimated by Kimley-Horn based on ITE rates for similar categories

C: ITE rate adjusted upw ard by KHA based on logical relationship to other categories

Table 23 Continued. Land-Use Vehicle-Mile Equivalency Table (LUVMET)

Land Use Category	ITE Land Use Code	Development Unit	Trip Gen Rate (PM)	Pass-by Rate	Pass-by Source	Trip Rate	Trip Length (mi)	Adj. For O-D	Adj. Trip Length (mi)	Max Trip Length (mi)	Veh-Mi Per Dev-Unit
COMMERCIAL											
Automobile Related											
Automobile Care Center	942	1,000 SF GFA	3.11	40%	B	1.87	4.45	50%	2.23	2.23	4.15
Automobile Parts Sales	843	1,000 SF GFA	4.90	43%	A	2.79	4.45	50%	2.23	2.23	6.21
Gasoline/Service Station	944	Vehicle Fueling Position	13.91	42%	A	8.07	1.20	50%	0.60	0.60	4.84
Gasoline/Service Station w/ Conv Market	945	Vehicle Fueling Position	18.42	56%	B	8.10	1.20	50%	0.60	0.60	4.86
New Car Sales	840	1,000 SF GFA	2.42	20%	B	1.94	5.60	50%	2.80	2.80	5.42
Quick Lubrication Vehicle Shop	941	Servicing Positions	4.85	40%	B	2.91	4.45	50%	2.23	2.23	6.47
Self-Service Car Wash	947	Stall	5.54	40%	B	3.32	1.20	50%	0.60	0.60	1.99
Tire Store	848	1,000 SF GFA	3.75	28%	A	2.70	4.45	50%	2.23	2.23	6.01
Dining											
Fast Food Restaurant with Drive-Thru Window	934	1,000 SF GFA	33.03	50%	A	16.52	5.64	50%	2.82	2.82	46.57
Fast Food Restaurant without Drive-Thru Window	933	1,000 SF GFA	33.21	50%	B	16.61	5.64	50%	2.82	2.82	46.83
High Turnover (Sit-Down) Restaurant	932	1,000 SF GFA	9.05	43%	A	5.16	5.64	50%	2.82	2.82	14.55
Fine Dining Restaurant	931	1,000 SF GFA	7.80	44%	A	4.37	5.64	50%	2.82	2.82	12.32
Coffee/Donut Shop with Drive-Thru Window	937	1,000 SF GFA	38.99	70%	A	11.70	5.64	50%	2.82	2.82	32.99
Other Retail											
Free-Standing Discount Store	815	1,000 SF GFA	4.86	30%	C	3.40	5.60	50%	2.80	2.80	9.53
Nursery (Garden Center)	817	1,000 SF GFA	6.94	30%	B	4.86	5.60	50%	2.80	2.80	13.60
Home Improvement Superstore	862	1,000 SF GFA	2.29	42%	A	1.33	5.60	50%	2.80	2.80	3.72
Pharmacy/Drugstore w/o Drive-Thru Window	880	1,000 SF GFA	8.51	53%	A	4.00	5.60	50%	2.80	2.80	11.20
Pharmacy/Drugstore w/ Drive-Thru Window	881	1,000 SF GFA	10.25	49%	A	5.23	5.60	50%	2.80	2.80	14.64
Shopping Center (>150k)	820	1,000 SF GFA	3.40	34%	A	2.24	5.60	50%	2.80	2.80	6.28
Shopping Plaza (40-150k)	821	1,000 SF GFA	5.19	34%	A	3.43	5.60	50%	2.80	2.80	9.59
Strip Retail Plaza (<40k)	822	1,000 SF GFA	6.59	34%	A	4.35	5.60	50%	2.80	2.80	12.18
Supermarket	850	1,000 SF GFA	8.95	36%	A	5.73	5.60	50%	2.80	2.80	16.04
Toy/Children's Superstore	864	1,000 SF GFA	5.00	30%	B	3.50	5.60	50%	2.80	2.80	9.80
Department Store	875	1,000 SF GFA	1.95	30%	B	1.37	5.60	50%	2.80	2.80	3.82
SERVICES											
Walk-In Bank	911	1,000 SF GFA	12.13	40%	B	7.28	4.45	50%	2.23	2.23	16.19
Drive-In Bank	912	Drive-in Lanes	21.01	35%	A	13.66	4.45	50%	2.23	2.23	30.39
Hair Salon	918	1,000 SF GFA	1.45	30%	B	1.02	6.41	50%	3.21	3.21	3.25

Key to Sources of Pass-by Rates:

A: ITE Trip Generation Handbook 3rd Edition (September 2017)

B: Estimated by Kimley-Horn based on ITE rates for similar categories

C: ITE rate adjusted upward by KHA based on logical relationship to other categories

6. SAMPLE CALCULATIONS

The following section details two examples of maximum assessable Roadway Impact Fee calculations.

Example 1:
Development Type - One Unit of Single-Family Housing in Service Area 5

Roadway Impact Fee Calculation Steps – Example 1	
Step 1	Determine Development Unit and Vehicle-Miles Per Development Unit
	From Table 23 [Land Use – Vehicle-mile Equivalency Table] Development Type: 1 Dwelling Unit of Single-Family Detached Housing Number of Development Units: 1 Dwelling Unit Veh-Mi Per Development Unit: 4.60
Step 2	Determine Maximum Assessable Impact Fee Per Service Unit
	From Table 22, Line 14 [Maximum Assessable Fee Per Service Unit] Service Area 5: $3,996
Step 3	Determine Maximum Assessable Impact Fee
	Impact Fee = # of Development Units * Veh-Mi Per Dev Unit * Max. Fee Per Service Unit Impact Fee = 1 * 4.60 * $3,996 Maximum Assessable Impact Fee = $18,382

Example 2:
Development Type – 125,000 square foot Shopping Plaza (40-150k) in Service Area 3

Roadway Impact Fee Calculation Steps – Example 2	
Step 1	Determine Development Unit and Vehicle-Miles Per Development Unit
	From Table 23 [Land Use – Vehicle-mile Equivalency Table] Development Type: 125,000 square feet of Shopping Plaza (40-150k) Development Unit: 1,000 square feet of Gross Floor Area Veh-Mi Per Development Unit: 5.19
Step 2	Determine Maximum Assessable Impact Fee Per Service Unit
	From Table 22, Line 14 [Maximum Assessable Fee Per Service Unit] Service Area 3: $3,697
Step 3	Determine Maximum Assessable Impact Fee
	Impact Fee = # of Development Units * Veh-Mi Per Dev Unit * Max. Fee Per Service Unit Impact Fee = 125 * 5.19 * $3,697 Maximum Assessable Impact Fee = $2,398,429

7. CONCLUSION

The City of Celina has established a process to implement the assessment and collection of Roadway Impact Fees through the adoption of an impact fee ordinance that is consistent with Chapter 395 of the Texas Local Government Code.

This report establishes the maximum allowable Roadway Impact Fee that could be assessed by the City of Celina within each service area. The maximum assessable Roadway Impact Fees calculated in this report are as shown below:

Service Area	1	2	3	4	5	6	7
2024 Maximum Assessable Fee Per Service Unit ($/Veh-mi)	$3,991	$3,363	$3,697	$3,048	$3,996	$1,936	$1,582

This document serves as a guide to the assessment of Roadway Impact Fees pertaining to future development and the City's need for roadway improvements to accommodate that growth. Following the public hearing process, the City Council may establish an amount to be assessed (if any) up to the maximum established within this report and update the Roadway Impact Fee Ordinance accordingly.

In conclusion, it is our opinion that the data and methodology used in this update are appropriate and consistent with Chapter 395 of the Texas Local Government Code. Furthermore, the Land Use Assumptions and the proposed Capital Improvement Plan are appropriately incorporated into the process.

8. APPENDICES

A. Conceptual Level Project Cost Projections

B. CIP Service Units of Supply

C. Existing Roadway Facilities Inventory

A. Conceptual Level Project Cost Projections

City of Celina - 2024 Roadway Impact Fee

Capital Improvement Plan for Roadway Impact Fees

Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area 1

#	Class	Project	Limits	Status	Project Cost
1-1	P6D	MARILEE RD	DALLAS NORTH TOLLWAY TO 6665 FT EAST OF DNT	Widening	$ 23,512,000
1-2	P6D	MARILEE RD	CELINA PKWY TO CASHON CIR	Widening	$ 51,205,000
1-3	P6D	MARILEE RD	CASHON CIR- W ENTRANCE TO CASHON CIR- E ENTRANCE	Widening	$ 12,115,000
1-4	P6D	MARILEE RD	CASHON CIR TO PRESTON RD	Widening	$ 10,915,000
1-5	C2U	CASHON CIR	MARILEE @ CASHON W TO MARILEE @ CASHON E	New Build	$ 15,902,000
1-6, 3-3	P6D	G A MOORE PKWY (FM 455)	DALLAS NORTH TOLLWAY TO LEGACY DR	Widening	$ 19,734,500
1-7, 3-1	P6D (1/2)	LEGACY DR	GA MOORE PKWY TO CELINA PKWY	Widening	$ 16,017,000
1-8	P6D	G A MOORE PKWY (FM 455)	RILEY RD TO DALLAS NORTH TOLLWAY	Widening	$ 2,418,500
1-9, 3-2	M4D (1/2)	LEGACY DR (BUS 289)	LOUISIANA TO PRESTON RD	Widening	$ 6,696,500
1-10	DNT	DALLAS NORTH TOLLWAY	MARILEE RD TO 1433.2 FT N OF RAZOR DR	Widening	$ 3,127,000
1-11	DNT	DALLAS NORTH TOLLWAY	1433.2 FT N OF RAZOR DR TO RAZOR DR	Widening	$ 657,000
1-12	DNT	DALLAS NORTH TOLLWAY	RAZOR DR TO GA MOORE PKWY	Widening	$ 2,360,000
1-13	P6D	CELINA PKWY	MARILEE RD TO 2720 FT S OF MARILEE RD	Widening	$ 7,855,000
1-14	P6D	CELINA PKWY	MARILEE RD TO CR 58	New Build	$ 41,008,000
1-15	P6D (1/2)	CELINA PKWY	CR 58 TO ANGEL AVE	Widening	$ 2,703,000
1-16	P6D (1/2)	CELINA PKWY	ANGEL AVE TO STELZER PKWY	Widening	$ 3,721,000
1-17	P6D (1/2)	CELINA PKWY	CR 58 TO STELZER PKWY	Widening	$ 1,059,000
1-18	P6D (1/2)	CELINA PKWY	LEGACY DR TO CR 58	Widening	$ 8,635,000
1-19, 2-17	P6D	PRESTON RD (SH 289)	MARILEE RD TO STALLCUP BLVD	Widening	$ 5,985,500
1-20, 2-18	P6D	PRESTON RD (SH 289)	STALLCUP BLVD TO CARL DARNALL PKWY	Widening	$ 5,653,000
1-21, 2-19	P6D	PRESTON RD (SH 289)	CARL DARNALL PKWY TO 493.7 FT NORTH OF LEGACY	Widening	$ 5,761,500
1-22, 2-20	P6D (1/3)	PRESTON RD (SH 289)	494.2 FT NORTH OF LEGACY TO LEGACY DR	Widening	$ 267,000
				ROADWAY TOTAL	**$ 247,307,500**

Intersections

Type	Intersection	Project Cost
Int. Improvements	CR 10 & Marilee Road	$ 1,800,000
Int. Improvements	Oklahoma Dr & Legacy Dr	$ 750,000
Int. Improvements	Legacy Dr & GA Moore Parkway	$ 750,000
Int. Improvements	CR 10 & GA Moore Pkwy	$ 1,800,000
Int. Improvements	Preston Rd & Marilee Rd	$ 1,800,000
Int. Improvements	Preston Rd & Stallcup Blvd	$ 750,000
Int. Improvements	Preston Rd & SA2_RD1	$ 1,800,000
Int. Improvements	Preston Rd & Legacy Dr	$ 1,050,000
Int. Improvements	Preston Rd & Carl Darnall Pkwy	$ 900,000
Int. Improvements	Marilee Rd & Cashon Cir E	$ 750,000
Int. Improvements	Marilee Rd & Cashon Cir W	$ 750,000
	INTERSECTION TOTAL	**$ 12,900,000**

SERVICE AREA TOTAL $ 260,207,500

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.

The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.

City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**1-1**
Name:	MARILEE RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	DALLAS NORTH TOLLWAY TO 6665 FT EAST OF DNT		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	6,665		
Service Area(s):	1		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	20,736	cy	$ 15.00	$ 311,033
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	41,471	sy	$ 15.00	$ 622,067
304	10" Concrete Pavement w/ 6" Curb	37,028	sy	$ 90.00	$ 3,332,500
404	4" Topsoil	27,401	sy	$ 5.00	$ 137,003
504	5" Concrete Sidewalk	133,300	sf	$ 7.00	$ 933,100
604	Moisture Conditioning	41,471	sy	$ 15.00	$ 622,067
704	Street Lighting	6,665	lf	$ 160.00	$ 1,066,400
				Paving Construction Cost Subtotal:	**$ 7,024,169**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 561,934
√	Traffic Control	Construction Phase Traffic Control	3%	$ 210,725
√	Pavement Markings/Signs		4%	$ 280,967
√	Roadway Drainage	Standard Internal System	25%	$ 1,756,042
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$2,381,190	$ 2,381,190
√	Water	Minor Adjustments	5%	$ 351,208
√	Sewer	Minor Adjustments	2%	$ 140,483
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 421,450
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 6,104,000**

Paving and Allowance Subtotal:		**$ 13,128,169**
Construction Contingency:	15%	$ 1,969,225
Annual Inflation (5 Years):	4%	$ 3,270,894
Construction Cost TOTAL:		**$ 18,369,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 18,369,000**
Engineering/Survey/Testing:		18%	$ 3,306,420
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,836,900
		Impact Fee Project Cost TOTAL:	**$ 23,512,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-2**
Name:	MARILEE RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	CELINA PKWY TO CASHON CIR			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	6,045			
Service Area(s):	1			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	18,807	cy	$ 15.00	$ 282,100
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	37,613	sy	$ 15.00	$ 564,200
304	10" Concrete Pavement w/ 6" Curb	33,583	sy	$ 90.00	$ 3,022,500
404	4" Topsoil	24,852	sy	$ 5.00	$ 124,258
504	5" Concrete Sidewalk	120,900	sf	$ 7.00	$ 846,300
604	Moisture Conditioning	37,613	sy	$ 15.00	$ 564,200
704	Street Lighting	6,045	lf	$ 160.00	$ 967,200
				Paving Construction Cost Subtotal:	**$ 6,370,758**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 509,661
√	Traffic Control	Construction Phase Traffic Control	3%	$ 191,123
√	Pavement Markings/Signs		4%	$ 254,830
√	Roadway Drainage	Standard Internal System	25%	$ 1,592,690
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$18,844,245	$ 18,844,245
√	Water	Minor Adjustments	5%	$ 318,538
√	Sewer	Minor Adjustments	2%	$ 127,415
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 382,246
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 22,220,747**

Paving and Allowance Subtotal:		**$ 28,591,505**
Construction Contingency:	15%	$ 4,288,726
Annual Inflation (5 Years):	4%	$ 7,123,597
Construction Cost TOTAL:		**$ 40,004,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 40,004,000**
Engineering/Survey/Testing:		18%	$ 7,200,720
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 4,000,400
		Impact Fee Project Cost TOTAL:	**$ 51,205,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**1-3**
Name:	MARILEE RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	CASHON CIR- W ENTRANCE TO CASHON CIR- E ENTRANCE		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	4,195		
Service Area(s):	1		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	13,051	cy	$ 15.00	$ 195,767
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	26,102	sy	$ 15.00	$ 391,533
304	10" Concrete Pavement w/ 6" Curb	23,306	sy	$ 90.00	$ 2,097,500
404	4" Topsoil	17,246	sy	$ 5.00	$ 86,231
504	5" Concrete Sidewalk	83,900	sf	$ 7.00	$ 587,300
604	Moisture Conditioning	26,102	sy	$ 15.00	$ 391,533
704	Street Lighting	4,195	lf	$ 160.00	$ 671,200
				Paving Construction Cost Subtotal:	**$ 4,421,064**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 353,685
√	Traffic Control	Construction Phase Traffic Control	3%	$ 132,632
√	Pavement Markings/Signs		4%	$ 176,843
√	Roadway Drainage	Standard Internal System	25%	$ 1,105,266
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 221,053
√	Sewer	Minor Adjustments	2%	$ 88,421
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 265,264
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,343,164**

Paving and Allowance Subtotal:		**$ 6,764,228**
Construction Contingency:	15%	$ 1,014,634
Annual Inflation (5 Years):	4%	$ 1,685,313
Construction Cost TOTAL:		**$ 9,465,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 9,465,000**
Engineering/Survey/Testing:		18%	$ 1,703,700
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 946,500
		Impact Fee Project Cost TOTAL:	**$ 12,115,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-4**
Name:	MARILEE RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	CASHON CIR TO PRESTON RD			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	3,035			
Service Area(s):	1			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	9,442	cy	$ 15.00	$ 141,633
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	18,884	sy	$ 15.00	$ 283,267
304	10" Concrete Pavement w/ 6" Curb	16,861	sy	$ 90.00	$ 1,517,500
404	4" Topsoil	12,477	sy	$ 5.00	$ 62,386
504	5" Concrete Sidewalk	60,700	sf	$ 7.00	$ 424,900
604	Moisture Conditioning	18,884	sy	$ 15.00	$ 283,267
704	Street Lighting	3,035	lf	$ 160.00	$ 485,600
				Paving Construction Cost Subtotal:	**$ 3,198,553**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 255,884
√	Traffic Control	Construction Phase Traffic Control	3%	$ 95,957
√	Pavement Markings/Signs		4%	$ 127,942
√	Roadway Drainage	Standard Internal System	25%	$ 799,638
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 159,928
√	Sewer	Minor Adjustments	2%	$ 63,971
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 191,913
√	Other:	At-Grade Railroad Crossing	-	$ 1,200,000
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,895,233**

Paving and Allowance Subtotal:		**$ 6,093,786**
Construction Contingency:	15%	$ 914,068
Annual Inflation (5 Years):	4%	$ 1,518,272
Construction Cost TOTAL:		**$ 8,527,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 8,527,000**
Engineering/Survey/Testing:		18%	$ 1,534,860
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 852,700
		Impact Fee Project Cost TOTAL:	**$ 10,915,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**1-5**
Name:	CASHON CIR	**This project consists of the construction of a new two-lane undivided collector.**	
Limits:	MARILEE @ CASHON W TO MARILEE @ CASHON E		
Impact Fee Class:	C2U		
Existing Lanes:	XX		
Length (lf):	6,750		
Service Area(s):	1		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	15,000	cy	$ 15.00	$ 225,000
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	30,000	sy	$ 12.00	$ 360,000
301	9" Concrete Pavement w/ 6" Curb	27,750	sy	$ 80.00	$ 2,220,000
401	4" Topsoil	11,250	sy	$ 5.00	$ 56,250
501	5" Concrete Sidewalk	108,000	sf	$ 7.00	$ 756,000
601	Moisture Conditioning	30,000	sy	$ 15.00	$ 450,000
701	Street Lighting	6,750	lf	$ 160.00	$ 1,080,000
				Paving Construction Cost Subtotal:	**$ 5,147,250**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 411,780
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 205,890
√	Roadway Drainage	Standard Internal System	35%	$ 1,801,538
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 257,363
√	Sewer	Minor Adjustments	2%	$ 102,945
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 308,835
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 3,088,350**

Paving and Allowance Subtotal:		**$ 8,235,600**
Construction Contingency:	15%	$ 1,235,340
Annual Inflation (5 Years):	4%	$ 2,051,907
Construction Cost TOTAL:		**$ 11,523,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 11,523,000**
Engineering/Survey/Testing:		18%	$ 2,074,140
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 2,304,600
		Impact Fee Project Cost TOTAL:	**$ 15,902,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-6, 3-3**
Name:	G A MOORE PKWY (FM 455)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	DALLAS NORTH TOLLWAY TO LEGACY DR			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	5,520			
Service Area(s):	1, 3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	17,173	cy	$ 15.00	$ 257,600
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	34,347	sy	$ 15.00	$ 515,200
304	10" Concrete Pavement w/ 6" Curb	30,667	sy	$ 90.00	$ 2,760,000
404	4" Topsoil	22,693	sy	$ 5.00	$ 113,467
504	5" Concrete Sidewalk	110,400	sf	$ 7.00	$ 772,800
604	Moisture Conditioning	34,347	sy	$ 15.00	$ 515,200
704	Street Lighting	5,520	lf	$ 160.00	$ 883,200
				Paving Construction Cost Subtotal:	**$ 5,817,467**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 465,397
√	Traffic Control	Construction Phase Traffic Control	3%	$ 174,524
√	Pavement Markings/Signs		4%	$ 232,699
√	Roadway Drainage	Standard Internal System	25%	$ 1,454,367
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$13,137,600	$ 13,137,600
√	Water	Minor Adjustments	5%	$ 290,873
√	Sewer	Minor Adjustments	2%	$ 116,349
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 349,048
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 16,220,857**

Paving and Allowance Subtotal:		**$ 22,038,324**
Construction Contingency:	15%	$ 3,305,749
Annual Inflation (5 Years):	4%	$ 5,490,867
Construction Cost TOTAL:		**$ 30,835,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 30,835,000**
Engineering/Survey/Testing:		18%	$ 5,550,300
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 3,083,500
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 19,734,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-7, 3-1**
Name:	LEGACY DR	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	GA MOORE PKWY TO CELINA PKWY			
Impact Fee Class:	P6D (1/2)			
Existing Lanes:	2D			
Length (lf):	6,575			
Service Area(s):	1, 3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	10,228	cy	$ 15.00	$ 153,417
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	20,456	sy	$ 15.00	$ 306,833
305	10" Concrete Pavement w/ 6" Curb	18,264	sy	$ 90.00	$ 1,643,750
405	4" Topsoil	8,767	sy	$ 5.00	$ 43,833
505	5" Concrete Sidewalk	65,750	sf	$ 7.00	$ 460,250
605	Moisture Conditioning	20,456	sy	$ 15.00	$ 306,833
705	Street Lighting	6,575	lf	$ 160.00	$ 1,052,000
				Paving Construction Cost Subtotal:	**$ 3,966,917**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 317,353
√	Traffic Control	Construction Phase Traffic Control	3%	$ 119,008
√	Pavement Markings/Signs		4%	$ 158,677
√	Roadway Drainage	Standard Internal System	25%	$ 991,729
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$2,873,850	$ 2,873,850
√	Water	Minor Adjustments	5%	$ 198,346
√	Sewer	Minor Adjustments	2%	$ 79,338
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 238,015
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 4,976,316**

Paving and Allowance Subtotal:		**$ 8,943,233**
Construction Contingency:	15%	$ 1,341,485
Annual Inflation (5 Years):	4%	$ 2,228,214
Construction Cost TOTAL:		**$ 12,513,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 12,513,000**
Engineering/Survey/Testing:		18%	$ 2,252,340
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,251,300
		Impact Fee Project Cost TOTAL:	**$ 16,017,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-8**
Name:	G A MOORE PKWY (FM 455)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	RILEY RD TO DALLAS NORTH TOLLWAY			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	1,675			
Service Area(s):	1			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	5,211	cy	$ 15.00	$ 78,167
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	10,422	sy	$ 15.00	$ 156,333
304	10" Concrete Pavement w/ 6" Curb	9,306	sy	$ 90.00	$ 837,500
404	4" Topsoil	6,886	sy	$ 5.00	$ 34,431
504	5" Concrete Sidewalk	33,500	sf	$ 7.00	$ 234,500
604	Moisture Conditioning	10,422	sy	$ 15.00	$ 156,333
704	Street Lighting	1,675	lf	$ 160.00	$ 268,000
				Paving Construction Cost Subtotal:	**$ 1,765,264**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 141,221
√	Traffic Control	Construction Phase Traffic Control	3%	$ 52,958
√	Pavement Markings/Signs		4%	$ 70,611
√	Roadway Drainage	Standard Internal System	25%	$ 441,316
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 88,263
√	Sewer	Minor Adjustments	2%	$ 35,305
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 105,916
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 935,590**

Paving and Allowance Subtotal:		**$ 2,700,854**
Construction Contingency:	15%	$ 405,128
Annual Inflation (5 Years):	4%	$ 672,920
Construction Cost TOTAL:		**$ 3,779,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,779,000**
Engineering/Survey/Testing:		18%	$ 680,220
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 377,900
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 2,418,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-9, 3-2**
Name:	LEGACY DR (BUS 289)	**This project consists of the construction of two additonal lanes to complete the four-lane divided minor arterial.**		
Limits:	LOUISIANA TO PRESTON RD			
Impact Fee Class:	M4D (1/2)			
Existing Lanes:	2UD			
Length (lf):	5,105			
Service Area(s):	1, 3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	7,941	cy	$ 15.00	$ 119,117
203	8" Lime Stabilized Subgrade @ 100 lbs/sy	15,882	sy	$ 15.00	$ 238,233
303	10" Concrete Pavement w/ 6" Curb	14,181	sy	$ 90.00	$ 1,276,250
403	4" Topsoil	6,807	sy	$ 5.00	$ 34,033
503	5" Concrete Sidewalk	51,050	sf	$ 7.00	$ 357,350
603	Moisture Conditioning	15,882	sy	$ 15.00	$ 238,233
703	Street Lighting	5,105	lf	$ 160.00	$ 816,800
				Paving Construction Cost Subtotal:	**$ 3,080,017**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 246,401
√	Traffic Control	Construction Phase Traffic Control	3%	$ 92,401
√	Pavement Markings/Signs		4%	$ 123,201
√	Roadway Drainage	Standard Internal System	25%	$ 770,004
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$1,765,365	$ 1,765,365
√	Water	Minor Adjustments	5%	$ 154,001
√	Sewer	Minor Adjustments	2%	$ 61,600
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 184,801
√	Other:	At-Grade Railroad Crossing	-	$ 1,000,000
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 4,397,774**

Paving and Allowance Subtotal:		**$ 7,477,791**
Construction Contingency:	15%	$ 1,121,669
Annual Inflation (5 Years):	4%	$ 1,863,098
Construction Cost TOTAL:		**$ 10,463,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 10,463,000**
Engineering/Survey/Testing:		18%	$ 1,883,340
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,046,300
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 6,696,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-10**
Name:	DALLAS NORTH TOLLWAY	**This project consists of the construction of the inside northbound lane of the frontage road of the Dallas North Tollway.**		
Limits:	MARILEE RD TO 1433.2 FT N OF RAZOR DR			
Impact Fee Class:	DNT			
Existing Lanes:	2UD			
Length (lf):	6,935			
Service Area(s):	1			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	6,164	cy	$ 15.00	$ 92,467
207	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,329	sy	$ 15.00	$ 184,933
307	10" Concrete Pavement w/ 6" Curb	10,017	sy	$ 90.00	$ 901,550
407	4" Topsoil	0	sy	$ 5.00	$ -
507	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
607	Moisture Conditioning	12,329	sy	$ 15.00	$ 184,933
707	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,363,883**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 109,111
√	Traffic Control	Construction Phase Traffic Control	3%	$ 40,917
√	Pavement Markings/Signs		4%	$ 54,555
	Roadway Drainage	Standard Internal System	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 68,194
√	Sewer	Minor Adjustments	2%	$ 27,278
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 81,833
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 381,887**

Paving and Allowance Subtotal:		**$ 1,745,771**
Construction Contingency:	15%	$ 261,866
Annual Inflation (5 Years):	4%	$ 434,960
Construction Cost TOTAL:		**$ 2,443,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,443,000**
Engineering/Survey/Testing:		18%	$ 439,740
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 244,300
		Impact Fee Project Cost TOTAL:	**$ 3,127,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-11**
Name:	DALLAS NORTH TOLLWAY	**This project consists of the construction of the inside northbound lane of the frontage road of the Dallas North Tollway.**		
Limits:	1433.2 FT N OF RAZOR DR TO RAZOR DR			
Impact Fee Class:	DNT			
Existing Lanes:	2UD			
Length (lf):	1,455			
Service Area(s):	1			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	1,293	cy	$ 15.00	$ 19,400
207	8" Lime Stabilized Subgrade @ 100 lbs/sy	2,587	sy	$ 15.00	$ 38,800
307	10" Concrete Pavement w/ 6" Curb	2,102	sy	$ 90.00	$ 189,150
407	4" Topsoil	0	sy	$ 5.00	$ -
507	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
607	Moisture Conditioning	2,587	sy	$ 15.00	$ 38,800
707	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 286,150**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 22,892
√	Traffic Control	Construction Phase Traffic Control	3%	$ 8,585
√	Pavement Markings/Signs		4%	$ 11,446
	Roadway Drainage	Standard Internal System	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 14,308
√	Sewer	Minor Adjustments	2%	$ 5,723
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 17,169
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 80,122**

Paving and Allowance Subtotal:		**$ 366,272**
Construction Contingency:	15%	$ 54,941
Annual Inflation (5 Years):	4%	$ 91,257
Construction Cost TOTAL:		**$ 513,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 513,000**
Engineering/Survey/Testing:		18%	$ 92,340
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 51,300
		Impact Fee Project Cost TOTAL:	**$ 657,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-12**
Name:	DALLAS NORTH TOLLWAY	**This project consists of the construction of the inside northbound lane of the frontage road of the Dallas North Tollway.**		
Limits:	RAZOR DR TO GA MOORE PKWY			
Impact Fee Class:	DNT			
Existing Lanes:	2UD			
Length (lf):	5,235			
Service Area(s):	1			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	4,653	cy	$ 15.00	$ 69,800
207	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,307	sy	$ 15.00	$ 139,600
307	10" Concrete Pavement w/ 6" Curb	7,562	sy	$ 90.00	$ 680,550
407	4" Topsoil	0	sy	$ 5.00	$ -
507	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
607	Moisture Conditioning	9,307	sy	$ 15.00	$ 139,600
707	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,029,550**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 82,364
√	Traffic Control	Construction Phase Traffic Control	3%	$ 30,887
√	Pavement Markings/Signs		4%	$ 41,182
	Roadway Drainage	Standard Internal System	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 51,478
√	Sewer	Minor Adjustments	2%	$ 20,591
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 61,773
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 288,274**

Paving and Allowance Subtotal:		**$ 1,317,824**
Construction Contingency:	15%	$ 197,674
Annual Inflation (5 Years):	4%	$ 328,337
Construction Cost TOTAL:		**$ 1,844,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,844,000**
Engineering/Survey/Testing:		18%	$ 331,920
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 184,400
		Impact Fee Project Cost TOTAL:	**$ 2,360,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-13**
Name:	CELINA PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	MARILEE RD TO 2720 FT S OF MARILEE RD			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	2,720			
Service Area(s):	1			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	8,462	cy	$ 15.00	$ 126,933
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,924	sy	$ 15.00	$ 253,867
304	10" Concrete Pavement w/ 6" Curb	15,111	sy	$ 90.00	$ 1,360,000
404	4" Topsoil	11,182	sy	$ 5.00	$ 55,911
504	5" Concrete Sidewalk	54,400	sf	$ 7.00	$ 380,800
604	Moisture Conditioning	16,924	sy	$ 15.00	$ 253,867
704	Street Lighting	2,720	lf	$ 160.00	$ 435,200
				Paving Construction Cost Subtotal:	**$ 2,866,578**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 229,326
√	Traffic Control	Construction Phase Traffic Control	3%	$ 85,997
√	Pavement Markings/Signs		4%	$ 114,663
√	Roadway Drainage	Standard Internal System	25%	$ 716,644
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 143,329
√	Sewer	Minor Adjustments	2%	$ 57,332
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 171,995
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,519,286**

Paving and Allowance Subtotal:		**$ 4,385,864**
Construction Contingency:	15%	$ 657,880
Annual Inflation (5 Years):	4%	$ 1,092,742
Construction Cost TOTAL:		**$ 6,137,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,137,000**
Engineering/Survey/Testing:		18%	$ 1,104,660
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 613,700
		Impact Fee Project Cost TOTAL:	**$ 7,855,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-14**
Name:	CELINA PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	MARILEE RD TO CR 58			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	2,905			
Service Area(s):	1			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	9,038	cy	$ 15.00	$ 135,567
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	18,076	sy	$ 15.00	$ 271,133
304	10" Concrete Pavement w/ 6" Curb	16,139	sy	$ 90.00	$ 1,452,500
404	4" Topsoil	11,943	sy	$ 5.00	$ 59,714
504	5" Concrete Sidewalk	58,100	sf	$ 7.00	$ 406,700
604	Moisture Conditioning	18,076	sy	$ 15.00	$ 271,133
704	Street Lighting	2,905	lf	$ 160.00	$ 464,800
				Paving Construction Cost Subtotal:	**$ 3,061,547**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 244,924
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 122,462
√	Roadway Drainage	Standard Internal System	35%	$ 1,071,542
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$16,339,890	$ 16,339,890
√	Water	Minor Adjustments	5%	$ 153,077
√	Sewer	Minor Adjustments	2%	$ 61,231
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 183,693
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 18,176,818**

Paving and Allowance Subtotal:		**$ 21,238,366**
Construction Contingency:	15%	$ 3,185,755
Annual Inflation (5 Years):	4%	$ 5,291,557
Construction Cost TOTAL:		**$ 29,716,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 29,716,000**
Engineering/Survey/Testing:		18%	$ 5,348,880
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 5,943,200
		Impact Fee Project Cost TOTAL:	**$ 41,008,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-15**
Name:	CELINA PKWY	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	CR 58 TO ANGEL AVE			
Impact Fee Class:	P6D (1/2)			
Existing Lanes:	2UD			
Length (lf):	1,635			
Service Area(s):	1			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	2,543	cy	$ 15.00	$ 38,150
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	5,087	sy	$ 15.00	$ 76,300
305	10" Concrete Pavement w/ 6" Curb	4,542	sy	$ 90.00	$ 408,750
405	4" Topsoil	2,180	sy	$ 5.00	$ 10,900
505	5" Concrete Sidewalk	16,350	sf	$ 7.00	$ 114,450
605	Moisture Conditioning	5,087	sy	$ 15.00	$ 76,300
705	Street Lighting	1,635	lf	$ 160.00	$ 261,600
				Paving Construction Cost Subtotal:	**$ 986,450**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 78,916
√	Traffic Control	Construction Phase Traffic Control	3%	$ 29,594
√	Pavement Markings/Signs		4%	$ 39,458
√	Roadway Drainage	Standard Internal System	25%	$ 246,613
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 49,323
√	Sewer	Minor Adjustments	2%	$ 19,729
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 59,187
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 522,819**

Paving and Allowance Subtotal:		**$ 1,509,269**
Construction Contingency:	15%	$ 226,390
Annual Inflation (5 Years):	4%	$ 376,036
Construction Cost TOTAL:		**$ 2,112,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,112,000**
Engineering/Survey/Testing:		18%	$ 380,160
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 211,200
		Impact Fee Project Cost TOTAL:	**$ 2,703,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-16**
Name:	CELINA PKWY	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	ANGEL AVE TO STELZER PKWY			
Impact Fee Class:	P6D (1/2)			
Existing Lanes:	2UD			
Length (lf):	2,250			
Service Area(s):	1			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	3,500	cy	$ 15.00	$ 52,500
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,000	sy	$ 15.00	$ 105,000
305	10" Concrete Pavement w/ 6" Curb	6,250	sy	$ 90.00	$ 562,500
405	4" Topsoil	3,000	sy	$ 5.00	$ 15,000
505	5" Concrete Sidewalk	22,500	sf	$ 7.00	$ 157,500
605	Moisture Conditioning	7,000	sy	$ 15.00	$ 105,000
705	Street Lighting	2,250	lf	$ 160.00	$ 360,000
				Paving Construction Cost Subtotal:	**$ 1,357,500**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 108,600
√	Traffic Control	Construction Phase Traffic Control	3%	$ 40,725
√	Pavement Markings/Signs		4%	$ 54,300
√	Roadway Drainage	Standard Internal System	25%	$ 339,375
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 67,875
√	Sewer	Minor Adjustments	2%	$ 27,150
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 81,450
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 719,475**

Paving and Allowance Subtotal:		**$ 2,076,975**
Construction Contingency:	15%	$ 311,546
Annual Inflation (5 Years):	4%	$ 517,480
Construction Cost TOTAL:		**$ 2,907,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,907,000**
Engineering/Survey/Testing:		18%	$ 523,260
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 290,700
		Impact Fee Project Cost TOTAL:	**$ 3,721,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-17**
Name:	CELINA PKWY	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	CR 58 TO STELZER PKWY			
Impact Fee Class:	P6D (1/2)			
Existing Lanes:	2UD			
Length (lf):	640			
Service Area(s):	1			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	996	cy	$ 15.00	$ 14,933
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	1,991	sy	$ 15.00	$ 29,867
305	10" Concrete Pavement w/ 6" Curb	1,778	sy	$ 90.00	$ 160,000
405	4" Topsoil	853	sy	$ 5.00	$ 4,267
505	5" Concrete Sidewalk	6,400	sf	$ 7.00	$ 44,800
605	Moisture Conditioning	1,991	sy	$ 15.00	$ 29,867
705	Street Lighting	640	lf	$ 160.00	$ 102,400
				Paving Construction Cost Subtotal:	**$ 386,133**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 30,891
√	Traffic Control	Construction Phase Traffic Control	3%	$ 11,584
√	Pavement Markings/Signs		4%	$ 15,445
√	Roadway Drainage	Standard Internal System	25%	$ 96,533
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 19,307
√	Sewer	Minor Adjustments	2%	$ 7,723
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 23,168
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 204,651**

Paving and Allowance Subtotal:		**$ 590,784**
Construction Contingency:	15%	$ 88,618
Annual Inflation (5 Years):	4%	$ 147,194
Construction Cost TOTAL:		**$ 827,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 827,000**
Engineering/Survey/Testing:		18%	$ 148,860
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 82,700
		Impact Fee Project Cost TOTAL:	**$ 1,059,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-18**
Name:	CELINA PKWY	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	LEGACY DR TO CR 58			
Impact Fee Class:	P6D (1/2)			
Existing Lanes:	2D			
Length (lf):	2,465			
Service Area(s):	1			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	3,834	cy	$ 15.00	$ 57,517
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,669	sy	$ 15.00	$ 115,033
305	10" Concrete Pavement w/ 6" Curb	6,847	sy	$ 90.00	$ 616,250
405	4" Topsoil	3,287	sy	$ 5.00	$ 16,433
505	5" Concrete Sidewalk	24,650	sf	$ 7.00	$ 172,550
605	Moisture Conditioning	7,669	sy	$ 15.00	$ 115,033
705	Street Lighting	2,465	lf	$ 160.00	$ 394,400
				Paving Construction Cost Subtotal:	**$ 1,487,217**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 118,977
√	Traffic Control	Construction Phase Traffic Control	3%	$ 44,617
√	Pavement Markings/Signs		4%	$ 59,489
√	Roadway Drainage	Standard Internal System	25%	$ 371,804
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$2,545,410	$ 2,545,410
√	Water	Minor Adjustments	5%	$ 74,361
√	Sewer	Minor Adjustments	2%	$ 29,744
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 89,233
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 3,333,635**

Paving and Allowance Subtotal:		**$ 4,820,852**
Construction Contingency:	15%	$ 723,128
Annual Inflation (5 Years):	4%	$ 1,201,119
Construction Cost TOTAL:		**$ 6,746,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,746,000**
Engineering/Survey/Testing:		18%	$ 1,214,280
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 674,600
		Impact Fee Project Cost TOTAL:	**$ 8,635,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-19, 2-17**
Name:	PRESTON RD (SH 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	MARILEE RD TO STALLCUP BLVD			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	3,990			
Service Area(s):	1, 2			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	12,413	cy	$ 15.00	$ 186,200
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	24,827	sy	$ 15.00	$ 372,400
304	10" Concrete Pavement w/ 6" Curb	22,167	sy	$ 90.00	$ 1,995,000
404	4" Topsoil	16,403	sy	$ 5.00	$ 82,017
504	5" Concrete Sidewalk	79,800	sf	$ 7.00	$ 558,600
604	Moisture Conditioning	24,827	sy	$ 15.00	$ 372,400
704	Street Lighting	3,990	lf	$ 160.00	$ 638,400
				Paving Construction Cost Subtotal:	**$ 4,205,017**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 336,401
√	Traffic Control	Construction Phase Traffic Control	3%	$ 126,151
√	Pavement Markings/Signs		4%	$ 168,201
√	Roadway Drainage	Standard Internal System	25%	$ 1,051,254
√	Special Drainage Structures	Minor Stream Crossing(s)	$250,000	$ 250,000
√	Water	Minor Adjustments	5%	$ 210,251
√	Sewer	Minor Adjustments	2%	$ 84,100
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 252,301
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,478,659**

Paving and Allowance Subtotal:		**$ 6,683,676**
Construction Contingency:	15%	$ 1,002,551
Annual Inflation (5 Years):	4%	$ 1,665,243
Construction Cost TOTAL:		**$ 9,352,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 9,352,000**
Engineering/Survey/Testing:		18%	$ 1,683,360
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 935,200
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 5,985,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**1-20, 2-18**
Name:	PRESTON RD (SH 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	STALLCUP BLVD TO CARL DARNALL PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	3,915		
Service Area(s):	1, 2		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	12,180	cy	$ 15.00	$ 182,700
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	24,360	sy	$ 15.00	$ 365,400
304	10" Concrete Pavement w/ 6" Curb	21,750	sy	$ 90.00	$ 1,957,500
404	4" Topsoil	16,095	sy	$ 5.00	$ 80,475
504	5" Concrete Sidewalk	78,300	sf	$ 7.00	$ 548,100
604	Moisture Conditioning	24,360	sy	$ 15.00	$ 365,400
704	Street Lighting	3,915	lf	$ 160.00	$ 626,400
				Paving Construction Cost Subtotal:	**$ 4,125,975**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 330,078
√	Traffic Control	Construction Phase Traffic Control	3%	$ 123,779
√	Pavement Markings/Signs		4%	$ 165,039
√	Roadway Drainage	Standard Internal System	25%	$ 1,031,494
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 206,299
√	Sewer	Minor Adjustments	2%	$ 82,520
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 247,559
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,186,767**

Paving and Allowance Subtotal:		**$ 6,312,742**
Construction Contingency:	15%	$ 946,911
Annual Inflation (5 Years):	4%	$ 1,572,825
Construction Cost TOTAL:		**$ 8,833,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 8,833,000**
Engineering/Survey/Testing:		18%	$ 1,589,940
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 883,300
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 5,653,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**1-21, 2-19**
Name:	PRESTON RD (SH 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	CARL DARNALL PKWY TO 493.7 FT NORTH OF LEGACY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	3,990		
Service Area(s):	1, 2		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	12,413	cy	$ 15.00	$ 186,200
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	24,827	sy	$ 15.00	$ 372,400
304	10" Concrete Pavement w/ 6" Curb	22,167	sy	$ 90.00	$ 1,995,000
404	4" Topsoil	16,403	sy	$ 5.00	$ 82,017
504	5" Concrete Sidewalk	79,800	sf	$ 7.00	$ 558,600
604	Moisture Conditioning	24,827	sy	$ 15.00	$ 372,400
704	Street Lighting	3,990	lf	$ 160.00	$ 638,400
				Paving Construction Cost Subtotal:	**$ 4,205,017**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 336,401
√	Traffic Control	Construction Phase Traffic Control	3%	$ 126,151
√	Pavement Markings/Signs		4%	$ 168,201
√	Roadway Drainage	Standard Internal System	25%	$ 1,051,254
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 210,251
√	Sewer	Minor Adjustments	2%	$ 84,100
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 252,301
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,228,659**

Paving and Allowance Subtotal:		**$ 6,433,676**
Construction Contingency:	15%	$ 965,051
Annual Inflation (5 Years):	4%	$ 1,602,956
Construction Cost TOTAL:		**$ 9,002,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 9,002,000**
Engineering/Survey/Testing:		18%	$ 1,620,360
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 900,200
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 5,761,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**1-22, 2-20**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	494.2 FT NORTH OF LEGACY TO LEGACY DR		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	495		
Service Area(s):	1, 2		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	880	cy	$ 15.00	$ 13,200
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	1,760	sy	$ 15.00	$ 26,400
306	10" Concrete Pavement w/ 6" Curb	1,430	sy	$ 90.00	$ 128,700
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	1,760	sy	$ 15.00	$ 26,400
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 194,700**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 15,576
√	Traffic Control	Construction Phase Traffic Control	3%	$ 5,841
√	Pavement Markings/Signs		4%	$ 7,788
√	Roadway Drainage	Standard Internal System	25%	$ 48,675
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 9,735
√	Sewer	Minor Adjustments	2%	$ 3,894
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 11,682
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 103,191**

Paving and Allowance Subtotal:		**$ 297,891**
Construction Contingency:	15%	$ 44,684
Annual Inflation (5 Years):	4%	$ 74,220
Construction Cost TOTAL:		**$ 417,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 417,000**
Engineering/Survey/Testing:		18%	$ 75,060
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 41,700
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 267,000**

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City of Celina - 2024 Roadway Impact Fee

Capital Improvement Plan for Roadway Impact Fees

Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area 2

#	Class	Project	Limits	Status	Project Cost
2-1	P6D	MARILEE RD	PRESTON RD TO HUFFINES BLVD	Widening	$ 9,617,000
2-2	P6D	MARILEE RD	HUFFINES BLVD TO 1780 FT OF HUFFINES	Widening	$ 5,140,000
2-3	M4D	STALLCUP BLVD	PRESTON RD TO WATERFRONT BLVD	New Build	$ 7,700,000
2-4	M4D	STALLCUP BLVD	WATERFRONT BLVD TO HUFFINES BLVD	New Build	$ 8,270,000
2-5	M4D	STALLCUP BLVD	HUFFINES BLVD TO CUSTER RD (CR 132)	New Build	$ 13,662,000
2-6	C2U	CR 106	PRESTON RD TO COIT RD	Widening	$ 5,507,000
2-7	C2U	CR 106	COIT RD TO CLARK WAY	Widening	$ 2,916,000
2-8	P6D	CARL DARNALL PKWY	COIT RD TO 875 EAST OF COIT RD	New Build	$ 1,482,000
2-9	P6D	CARL DARNALL PKWY	875 EAST OF COIT RD TO 220 EAST OF CLARK WAY	New Build	$ 6,043,000
2-10	C2U	CLARK WAY	STALLCUP BLVD TO CR 106	New Build	$ 2,850,000
2-11	C2U	CLARK WAY	CR 106 TO 925 FT S OF CR 106	New Build	$ 2,180,000
2-12	C2U	CLARK WAY	420 FT N OF CARL DARNALL TO CARL DARNALL PKWY	New Build	$ 989,000
2-13	M4D (1/2)	LEGACY DR	2010 FT WEST OF COIT TO COIT RD	Widening	$ 3,324,000
2-14, 4-1	M4D	ROBINSON DR (CR 134)	PRESTON RD TO COIT RD	Widening	$ 8,968,000
2-15, 4-2	M4D	ROBINSON DR (CR 134)	COIT RD TO 2659.3 FT EAST OF COIT RD	Widening	$ 7,683,000
2-16, 4-3	M4D	ROBINSON DR (CR 134)	800 FT E OF CUSTER RD TO 2080 FT E OF CUSTER RD	Widening	$ 3,697,000
1-19, 2-17	P6D	PRESTON RD (SH 289)	MARILEE RD TO STALLCUP BLVD	Widening	$ 5,985,500
1-20, 2-18	P6D	PRESTON RD (SH 289)	STALLCUP BLVD TO CARL DARNALL PKWY	Widening	$ 5,653,000
1-21, 2-19	P6D	PRESTON RD (SH 289)	CARL DARNALL PKWY TO 493.7 FT NORTH OF LEGACY	Widening	$ 5,761,500
1-22, 2-20	P6D (1/3)	PRESTON RD (SH 289)	494.2 FT NORTH OF LEGACY TO LEGACY DR	Widening	$ 223,500
2-21	C2U	HUFFINES BLVD	MARILEE RD TO STALLCUP BLVD	New Build	$ 6,103,000
2-22	C2U	COIT RD	CARL DARNALL PKWY TO STALLCUP BLVD	New Build	$ 1,508,000
2-23	M4D	COIT RD	639.5 S OF CARL DARNALL TO 1437.8 FT NORTH OF LEGACY	New Build	$ 4,787,000
2-24	M4D	COIT RD	1460 FT NORTH OF LEGACY TO LEGACY DR	New Build	$ 4,754,000
2-25, 3-77	P6D	PRESTON RD (SH 289)	LEGACY DR TO ROBINSON DR	Widening	$ 2,953,000

ROADWAY TOTAL $ 127,756,500

Intersections

Type	Intersection	Project Cost
Int. Improvements	Coit Road & Carl Darnall Pkwy	$ 750,000
Int. Improvements	Coit Road & Legacy Dr	$ 750,000
Int. Improvements	Preston Rd & Robinson Dr	$ 150,000
Int. Improvements	GA Moore Pkwy & Celina Pkwy	$ 750,000
Int. Improvements	SA2_Rd1 & SA2_Rd2	$ 450,000
Int. Improvements	Carl Darnall Pkwy & SA2_Rd2	$ 750,000
Int. Improvements	Marilee Rd & SA2_RD2	$ 750,000
Int. Improvements	Stallcup Blvd & SA2_RD2 E	$ 750,000
Int. Improvements	Stallcup Blvd & SA2_RD2 W	$ 750,000
Int. Improvements	Preston Rd & Marilee Rd	$ 1,800,000
Int. Improvements	Preston Rd & Stallcup Blvd	$ 750,000
Int. Improvements	Preston Rd & SA2_RD1	$ 1,800,000
Int. Improvements	Preston Rd & Legacy Dr	$ 1,050,000
Int. Improvements	GA Moore Pkwy & Celina Pkwy	$ 750,000
Int. Improvements	Preston Rd & Carl Darnall Pkwy	$ 900,000

INTERSECTION TOTAL $ 12,900,000

SERVICE AREA TOTAL $ 140,656,500

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**2-1**
Name:	MARILEE RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	PRESTON RD TO HUFFINES BLVD			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	3,330			
Service Area(s):	2			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	10,360	cy	$ 15.00	$ 155,400
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	20,720	sy	$ 15.00	$ 310,800
304	10" Concrete Pavement w/ 6" Curb	18,500	sy	$ 90.00	$ 1,665,000
404	4" Topsoil	13,690	sy	$ 5.00	$ 68,450
504	5" Concrete Sidewalk	66,600	sf	$ 7.00	$ 466,200
604	Moisture Conditioning	20,720	sy	$ 15.00	$ 310,800
704	Street Lighting	3,330	lf	$ 160.00	$ 532,800
				Paving Construction Cost Subtotal:	**$ 3,509,450**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 280,756
√	Traffic Control	Construction Phase Traffic Control	3%	$ 105,284
√	Pavement Markings/Signs		4%	$ 140,378
√	Roadway Drainage	Standard Internal System	25%	$ 877,363
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 175,473
√	Sewer	Minor Adjustments	2%	$ 70,189
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 210,567
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,860,009**

Paving and Allowance Subtotal:		**$ 5,369,459**
Construction Contingency:	15%	$ 805,419
Annual Inflation (5 Years):	4%	$ 1,337,805
Construction Cost TOTAL:		**$ 7,513,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 7,513,000**
Engineering/Survey/Testing:		18%	$ 1,352,340
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 751,300
		Impact Fee Project Cost TOTAL:	**$ 9,617,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**2-2**
Name:	MARILEE RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	HUFFINES BLVD TO 1780 FT OF HUFFINES		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,780		
Service Area(s):	2		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	5,538	cy	$ 15.00	$ 83,067
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	11,076	sy	$ 15.00	$ 166,133
304	10" Concrete Pavement w/ 6" Curb	9,889	sy	$ 90.00	$ 890,000
404	4" Topsoil	7,318	sy	$ 5.00	$ 36,589
504	5" Concrete Sidewalk	35,600	sf	$ 7.00	$ 249,200
604	Moisture Conditioning	11,076	sy	$ 15.00	$ 166,133
704	Street Lighting	1,780	lf	$ 160.00	$ 284,800
				Paving Construction Cost Subtotal:	**$ 1,875,922**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 150,074
√	Traffic Control	Construction Phase Traffic Control	3%	$ 56,278
√	Pavement Markings/Signs		4%	$ 75,037
√	Roadway Drainage	Standard Internal System	25%	$ 468,981
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 93,796
√	Sewer	Minor Adjustments	2%	$ 37,518
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 112,555
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 994,239**

Paving and Allowance Subtotal:		**$ 2,870,161**
Construction Contingency:	15%	$ 430,524
Annual Inflation (5 Years):	4%	$ 715,103
Construction Cost TOTAL:		**$ 4,016,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,016,000**
Engineering/Survey/Testing:		18%	$ 722,880
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 401,600
		Impact Fee Project Cost TOTAL:	**$ 5,140,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**2-3**
Name:	STALLCUP BLVD	**This project consists of the construction**		
Limits:	PRESTON RD TO WATERFRONT BLVD	**of a new four-lane divided minor arterial.**		
Impact Fee Class:	M4D			
Existing Lanes:	XX			
Length (lf):	2,365			
Service Area(s):	2			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	7,358	cy	$ 15.00	$ 110,367
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	14,716	sy	$ 15.00	$ 220,733
302	10" Concrete Pavement w/ 6" Curb	13,139	sy	$ 90.00	$ 1,182,500
402	4" Topsoil	9,723	sy	$ 5.00	$ 48,614
502	5" Concrete Sidewalk	47,300	sf	$ 7.00	$ 331,100
602	Moisture Conditioning	14,716	sy	$ 15.00	$ 220,733
702	Street Lighting	2,365	lf	$ 160.00	$ 378,400
				Paving Construction Cost Subtotal:	**$ 2,492,447**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 199,396
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 99,698
√	Roadway Drainage	Standard Internal System	35%	$ 872,357
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 124,622
√	Sewer	Minor Adjustments	2%	$ 49,849
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 149,547
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,495,468**

Paving and Allowance Subtotal:		**$ 3,987,916**
Construction Contingency:	15%	$ 598,187
Annual Inflation (5 Years):	4%	$ 993,593
Construction Cost TOTAL:		**$ 5,580,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,580,000**
Engineering/Survey/Testing:		18%	$ 1,004,400
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,116,000
		Impact Fee Project Cost TOTAL:	**$ 7,700,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**2-4**
Name:	STALLCUP BLVD	**This project consists of the construction**		
Limits:	WATERFRONT BLVD TO HUFFINES BLVD	**of a new four-lane divided minor arterial.**		
Impact Fee Class:	M4D			
Existing Lanes:	XX			
Length (lf):	2,540			
Service Area(s):	2			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	7,902	cy	$ 15.00	$ 118,533
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	15,804	sy	$ 15.00	$ 237,067
302	10" Concrete Pavement w/ 6" Curb	14,111	sy	$ 90.00	$ 1,270,000
402	4" Topsoil	10,442	sy	$ 5.00	$ 52,211
502	5" Concrete Sidewalk	50,800	sf	$ 7.00	$ 355,600
602	Moisture Conditioning	15,804	sy	$ 15.00	$ 237,067
702	Street Lighting	2,540	lf	$ 160.00	$ 406,400
				Paving Construction Cost Subtotal:	**$ 2,676,878**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 214,150
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 107,075
√	Roadway Drainage	Standard Internal System	35%	$ 936,907
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 133,844
√	Sewer	Minor Adjustments	2%	$ 53,538
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 160,613
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,606,127**

Paving and Allowance Subtotal:		**$**	**4,283,004**
Construction Contingency:	15%	$	642,451
Annual Inflation (5 Years):	4%	$	1,067,114
Construction Cost TOTAL:		**$**	**5,993,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,993,000**
Engineering/Survey/Testing:		18%	$ 1,078,740
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,198,600
		Impact Fee Project Cost TOTAL:	**$ 8,270,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**2-5**
Name:	STALLCUP BLVD	**This project consists of the construction**	
Limits:	HUFFINES BLVD TO CUSTER RD (CR 132)	**of a new four-lane divided minor arterial.**	
Impact Fee Class:	M4D		
Existing Lanes:	XX		
Length (lf):	2,735		
Service Area(s):	2		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	8,509	cy	$ 15.00	$ 127,633
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	17,018	sy	$ 15.00	$ 255,267
302	10" Concrete Pavement w/ 6" Curb	15,194	sy	$ 90.00	$ 1,367,500
402	4" Topsoil	11,244	sy	$ 5.00	$ 56,219
502	5" Concrete Sidewalk	54,700	sf	$ 7.00	$ 382,900
602	Moisture Conditioning	17,018	sy	$ 15.00	$ 255,267
702	Street Lighting	2,735	lf	$ 160.00	$ 437,600
				Paving Construction Cost Subtotal:	**$ 2,882,386**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 230,591
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 115,295
√	Roadway Drainage	Standard Internal System	35%	$ 1,008,835
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$2,463,300	$ 2,463,300
√	Water	Minor Adjustments	5%	$ 144,119
√	Sewer	Minor Adjustments	2%	$ 57,648
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 172,943
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 4,192,732**

Paving and Allowance Subtotal:		**$ 7,075,118**
Construction Contingency:	15%	$ 1,061,268
Annual Inflation (5 Years):	4%	$ 1,762,772
Construction Cost TOTAL:		**$ 9,900,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 9,900,000**
Engineering/Survey/Testing:		18%	$ 1,782,000
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,980,000
		Impact Fee Project Cost TOTAL:	**$ 13,662,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**2-6**
Name:	CR 106	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**		
Limits:	PRESTON RD TO COIT RD			
Impact Fee Class:	C2U			
Existing Lanes:	2UD			
Length (lf):	2,635			
Service Area(s):	2			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	5,856	cy	$ 15.00	$ 87,833
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	11,711	sy	$ 12.00	$ 140,533
301	9" Concrete Pavement w/ 6" Curb	10,833	sy	$ 80.00	$ 866,622
401	4" Topsoil	4,392	sy	$ 5.00	$ 21,958
501	5" Concrete Sidewalk	42,160	sf	$ 7.00	$ 295,120
601	Moisture Conditioning	11,711	sy	$ 15.00	$ 175,667
701	Street Lighting	2,635	lf	$ 160.00	$ 421,600
				Paving Construction Cost Subtotal:	**$ 2,009,334**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 160,747
√	Traffic Control	Construction Phase Traffic Control	3%	$ 60,280
√	Pavement Markings/Signs		4%	$ 80,373
√	Roadway Drainage	Standard Internal System	25%	$ 502,333
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 100,467
√	Sewer	Minor Adjustments	2%	$ 40,187
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 120,560
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,064,947**

Paving and Allowance Subtotal:		**$ 3,074,281**
Construction Contingency:	15%	$ 461,142
Annual Inflation (5 Years):	4%	$ 765,960
Construction Cost TOTAL:		**$ 4,302,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,302,000**
Engineering/Survey/Testing:		18%	$ 774,360
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 430,200
		Impact Fee Project Cost TOTAL:	**$ 5,507,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**2-7**
Name:	CR 106	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**		
Limits:	COIT RD TO CLARK WAY			
Impact Fee Class:	C2U			
Existing Lanes:	2UD			
Length (lf):	1,395			
Service Area(s):	2			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	3,100	cy	$ 15.00	$ 46,500
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	6,200	sy	$ 12.00	$ 74,400
301	9" Concrete Pavement w/ 6" Curb	5,735	sy	$ 80.00	$ 458,800
401	4" Topsoil	2,325	sy	$ 5.00	$ 11,625
501	5" Concrete Sidewalk	22,320	sf	$ 7.00	$ 156,240
601	Moisture Conditioning	6,200	sy	$ 15.00	$ 93,000
701	Street Lighting	1,395	lf	$ 160.00	$ 223,200
				Paving Construction Cost Subtotal:	**$ 1,063,765**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 85,101
√	Traffic Control	Construction Phase Traffic Control	3%	$ 31,913
√	Pavement Markings/Signs		4%	$ 42,551
√	Roadway Drainage	Standard Internal System	25%	$ 265,941
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 53,188
√	Sewer	Minor Adjustments	2%	$ 21,275
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 63,826
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 563,795**

Paving and Allowance Subtotal:		**$ 1,627,560**
Construction Contingency:	15%	$ 244,134
Annual Inflation (5 Years):	4%	$ 405,508
Construction Cost TOTAL:		**$ 2,278,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,278,000**
Engineering/Survey/Testing:		18%	$ 410,040
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 227,800
		Impact Fee Project Cost TOTAL:	**$ 2,916,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**2-8**
Name:	CARL DARNALL PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	COIT RD TO 875 EAST OF COIT RD			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	875			
Service Area(s):	2			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	2,722	cy	$ 15.00	$ 40,833
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	5,444	sy	$ 15.00	$ 81,667
304	10" Concrete Pavement w/ 6" Curb	4,861	sy	$ 90.00	$ 437,500
404	4" Topsoil	3,597	sy	$ 5.00	$ 17,986
504	5" Concrete Sidewalk	17,500	sf	$ 7.00	$ 122,500
604	Moisture Conditioning	5,444	sy	$ 15.00	$ 81,667
704	Street Lighting	875	lf	$ 160.00	$ 140,000
				Paving Construction Cost Subtotal:	**$ 922,153**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 73,772
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 36,886
√	Roadway Drainage	Standard Internal System	35%	$ 322,753
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 46,108
√	Sewer	Minor Adjustments	2%	$ 18,443
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 55,329
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 553,292**

Paving and Allowance Subtotal:		**$ 1,475,444**
Construction Contingency:	15%	$ 221,317
Annual Inflation (5 Years):	4%	$ 367,608
Construction Cost TOTAL:		**$ 2,065,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,065,000**
Engineering/Survey/Testing:		18%	$ 371,700
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 413,000
		Impact Fee Project Cost TOTAL:	**$ 2,850,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**2-9**
Name:	CARL DARNALL PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	875 EAST OF COIT RD TO 220 EAST OF CLARK WAY		
Impact Fee Class:	P6D		
Existing Lanes:	XX		
Length (lf):	455		
Service Area(s):	2		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	1,416	cy	$ 15.00	$ 21,233
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	2,831	sy	$ 15.00	$ 42,467
304	10" Concrete Pavement w/ 6" Curb	2,528	sy	$ 90.00	$ 227,500
404	4" Topsoil	1,871	sy	$ 5.00	$ 9,353
504	5" Concrete Sidewalk	9,100	sf	$ 7.00	$ 63,700
604	Moisture Conditioning	2,831	sy	$ 15.00	$ 42,467
704	Street Lighting	455	lf	$ 160.00	$ 72,800
				Paving Construction Cost Subtotal:	**$ 479,519**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 38,362
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 19,181
√	Roadway Drainage	Standard Internal System	35%	$ 167,832
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 23,976
√	Sewer	Minor Adjustments	2%	$ 9,590
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 28,771
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 287,712**

Paving and Allowance Subtotal:		**$ 767,231**
Construction Contingency:	15%	$ 115,085
Annual Inflation (5 Years):	4%	$ 191,156
Construction Cost TOTAL:		**$ 1,074,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,074,000**
Engineering/Survey/Testing:		18%	$ 193,320
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 214,800
		Impact Fee Project Cost TOTAL:	**$ 1,482,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**2-10**
Name:	CLARK WAY	**This project consists of the construction**		
Limits:	STALLCUP BLVD TO CR 106	**of a new two-lane undivided collector.**		
Impact Fee Class:	C2U			
Existing Lanes:	XX			
Length (lf):	2,565			
Service Area(s):	2			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	5,700	cy	$ 15.00	$ 85,500
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	11,400	sy	$ 12.00	$ 136,800
301	9" Concrete Pavement w/ 6" Curb	10,545	sy	$ 80.00	$ 843,600
401	4" Topsoil	4,275	sy	$ 5.00	$ 21,375
501	5" Concrete Sidewalk	41,040	sf	$ 7.00	$ 287,280
601	Moisture Conditioning	11,400	sy	$ 15.00	$ 171,000
701	Street Lighting	2,565	lf	$ 160.00	$ 410,400
				Paving Construction Cost Subtotal:	**$ 1,955,955**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 156,476
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 78,238
√	Roadway Drainage	Standard Internal System	35%	$ 684,584
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 97,798
√	Sewer	Minor Adjustments	2%	$ 39,119
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 117,357
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,173,573**

Paving and Allowance Subtotal:		**$ 3,129,528**
Construction Contingency:	15%	$ 469,429
Annual Inflation (5 Years):	4%	$ 779,725
Construction Cost TOTAL:		**$ 4,379,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,379,000**
Engineering/Survey/Testing:		18%	$ 788,220
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 875,800
		Impact Fee Project Cost TOTAL:	**$ 6,043,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**2-11**
Name:	CLARK WAY	**This project consists of the construction of a new two-lane undivided collector.**		
Limits:	CR 106 TO 925 FT S OF CR 106			
Impact Fee Class:	C2U			
Existing Lanes:	XX			
Length (lf):	925			
Service Area(s):	2			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	2,056	cy	$ 15.00	$ 30,833
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	4,111	sy	$ 12.00	$ 49,333
301	9" Concrete Pavement w/ 6" Curb	3,803	sy	$ 80.00	$ 304,222
401	4" Topsoil	1,542	sy	$ 5.00	$ 7,708
501	5" Concrete Sidewalk	14,800	sf	$ 7.00	$ 103,600
601	Moisture Conditioning	4,111	sy	$ 15.00	$ 61,667
701	Street Lighting	925	lf	$ 160.00	$ 148,000
				Paving Construction Cost Subtotal:	**$ 705,364**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 56,429
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 28,215
√	Roadway Drainage	Standard Internal System	35%	$ 246,877
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 35,268
√	Sewer	Minor Adjustments	2%	$ 14,107
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 42,322
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 423,218**

Paving and Allowance Subtotal:		**$ 1,128,582**
Construction Contingency:	15%	$ 169,287
Annual Inflation (5 Years):	4%	$ 281,187
Construction Cost TOTAL:		**$ 1,580,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,580,000**
Engineering/Survey/Testing:		18%	$ 284,400
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 316,000
		Impact Fee Project Cost TOTAL:	**$ 2,180,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**2-12**
Name:	CLARK WAY	**This project consists of the construction of a new two-lane undivided collector.**	
Limits:	420 FT N OF CARL DARNALL TO CARL DARNALL PKWY		
Impact Fee Class:	C2U		
Existing Lanes:	XX		
Length (lf):	420		
Service Area(s):	2		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	933	cy	$ 15.00	$ 14,000
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	1,867	sy	$ 12.00	$ 22,400
301	9" Concrete Pavement w/ 6" Curb	1,727	sy	$ 80.00	$ 138,133
401	4" Topsoil	700	sy	$ 5.00	$ 3,500
501	5" Concrete Sidewalk	6,720	sf	$ 7.00	$ 47,040
601	Moisture Conditioning	1,867	sy	$ 15.00	$ 28,000
701	Street Lighting	420	lf	$ 160.00	$ 67,200
				Paving Construction Cost Subtotal:	**$ 320,273**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 25,622
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 12,811
√	Roadway Drainage	Standard Internal System	35%	$ 112,096
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 16,014
√	Sewer	Minor Adjustments	2%	$ 6,405
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 19,216
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 192,164**

Paving and Allowance Subtotal:		**$ 512,437**
Construction Contingency:	15%	$ 76,866
Annual Inflation (5 Years):	4%	$ 127,674
Construction Cost TOTAL:		**$ 717,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 717,000**
Engineering/Survey/Testing:		18%	$ 129,060
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 143,400
		Impact Fee Project Cost TOTAL:	**$ 989,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**2-13**
Name:	LEGACY DR	**This project consists of the construction of two additonal lanes to complete the four-lane divided minor arterial.**	
Limits:	2010 FT WEST OF COIT TO COIT RD		
Impact Fee Class:	M4D (1/2)		
Existing Lanes:	2D		
Length (lf):	2,010		
Service Area(s):	2		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	3,127	cy	$ 15.00	$ 46,900
203	8" Lime Stabilized Subgrade @ 100 lbs/sy	6,253	sy	$ 15.00	$ 93,800
303	10" Concrete Pavement w/ 6" Curb	5,583	sy	$ 90.00	$ 502,500
403	4" Topsoil	2,680	sy	$ 5.00	$ 13,400
503	5" Concrete Sidewalk	20,100	sf	$ 7.00	$ 140,700
603	Moisture Conditioning	6,253	sy	$ 15.00	$ 93,800
703	Street Lighting	2,010	lf	$ 160.00	$ 321,600
				Paving Construction Cost Subtotal:	**$ 1,212,700**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 97,016
√	Traffic Control	Construction Phase Traffic Control	3%	$ 36,381
√	Pavement Markings/Signs		4%	$ 48,508
√	Roadway Drainage	Standard Internal System	25%	$ 303,175
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 60,635
√	Sewer	Minor Adjustments	2%	$ 24,254
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 72,762
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 642,731**

Paving and Allowance Subtotal:		**$ 1,855,431**
Construction Contingency:	15%	$ 278,315
Annual Inflation (5 Years):	4%	$ 462,282
Construction Cost TOTAL:		**$ 2,597,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,597,000**
Engineering/Survey/Testing:		18%	$ 467,460
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 259,700
		Impact Fee Project Cost TOTAL:	**$ 3,324,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**2-14, 4-1**
Name:	ROBINSON DR (CR 134)	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**		
Limits:	PRESTON RD TO COIT RD			
Impact Fee Class:	M4D			
Existing Lanes:	2UD			
Length (lf):	3,105			
Service Area(s):	2, 4			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	9,660	cy	$ 15.00	$ 144,900
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	19,320	sy	$ 15.00	$ 289,800
302	10" Concrete Pavement w/ 6" Curb	17,250	sy	$ 90.00	$ 1,552,500
402	4" Topsoil	12,765	sy	$ 5.00	$ 63,825
502	5" Concrete Sidewalk	62,100	sf	$ 7.00	$ 434,700
602	Moisture Conditioning	19,320	sy	$ 15.00	$ 289,800
702	Street Lighting	3,105	lf	$ 160.00	$ 496,800
				Paving Construction Cost Subtotal:	**$ 3,272,325**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 261,786
√	Traffic Control	Construction Phase Traffic Control	3%	$ 98,170
√	Pavement Markings/Signs		4%	$ 130,893
√	Roadway Drainage	Standard Internal System	25%	$ 818,081
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 163,616
√	Sewer	Minor Adjustments	2%	$ 65,447
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 196,340
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,734,332**

Paving and Allowance Subtotal:		**$ 5,006,657**
Construction Contingency:	15%	$ 750,999
Annual Inflation (5 Years):	4%	$ 1,247,413
Construction Cost TOTAL:		**$ 7,006,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 7,006,000**
Engineering/Survey/Testing:		18%	$ 1,261,080
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 700,600
		Impact Fee Project Cost TOTAL:	**$ 8,968,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**2-15, 4-2**
Name:	ROBINSON DR (CR 134)	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**	
Limits:	COIT RD TO 2659.3 FT EAST OF COIT RD		
Impact Fee Class:	M4D		
Existing Lanes:	2UD		
Length (lf):	2,660		
Service Area(s):	2, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	8,276	cy	$ 15.00	$ 124,133
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,551	sy	$ 15.00	$ 248,267
302	10" Concrete Pavement w/ 6" Curb	14,778	sy	$ 90.00	$ 1,330,000
402	4" Topsoil	10,936	sy	$ 5.00	$ 54,678
502	5" Concrete Sidewalk	53,200	sf	$ 7.00	$ 372,400
602	Moisture Conditioning	16,551	sy	$ 15.00	$ 248,267
702	Street Lighting	2,660	lf	$ 160.00	$ 425,600
				Paving Construction Cost Subtotal:	**$ 2,803,344**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 224,268
√	Traffic Control	Construction Phase Traffic Control	3%	$ 84,100
√	Pavement Markings/Signs		4%	$ 112,134
√	Roadway Drainage	Standard Internal System	25%	$ 700,836
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 140,167
√	Sewer	Minor Adjustments	2%	$ 56,067
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 168,201
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,485,773**

Paving and Allowance Subtotal:		**$ 4,289,117**
Construction Contingency:	15%	$ 643,368
Annual Inflation (5 Years):	4%	$ 1,068,637
Construction Cost TOTAL:		**$ 6,002,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,002,000**
Engineering/Survey/Testing:		18%	$ 1,080,360
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 600,200
		Impact Fee Project Cost TOTAL:	**$ 7,683,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**2-16, 4-3**
Name:	ROBINSON DR (CR 134)	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**	
Limits:	800 FT E OF CUSTER RD TO 2080 FT E OF CUSTER RD		
Impact Fee Class:	M4D		
Existing Lanes:	2UD		
Length (lf):	1,280		
Service Area(s):	2, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	3,982	cy	$ 15.00	$ 59,733
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,964	sy	$ 15.00	$ 119,467
302	10" Concrete Pavement w/ 6" Curb	7,111	sy	$ 90.00	$ 640,000
402	4" Topsoil	5,262	sy	$ 5.00	$ 26,311
502	5" Concrete Sidewalk	25,600	sf	$ 7.00	$ 179,200
602	Moisture Conditioning	7,964	sy	$ 15.00	$ 119,467
702	Street Lighting	1,280	lf	$ 160.00	$ 204,800
				Paving Construction Cost Subtotal:	**$ 1,348,978**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 107,918
√	Traffic Control	Construction Phase Traffic Control	3%	$ 40,469
√	Pavement Markings/Signs		4%	$ 53,959
√	Roadway Drainage	Standard Internal System	25%	$ 337,244
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 67,449
√	Sewer	Minor Adjustments	2%	$ 26,980
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 80,939
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 714,958**

Paving and Allowance Subtotal:		**$ 2,063,936**
Construction Contingency:	15%	$ 309,590
Annual Inflation (5 Years):	4%	$ 514,231
Construction Cost TOTAL:		**$ 2,888,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,888,000**
Engineering/Survey/Testing:		18%	$ 519,840
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 288,800
		Impact Fee Project Cost TOTAL:	**$ 3,697,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-19, 2-17**
Name:	PRESTON RD (SH 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	MARILEE RD TO STALLCUP BLVD			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	3,990			
Service Area(s):	1, 2			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	12,413	cy	$ 15.00	$ 186,200
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	24,827	sy	$ 15.00	$ 372,400
304	10" Concrete Pavement w/ 6" Curb	22,167	sy	$ 90.00	$ 1,995,000
404	4" Topsoil	16,403	sy	$ 5.00	$ 82,017
504	5" Concrete Sidewalk	79,800	sf	$ 7.00	$ 558,600
604	Moisture Conditioning	24,827	sy	$ 15.00	$ 372,400
704	Street Lighting	3,990	lf	$ 160.00	$ 638,400
				Paving Construction Cost Subtotal:	**$ 4,205,017**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 336,401
√	Traffic Control	Construction Phase Traffic Control	3%	$ 126,151
√	Pavement Markings/Signs		4%	$ 168,201
√	Roadway Drainage	Standard Internal System	25%	$ 1,051,254
√	Special Drainage Structures	Minor Stream Crossing(s)	$250,000	$ 250,000
√	Water	Minor Adjustments	5%	$ 210,251
√	Sewer	Minor Adjustments	2%	$ 84,100
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 252,301
	Other:		-	$ -
Allowance Subtotal:				**$ 2,478,659**

Paving and Allowance Subtotal:		**$ 6,683,676**
Construction Contingency:	15%	$ 1,002,551
Annual Inflation (5 Years):	4%	$ 1,665,243
Construction Cost TOTAL:		**$ 9,352,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 9,352,000**
Engineering/Survey/Testing:		18%	$ 1,683,360
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 935,200
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 5,985,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**1-20, 2-18**
Name:	PRESTON RD (SH 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	STALLCUP BLVD TO CARL DARNALL PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	3,915		
Service Area(s):	1, 2		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	12,180	cy	$ 15.00	$ 182,700
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	24,360	sy	$ 15.00	$ 365,400
304	10" Concrete Pavement w/ 6" Curb	21,750	sy	$ 90.00	$ 1,957,500
404	4" Topsoil	16,095	sy	$ 5.00	$ 80,475
504	5" Concrete Sidewalk	78,300	sf	$ 7.00	$ 548,100
604	Moisture Conditioning	24,360	sy	$ 15.00	$ 365,400
704	Street Lighting	3,915	lf	$ 160.00	$ 626,400
				Paving Construction Cost Subtotal:	**$ 4,125,975**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 330,078
√	Traffic Control	Construction Phase Traffic Control	3%	$ 123,779
√	Pavement Markings/Signs		4%	$ 165,039
√	Roadway Drainage	Standard Internal System	25%	$ 1,031,494
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 206,299
√	Sewer	Minor Adjustments	2%	$ 82,520
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 247,559
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,186,767**

Paving and Allowance Subtotal:		**$ 6,312,742**
Construction Contingency:	15%	$ 946,911
Annual Inflation (5 Years):	4%	$ 1,572,825
Construction Cost TOTAL:		**$ 8,833,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 8,833,000**
Engineering/Survey/Testing:		18%	$ 1,589,940
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 883,300
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 5,653,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**1-21, 2-19**
Name:	PRESTON RD (SH 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	CARL DARNALL PKWY TO 493.7 FT NORTH OF LEGACY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	3,990		
Service Area(s):	1, 2		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	12,413	cy	$ 15.00	$ 186,200
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	24,827	sy	$ 15.00	$ 372,400
304	10" Concrete Pavement w/ 6" Curb	22,167	sy	$ 90.00	$ 1,995,000
404	4" Topsoil	16,403	sy	$ 5.00	$ 82,017
504	5" Concrete Sidewalk	79,800	sf	$ 7.00	$ 558,600
604	Moisture Conditioning	24,827	sy	$ 15.00	$ 372,400
704	Street Lighting	3,990	lf	$ 160.00	$ 638,400
				Paving Construction Cost Subtotal:	**$ 4,205,017**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 336,401
√	Traffic Control	Construction Phase Traffic Control	3%	$ 126,151
√	Pavement Markings/Signs		4%	$ 168,201
√	Roadway Drainage	Standard Internal System	25%	$ 1,051,254
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 210,251
√	Sewer	Minor Adjustments	2%	$ 84,100
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 252,301
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,228,659**

Paving and Allowance Subtotal:		**$ 6,433,676**
Construction Contingency:	15%	$ 965,051
Annual Inflation (5 Years):	4%	$ 1,602,956
Construction Cost TOTAL:		**$ 9,002,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 9,002,000**
Engineering/Survey/Testing:		18%	$ 1,620,360
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 900,200
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 5,761,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**1-22, 2-20**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	494.2 FT NORTH OF LEGACY TO LEGACY DR		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	495		
Service Area(s):	1, 2		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	880	cy	$ 15.00	$ 13,200
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	1,760	sy	$ 15.00	$ 26,400
306	10" Concrete Pavement w/ 6" Curb	1,430	sy	$ 90.00	$ 128,700
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	1,760	sy	$ 15.00	$ 26,400
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 194,700**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 15,576
√	Traffic Control	Construction Phase Traffic Control	3%	$ 5,841
√	Pavement Markings/Signs		4%	$ 7,788
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 9,735
√	Sewer	Minor Adjustments	2%	$ 3,894
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 11,682
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 54,516**

Paving and Allowance Subtotal:		**$ 249,216**
Construction Contingency:	15%	$ 37,382
Annual Inflation (5 Years):	4%	$ 62,092
Construction Cost TOTAL:		**$ 349,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 349,000**
Engineering/Survey/Testing:		18%	$ 62,820
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 34,900
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 223,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**2-21**
Name:	HUFFINES BLVD	**This project consists of the construction**		
Limits:	MARILEE RD TO STALLCUP BLVD	**of a new two-lane undivided collector.**		
Impact Fee Class:	C2U			
Existing Lanes:	XX			
Length (lf):	3,500			
Service Area(s):	2			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	7,778	cy	$ 15.00	$ 116,667
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	15,556	sy	$ 12.00	$ 186,667
301	9" Concrete Pavement w/ 6" Curb	14,389	sy	$ 80.00	$ 1,151,111
401	4" Topsoil	5,833	sy	$ 5.00	$ 29,167
501	5" Concrete Sidewalk	56,000	sf	$ 7.00	$ 392,000
601	Moisture Conditioning	15,556	sy	$ 15.00	$ 233,333
701	Street Lighting	3,500	lf	$ 160.00	$ 560,000
				Paving Construction Cost Subtotal:	**$ 2,668,944**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 213,516
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 106,758
√	Roadway Drainage	Standard Internal System	35%	$ 934,131
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$2,051,140	$ 2,051,140
√	Water	Minor Adjustments	5%	$ 133,447
√	Sewer	Minor Adjustments	2%	$ 53,379
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 160,137
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 3,652,507**

Paving and Allowance Subtotal:		**$ 6,321,451**
Construction Contingency:	15%	$ 948,218
Annual Inflation (5 Years):	4%	$ 1,574,995
Construction Cost TOTAL:		**$ 8,845,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 8,845,000**
Engineering/Survey/Testing:		18%	$ 1,592,100
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,769,000
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 6,103,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**2-22**
Name:	COIT RD	**This project consists of the construction**		
Limits:	CARL DARNALL PKWY TO STALLCUP BLVD	**of a new two-lane undivided collector.**		
Impact Fee Class:	C2U			
Existing Lanes:	XX			
Length (lf):	640			
Service Area(s):	2			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	1,422	cy	$ 15.00	$ 21,333
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	2,844	sy	$ 12.00	$ 34,133
301	9" Concrete Pavement w/ 6" Curb	2,631	sy	$ 80.00	$ 210,489
401	4" Topsoil	1,067	sy	$ 5.00	$ 5,333
501	5" Concrete Sidewalk	10,240	sf	$ 7.00	$ 71,680
601	Moisture Conditioning	2,844	sy	$ 15.00	$ 42,667
701	Street Lighting	640	lf	$ 160.00	$ 102,400
				Paving Construction Cost Subtotal:	**$ 488,036**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 39,043
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 19,521
√	Roadway Drainage	Standard Internal System	35%	$ 170,812
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 24,402
√	Sewer	Minor Adjustments	2%	$ 9,761
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 29,282
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 292,821**

Paving and Allowance Subtotal:		**$ 780,857**
Construction Contingency:	15%	$ 117,129
Annual Inflation (5 Years):	4%	$ 194,551
Construction Cost TOTAL:		**$ 1,093,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,093,000**
Engineering/Survey/Testing:		18%	$ 196,740
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 218,600
		Impact Fee Project Cost TOTAL:	**$ 1,508,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.

The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.

City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**2-23**
Name:	COIT RD	**This project consists of the construction of a new four-lane divided minor arterial.**	
Limits:	639.5 S OF CARL DARNALL TO 1437.8 FT NORTH OF LEGACY		
Impact Fee Class:	M4D		
Existing Lanes:	XX		
Length (lf):	1,470		
Service Area(s):	2		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	4,573	cy	$ 15.00	$ 68,600
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,147	sy	$ 15.00	$ 137,200
302	10" Concrete Pavement w/ 6" Curb	8,167	sy	$ 90.00	$ 735,000
402	4" Topsoil	6,043	sy	$ 5.00	$ 30,217
502	5" Concrete Sidewalk	29,400	sf	$ 7.00	$ 205,800
602	Moisture Conditioning	9,147	sy	$ 15.00	$ 137,200
702	Street Lighting	1,470	lf	$ 160.00	$ 235,200
				Paving Construction Cost Subtotal:	**$ 1,549,217**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 123,937
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 61,969
√	Roadway Drainage	Standard Internal System	35%	$ 542,226
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 77,461
√	Sewer	Minor Adjustments	2%	$ 30,984
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 92,953
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 929,530**

Paving and Allowance Subtotal:		**$ 2,478,747**
Construction Contingency:	15%	$ 371,812
Annual Inflation (5 Years):	4%	$ 617,582
Construction Cost TOTAL:		**$ 3,469,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,469,000**
Engineering/Survey/Testing:		18%	$ 624,420
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 693,800
		Impact Fee Project Cost TOTAL:	**$ 4,787,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**2-24**
Name:	COIT RD	**This project consists of the construction**	
Limits:	1460 FT NORTH OF LEGACY TO LEGACY DR	**of a new four-lane divided minor arterial.**	
Impact Fee Class:	M4D		
Existing Lanes:	XX		
Length (lf):	1,460		
Service Area(s):	2		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	4,542	cy	$ 15.00	$ 68,133
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,084	sy	$ 15.00	$ 136,267
302	10" Concrete Pavement w/ 6" Curb	8,111	sy	$ 90.00	$ 730,000
402	4" Topsoil	6,002	sy	$ 5.00	$ 30,011
502	5" Concrete Sidewalk	29,200	sf	$ 7.00	$ 204,400
602	Moisture Conditioning	9,084	sy	$ 15.00	$ 136,267
702	Street Lighting	1,460	lf	$ 160.00	$ 233,600
				Paving Construction Cost Subtotal:	**$ 1,538,678**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 123,094
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 61,547
√	Roadway Drainage	Standard Internal System	35%	$ 538,537
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 76,934
√	Sewer	Minor Adjustments	2%	$ 30,774
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 92,321
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 923,207**

Paving and Allowance Subtotal:		**$ 2,461,884**
Construction Contingency:	15%	$ 369,283
Annual Inflation (5 Years):	4%	$ 613,381
Construction Cost TOTAL:		**$ 3,445,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,445,000**
Engineering/Survey/Testing:		18%	$ 620,100
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 689,000
		Impact Fee Project Cost TOTAL:	**$ 4,754,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**2-25, 3-77**
Name:	PRESTON RD (SH 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	LEGACY DR TO ROBINSON DR			
Impact Fee Class:	P6D			
Existing Lanes:	4D			
Length (lf):	2,045			
Service Area(s):	2, 3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,362	cy	$ 15.00	$ 95,433
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,724	sy	$ 15.00	$ 190,867
304	10" Concrete Pavement w/ 6" Curb	11,361	sy	$ 90.00	$ 1,022,500
404	4" Topsoil	8,407	sy	$ 5.00	$ 42,036
504	5" Concrete Sidewalk	40,900	sf	$ 7.00	$ 286,300
604	Moisture Conditioning	12,724	sy	$ 15.00	$ 190,867
704	Street Lighting	2,045	lf	$ 160.00	$ 327,200
				Paving Construction Cost Subtotal:	**$ 2,155,203**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 172,416
√	Traffic Control	Construction Phase Traffic Control	3%	$ 64,656
√	Pavement Markings/Signs		4%	$ 86,208
√	Roadway Drainage	Standard Internal System	25%	$ 538,801
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 107,760
√	Sewer	Minor Adjustments	2%	$ 43,104
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 129,312
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,142,257**

Paving and Allowance Subtotal:		**$ 3,297,460**
Construction Contingency:	15%	$ 494,619
Annual Inflation (5 Years):	4%	$ 821,565
Construction Cost TOTAL:		**$ 4,614,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,614,000**
Engineering/Survey/Testing:		18%	$ 830,520
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 461,400
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 2,953,000**

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City of Celina - 2024 Roadway Impact Fee

Capital Improvement Plan for Roadway Impact Fees

Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area 3

#	Class	Project	Limits	Status	Project Cost
1-7, 3-1	P6D (1/2)	LEGACY DR	GA MOORE PKWY TO CELINA PKWY	Widening	$ 16,017,000
1-9, 3-2	M4D	LEGACY DR (BUS 289)	LOUISIANA TO PRESTON RD	Widening	$ 11,428,500
1-6, 3-3	P6D	G A MOORE PKWY (FM 455)	DALLAS NORTH TOLLWAY TO LEGACY DR	Widening	$ 19,734,500
3-4	P6D (1/2)	G A MOORE PKWY	LEGACY DR TO CELINA PKWY	Widening	$ 18,300,000
3-5	P6D	G A MOORE PKWY	4090 FT W OF OKLAHOMA DR TO OKLAHOMA DR	Widening	$ 11,812,000
3-6	P6D	G A MOORE PKWY	LOUISIANA DR TO BNSF RAILROAD	Widening	$ 16,218,000
3-7	M4D (1/2)	O'BRIEN DR	DALLAS NORTH TOLLWAY TO 1110 FT WEST OF LEGACY	Widening	$ 6,836,000
3-8	M4D	O'BRIEN DR	1125 FT WEST OF LEGACY TO LEGACY DR	New Build	$ 3,664,000
3-9	M4D	O'BRIEN DR	LEGACY DR TO FM 455	Widening	$ 7,119,000
3-10	C2U	O'BRIEN DR	FM 455 TO CELINA PKWY	New Build	$ 6,986,000
3-11	C2U	CR 994	COX LN TO 1280 FT EAST OF COX LN	New Build	$ 3,498,000
3-12	C2U	CR 994	1566 FT E OF COX LN TO 1606 FT E OF COX LN	Widening	$ 1,693,000
3-13	P6D (1/2)	J FRED SMITH PKWY	DALLAS NORTH TOLLWAY TO LEGACY DR	Widening	$ 7,698,000
3-14	P6D	J FRED SMITH PKWY	LEGACY DR TO FM 455	Widening	$ 12,631,000
3-15	P6D	J FRED SMITH PKWY	FM 455 TO 575 FT EAST OF FM 455	Widening	$ 1,661,000
3-16	P6D	J FRED SMITH PKWY	575 FT EAST OF FM 455 TO CELINA PKWY	New Build	$ 8,172,000
3-17	P6D	J FRED SMITH PKWY	CELINA PKWY TO FLORIDA DR	Widening	$ 7,610,000
3-18	P6D	J FRED SMITH PKWY	CR 57 TO 701 FT EAST OF CR 57	New Build	$ 47,428,000
3-19	P6D	J FRED SMITH PKWY	LOUISIANA TO 2084.4 FT W OF LOUISIANA	New Build	$ 18,989,000
3-20	P6D	J FRED SMITH PKWY	OKLAHOMA DR TO 1430 FT W OF PRESTON	Widening	$ 7,813,000
3-21	M4D	WALNUT ST (FM 455)	FM 455 TO FLORIDA	Widening	$ 13,948,000
3-22	C2U	OKLAHOMA DR	MALONE TO PRESTON RD	New Build	$ 7,658,000
3-23	P6D	MOBBERLY RD	DALLAS NORTH TOLLWAY TO 1715 FT EAST OF DNT	Widening	$ 29,952,000
3-24	P6D	MOBBERLY RD	1715 FT EAST OF DNT TO 2575 FT EAST OF LEGACY	Widening	$ 33,766,000
3-25	M4D	MOBBERLY CONNECTOR	1240 FT WEST OF RANCH RD TO RANCH RD	New Build	$ 4,038,000
3-26	M4D (1/2)	SUNSET BLVD	RANCH RD TO CELINA PKWY	Widening	$ 5,283,000
3-27	M4D (1/2)	SUNSET BLVD	CELINA PKWY TO S UTAH DR	Widening	$ 3,968,000
3-28	M4D	SUNSET BLVD	S UTAH DR TO BNSF RAILWAY	New Build	$ 7,625,000
3-29	M4D	SUNSET BLVD	BNSF RAILWAY TO PRESTON RD	New Build	$ 9,235,000
3-30, 6-1	P6D	FM 428	LEGACY DR TO DENTON COUNTY LINE	Widening	$ 3,993,000
3-31, 6-2	P6D	FM 428	LEGACY DR TO DALLAS NORTH TOLLWAY	Widening	$ 6,368,000
3-32, 6-3	P6D	FM 428	DALLAS NORTH TOLLWAY TO 800 FT WEST OF CR 55	Widening	$ 4,202,000
3-33	P6D	GLENDENNING PKWY	552 FT WEST OF CR 55 TO FM 428	New Build	$ 2,719,000
3-34	P6D	GLENDENNING PKWY	GLENDENNING PKWY TO CR 55	New Build	$ 19,000,000
3-35, 6-4	P6D	GLENDENNING PKWY	PRESTON RD TO OLD CELINA CEMETERY	Widening	$ 18,254,000
3-36	DNT	DALLAS NORTH TOLLWAY	GA MOORE PKWY TO O'BRIEN DR	Widening	$ 3,416,000
3-37	DNT	DALLAS NORTH TOLLWAY	O'BRIEN DR TO J FRED SMITH PKWY	Widening	$ 1,376,000
3-38	DNT	DALLAS NORTH TOLLWAY	J FRED SMITH PKWY TO MOBBERLY RD	Widening	$ 2,771,000
3-39	DNT	DALLAS NORTH TOLLWAY	COUNTY LINE TO LEGACY DR	Widening	$ 1,718,000
3-40	DNT	DALLAS NORTH TOLLWAY	LEGACY DR TO GLENDENNING PKWY	Widening	$ 2,839,000
3-41	P6D	LEGACY DR (FM 455)	650 FT S OF GA MOORE PKWY TO O'BRIEN DR	Widening	$ 7,068,000
3-42	P6D (1/2)	LEGACY DR	1500 FT S OF O'BRIEN DR TO J FRED SMITH PKWY	Widening	$ 3,497,000
3-43	P6D	LEGACY DR	J FRED SMITH PKWY TO 555 FT SOUTH OF J FRED	Widening	$ 1,604,000
3-44	P6D	LEGACY DR	MOBBERLY RD TO DALLAS NORTH TOLLWAY	Widening	$ 13,750,000
3-45	P6D	LEGACY DR	MOBBERLY RD TO GLENDENNING PKWY	Widening	$ 15,704,000
3-46	M4D	FM 455	O'BRIEN DR TO J FRED SMITH PKWY	Widening	$ 6,805,000
3-47	M4D	FM 455	J FRED SMITH PKWY TO WALNUT ST	Widening	$ 11,296,000
3-48	P6D (1/2)	CELINA PKWY	LEGACY DR TO GA MOORE PKWY	Widening	$ 5,540,000
3-49	P6D	CELINA PKWY	1735 FT S OF G A MOORE TO O'BRIEN DR	New Build	$ 9,427,000
3-50	P6D	CELINA PKWY	O'BRIEN DR TO 1385 FT S OF O'BRIEN DR	New Build	$ 4,510,000
3-51	P6D	CELINA PKWY	CR 57 TO 2125 FT N OF CR 57	New Build	$ 6,919,000
3-52	P6D	CELINA PKWY	CR 57 TO J FRED SMITH PKWY	Widening	$ 3,292,000
3-53	P6D	CELINA PKWY	J FRED SMITH PKWY TO WALNUT ST (FM 455)	New Build	$ 23,884,000
3-54	P6D	FM 428	WALNUT ST (FM 455) TO SUNSET BLVD	Widening	$ 4,526,500
3-55	P6D	FM 428	SUNSET BLVD TO 150 FT N OF CR 55	Widening	$ 2,418,500
3-56	P6D	CELINA PKWY	SUNSET BLVD TO 150 FT N OF FM 428	New Build	$ 3,183,000
3-57	P6D	LEGACY DR	1690 FT W OF LOUISIANA DR (BUS 289) TO LOUISIANA DR (BUS 289)	New Build	$ 5,503,000
3-58	C2U	FLORIDA DR	FLORIDA TO J FRED SMITH	New Build	$ 13,073,000
3-59	C2U	FLORIDA DR	300 FT N OF MULBERRY CT TO PECAN ST	Widening	$ 2,853,000
3-60	P6D	LOUISIANA DR (BUS 289)	LEGACY DR TO GA MOORE PKWY	Widening	$ 6,663,500
3-61	P6D	LOUISIANA DR (BUS 289)	GA MOORE PKWY TO O'BRIEN	Widening	$ 4,447,500
3-62	P6D	LOUISIANA DR (BUS 289)	CR 994 TO O'BRIEN DR	Widening	$ 3,819,500
3-63	P6D	LOUISIANA DR (BUS 289)	CR 994 TO 1045 FT SOUTH OF CR 994	Widening	$ 1,509,000
3-64	P6D	LOUISIANA DR (BUS 289)	1045 FT SOUTH OF CR 994 TO J FRED SMITH PKWY	Widening	$ 9,972,500
3-65	P6D	LOUISIANA DR (BUS 289)	J FRED SMITH PKWY TO 260 FT NORTH OF POPLAR	Widening	$ 5,693,500
3-66	C2U	OKLAHOMA DR (BUS 289)	ASH ST TO SUNSET BLVD	Widening	$ 2,718,500
3-67	M4D	OKLAHOMA DR (BUS 289)	SUNSET BLVD TO PRESTON RD	Widening	$ 3,069,000

City of Celina - 2024 Roadway Impact Fee

Capital Improvement Plan for Roadway Impact Fees

Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area 3

#	Class	Project	Limits	Status	Project Cost
3-68	M4D	OKLAHOMA DR (BUS 289)	GLENDENNING PKWY TO OKLAHOMA DR	New Build	$ 2,629,500
3-69, 4-32	P6D (1/3)	PRESTON RD (SH 289)	ROBINSON DR TO GA MOORE PKWY	Widening	$ 1,172,500
3-70, 4-33	P6D (1/3)	PRESTON RD (SH 289)	GA MOORE PKWY TO MASSEY DR	Widening	$ 1,202,000
3-71, 4-34	P6D (1/3)	PRESTON RD (SH 289)	MASSEY DR TO J FRED SMITH PKWY	Widening	$ 2,391,500
3-72, 4-35	P6D (1/3)	PRESTON RD (SH 289)	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	Widening	$ 1,217,500
3-73, 4-36	P6D (1/3)	PRESTON RD (SH 289)	LYNN STAMBAUGH PKWY TO FM 455	Widening	$ 818,500
3-74, 4-37	P6D (1/3)	PRESTON RD (SH 289)	FM 455 TO ASH ST	Widening	$ 2,361,000
3-75, 4-38	P6D (1/3)	PRESTON RD (SH 289)	ASH ST TO SUNSET BLVD	Widening	$ 852,500
3-76, 4-39	P6D (1/3)	PRESTON RD (SH 289)	SUNSET BLVD TO GLENDENNING PKWY	Widening	$ 1,533,500
2-25, 3-77	P6D (1/3)	PRESTON RD (SH 289)	LEGACY DR TO ROBINSON DR	Widening	$ 922,000
				ROADWAY TOTAL	**$ 615,283,500**

Type	Intersection	Project Cost
Int. Improvements	FM 455 & O'Brien Dr	$ 750,000
Int. Improvements	FM 455 & J Fred Smith Pkwy	$ 750,000
Int. Improvements	Dallas North Tollway & CR 9	$ 1,800,000
Int. Improvements	Legacy Dr & J Fred Smith Pkwy	$ 600,000
Int. Improvements	Celina Pkwy & O'Brien Dr	$ 750,000
Int. Improvements	Legacy Dr & O'Brien Dr	$ 750,000
Int. Improvements	J Fred Smith Pkwy & Celina Pkwy	$ 750,000
Int. Improvements	Louisiana Dr & CR 994	$ 750,000
Int. Improvements	Louisiana Dr & O'Brien Dr	$ 750,000
Int. Improvements	Louisiana Dr & GA Moore Pkwy	$ 750,000
Int. Improvements	Louisiana Dr & J Fred Smith Pkwy	$ 750,000
Int. Improvements	Dallas North Tollway & Mobberly Rd	$ 1,800,000
Int. Improvements	Celina Pkwy & Walnut	$ 750,000
Int. Improvements	Celina Pkwy & Sunset Blvd	$ 750,000
Int. Improvements	BUS 289 & Sunset Blvd	$ 750,000
Int. Improvements	BUS 289 & Ash St	$ 450,000
Int. Improvements	Preston Rd & BUS 289	$ 1,050,000
Int. Improvements	Preston Rd & Glendenning Pkwy	$ 1,500,000
Int. Improvements	Preston Rd & Ash St	$ 1,050,000
Int. Improvements	Preston Rd & FM 455	$ 900,000
Int. Improvements	Preston Rd & GA Moore Pkwy	$ 1,500,000
Int. Improvements	Preston Rd & Massey Dr	$ 600,000
Int. Improvements	Preston Rd & Settlers Ridge Rd	$ 1,500,000
Int. Improvements	Preston Rd & Lynn Stambaugh Pkwy	$ 1,200,000
Int. Improvements	Preston Rd & Sunset Blvd	$ 1,050,000
Int. Improvements	Celina Pkwy & Glendenning Pkwy	$ 750,000
Int. Improvements	Dallas North Tollway & Glendenning Pkwy	$ 1,650,000
Int. Improvements	Glendenning Pkwy & Huddleston Dr	$ 750,000
Int. Improvements	Glendenning Pkwy & Legacy Dr	$ 750,000
Int. Improvements	Legacy Dr & Dallas North Tollway	$ 1,800,000
Int. Improvements	Dallas North Tollway & O'Brien Dr	$ 1,500,000
Int. Improvements	Florida Dr & J Fred Smith	$ 750,000
Int. Improvements	Glendenning Pkwy & Oklahoma Dr	$ 750,000
Int. Improvements	Glendenning Pkwy & McNabb Dr	$ 750,000
Int. Improvements	Oklahoma Dr & Legacy Dr	$ 750,000
Int. Improvements	Legacy Dr & GA Moore Parkway	$ 750,000
Int. Improvements	Mobberly Rd & Legacy Dr	$ 600,000
Int. Improvements	Preston Rd & Massey Dr	$ 750,000
Int. Improvements	Preston Rd & Robinson Dr	$ 150,000
	INTERSECTION TOTAL	**$ 36,450,000**
	SERVICE AREA TOTAL	**$ 651,733,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-7, 3-1**
Name:	LEGACY DR	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	GA MOORE PKWY TO CELINA PKWY			
Impact Fee Class:	P6D (1/2)			
Existing Lanes:	2D			
Length (lf):	6,575			
Service Area(s):	1, 3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	10,228	cy	$ 15.00	$ 153,417
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	20,456	sy	$ 15.00	$ 306,833
305	10" Concrete Pavement w/ 6" Curb	18,264	sy	$ 90.00	$ 1,643,750
405	4" Topsoil	8,767	sy	$ 5.00	$ 43,833
505	5" Concrete Sidewalk	65,750	sf	$ 7.00	$ 460,250
605	Moisture Conditioning	20,456	sy	$ 15.00	$ 306,833
705	Street Lighting	6,575	lf	$ 160.00	$ 1,052,000
				Paving Construction Cost Subtotal:	**$ 3,966,917**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 317,353
√	Traffic Control	Construction Phase Traffic Control	3%	$ 119,008
√	Pavement Markings/Signs		4%	$ 158,677
√	Roadway Drainage	Standard Internal System	25%	$ 991,729
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$2,873,850	$ 2,873,850
√	Water	Minor Adjustments	5%	$ 198,346
√	Sewer	Minor Adjustments	2%	$ 79,338
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 238,015
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 4,976,316**

Paving and Allowance Subtotal:		**$ 8,943,233**
Construction Contingency:	15%	$ 1,341,485
Annual Inflation (5 Years):	4%	$ 2,228,214
Construction Cost TOTAL:		**$ 12,513,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 12,513,000**
Engineering/Survey/Testing:		18%	$ 2,252,340
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,251,300
		Impact Fee Project Cost TOTAL:	**$ 16,017,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-9, 3-2**
Name:	LEGACY DR (BUS 289)	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**		
Limits:	LOUISIANA TO PRESTON RD			
Impact Fee Class:	M4D			
Existing Lanes:	2UD			
Length (lf):	5,105			
Service Area(s):	1, 3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	15,882	cy	$ 15.00	$ 238,233
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	31,764	sy	$ 15.00	$ 476,467
302	10" Concrete Pavement w/ 6" Curb	28,361	sy	$ 90.00	$ 2,552,500
402	4" Topsoil	20,987	sy	$ 5.00	$ 104,936
502	5" Concrete Sidewalk	102,100	sf	$ 7.00	$ 714,700
602	Moisture Conditioning	31,764	sy	$ 15.00	$ 476,467
702	Street Lighting	5,105	lf	$ 160.00	$ 816,800
				Paving Construction Cost Subtotal:	**$ 5,380,103**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 430,408
√	Traffic Control	Construction Phase Traffic Control	3%	$ 161,403
√	Pavement Markings/Signs		4%	$ 215,204
√	Roadway Drainage	Standard Internal System	25%	$ 1,345,026
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$3,530,730	$ 3,530,730
√	Water	Minor Adjustments	5%	$ 269,005
√	Sewer	Minor Adjustments	2%	$ 107,602
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 322,806
√	Other:	At-Grade Railroad Crossing	-	$ 1,000,000
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 7,382,184**

Paving and Allowance Subtotal:		**$ 12,762,287**
Construction Contingency:	15%	$ 1,914,343
Annual Inflation (5 Years):	4%	$ 3,179,735
Construction Cost TOTAL:		**$ 17,857,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 17,857,000**
Engineering/Survey/Testing:		18%	$ 3,214,260
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,785,700
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 11,428,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**1-6, 3-3**
Name:	G A MOORE PKWY (FM 455)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	DALLAS NORTH TOLLWAY TO LEGACY DR			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	5,520			
Service Area(s):	1, 3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	17,173	cy	$ 15.00	$ 257,600
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	34,347	sy	$ 15.00	$ 515,200
304	10" Concrete Pavement w/ 6" Curb	30,667	sy	$ 90.00	$ 2,760,000
404	4" Topsoil	22,693	sy	$ 5.00	$ 113,467
504	5" Concrete Sidewalk	110,400	sf	$ 7.00	$ 772,800
604	Moisture Conditioning	34,347	sy	$ 15.00	$ 515,200
704	Street Lighting	5,520	lf	$ 160.00	$ 883,200
				Paving Construction Cost Subtotal:	**$ 5,817,467**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 465,397
√	Traffic Control	Construction Phase Traffic Control	3%	$ 174,524
√	Pavement Markings/Signs		4%	$ 232,699
√	Roadway Drainage	Standard Internal System	25%	$ 1,454,367
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$13,137,600	$ 13,137,600
√	Water	Minor Adjustments	5%	$ 290,873
√	Sewer	Minor Adjustments	2%	$ 116,349
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 349,048
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 16,220,857**

Paving and Allowance Subtotal:		**$ 22,038,324**
Construction Contingency:	15%	$ 3,305,749
Annual Inflation (5 Years):	4%	$ 5,490,867
Construction Cost TOTAL:		**$ 30,835,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 30,835,000**
Engineering/Survey/Testing:		18%	$ 5,550,300
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 3,083,500
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 19,734,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-4**
Name:	G A MOORE PKWY	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	LEGACY DR TO CELINA PKWY			
Impact Fee Class:	P6D (1/2)			
Existing Lanes:	2D			
Length (lf):	5,065			
Service Area(s):	3,			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	7,879	cy	$ 15.00	$ 118,183
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	15,758	sy	$ 15.00	$ 236,367
305	10" Concrete Pavement w/ 6" Curb	14,069	sy	$ 90.00	$ 1,266,250
405	4" Topsoil	6,753	sy	$ 5.00	$ 33,767
505	5" Concrete Sidewalk	50,650	sf	$ 7.00	$ 354,550
605	Moisture Conditioning	15,758	sy	$ 15.00	$ 236,367
705	Street Lighting	5,065	lf	$ 160.00	$ 810,400
				Paving Construction Cost Subtotal:	**$ 3,055,883**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 244,471
√	Traffic Control	Construction Phase Traffic Control	3%	$ 91,677
√	Pavement Markings/Signs		4%	$ 122,235
√	Roadway Drainage	Standard Internal System	25%	$ 763,971
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$5,542,425	$ 5,542,425
√	Water	Minor Adjustments	5%	$ 152,794
√	Sewer	Minor Adjustments	2%	$ 61,118
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 183,353
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 7,162,043**

Paving and Allowance Subtotal:		**$ 10,217,927**
Construction Contingency:	15%	$ 1,532,689
Annual Inflation (5 Years):	4%	$ 2,545,805
Construction Cost TOTAL:		**$ 14,297,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 14,297,000**
Engineering/Survey/Testing:		18%	$ 2,573,460
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,429,700
		Impact Fee Project Cost TOTAL:	**$ 18,300,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-5**
Name:	G A MOORE PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	4090 FT W OF OKLAHOMA DR TO OKLAHOMA DR		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	4,090		
Service Area(s):	3		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	12,724	cy	$ 15.00	$ 190,867
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	25,449	sy	$ 15.00	$ 381,733
304	10" Concrete Pavement w/ 6" Curb	22,722	sy	$ 90.00	$ 2,045,000
404	4" Topsoil	16,814	sy	$ 5.00	$ 84,072
504	5" Concrete Sidewalk	81,800	sf	$ 7.00	$ 572,600
604	Moisture Conditioning	25,449	sy	$ 15.00	$ 381,733
704	Street Lighting	4,090	lf	$ 160.00	$ 654,400
				Paving Construction Cost Subtotal:	**$ 4,310,406**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 344,832
√	Traffic Control	Construction Phase Traffic Control	3%	$ 129,312
√	Pavement Markings/Signs		4%	$ 172,416
√	Roadway Drainage	Standard Internal System	25%	$ 1,077,601
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 215,520
√	Sewer	Minor Adjustments	2%	$ 86,208
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 258,624
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,284,515**

Paving and Allowance Subtotal:		**$ 6,594,921**
Construction Contingency:	15%	$ 989,238
Annual Inflation (5 Years):	4%	$ 1,643,130
Construction Cost TOTAL:		**$ 9,228,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 9,228,000**
Engineering/Survey/Testing:		18%	$ 1,661,040
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 922,800
		Impact Fee Project Cost TOTAL:	**$ 11,812,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-6**
Name:	G A MOORE PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	LOUISIANA DR TO BNSF RAILROAD			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	2,515			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	7,824	cy	$ 15.00	$ 117,367
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	15,649	sy	$ 15.00	$ 234,733
304	10" Concrete Pavement w/ 6" Curb	13,972	sy	$ 90.00	$ 1,257,500
404	4" Topsoil	10,339	sy	$ 5.00	$ 51,697
504	5" Concrete Sidewalk	50,300	sf	$ 7.00	$ 352,100
604	Moisture Conditioning	15,649	sy	$ 15.00	$ 234,733
704	Street Lighting	2,515	lf	$ 160.00	$ 402,400
				Paving Construction Cost Subtotal:	**$ 2,650,531**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 212,042
√	Traffic Control	Construction Phase Traffic Control	3%	$ 79,516
√	Pavement Markings/Signs		4%	$ 106,021
√	Roadway Drainage	Standard Internal System	25%	$ 662,633
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 132,527
√	Sewer	Minor Adjustments	2%	$ 53,011
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 159,032
√	Other:	Grade-Separated Railroad Crossing	-	$ 5,000,000
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 6,404,781**

Paving and Allowance Subtotal:		**$ 9,055,312**
Construction Contingency:	15%	$ 1,358,297
Annual Inflation (5 Years):	4%	$ 2,256,139
Construction Cost TOTAL:		**$ 12,670,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 12,670,000**
Engineering/Survey/Testing:		18%	$ 2,280,600
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,267,000
		Impact Fee Project Cost TOTAL:	**$ 16,218,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-7**
Name:	O'BRIEN DR	**This project consists of the construction of two additonal lanes to complete the four-lane divided minor arterial.**	
Limits:	DALLAS NORTH TOLLWAY TO 1110 FT WEST OF LEGACY		
Impact Fee Class:	M4D (1/2)		
Existing Lanes:	2D		
Length (lf):	4,135		
Service Area(s):	3		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	6,432	cy	$ 15.00	$ 96,483
203	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,864	sy	$ 15.00	$ 192,967
303	10" Concrete Pavement w/ 6" Curb	11,486	sy	$ 90.00	$ 1,033,750
403	4" Topsoil	5,513	sy	$ 5.00	$ 27,567
503	5" Concrete Sidewalk	41,350	sf	$ 7.00	$ 289,450
603	Moisture Conditioning	12,864	sy	$ 15.00	$ 192,967
703	Street Lighting	4,135	lf	$ 160.00	$ 661,600
				Paving Construction Cost Subtotal:	**$ 2,494,783**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 199,583
√	Traffic Control	Construction Phase Traffic Control	3%	$ 74,844
√	Pavement Markings/Signs		4%	$ 99,791
√	Roadway Drainage	Standard Internal System	25%	$ 623,696
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 124,739
√	Sewer	Minor Adjustments	2%	$ 49,896
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 149,687
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,322,235**

Paving and Allowance Subtotal:		**$ 3,817,019**
Construction Contingency:	15%	$ 572,553
Annual Inflation (5 Years):	4%	$ 951,013
Construction Cost TOTAL:		**$ 5,341,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,341,000**
Engineering/Survey/Testing:		18%	$ 961,380
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 534,100
		Impact Fee Project Cost TOTAL:	**$ 6,836,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-8**
Name:	O'BRIEN DR	**This project consists of the construction**		
Limits:	1125 FT WEST OF LEGACY TO LEGACY DR	**of a new four-lane divided minor arterial.**		
Impact Fee Class:	M4D			
Existing Lanes:	XX			
Length (lf):	1,125			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	3,500	cy	$ 15.00	$ 52,500
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,000	sy	$ 15.00	$ 105,000
302	10" Concrete Pavement w/ 6" Curb	6,250	sy	$ 90.00	$ 562,500
402	4" Topsoil	4,625	sy	$ 5.00	$ 23,125
502	5" Concrete Sidewalk	22,500	sf	$ 7.00	$ 157,500
602	Moisture Conditioning	7,000	sy	$ 15.00	$ 105,000
702	Street Lighting	1,125	lf	$ 160.00	$ 180,000
				Paving Construction Cost Subtotal:	**$ 1,185,625**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 94,850
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 47,425
√	Roadway Drainage	Standard Internal System	35%	$ 414,969
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 59,281
√	Sewer	Minor Adjustments	2%	$ 23,713
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 71,138
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 711,375**

Paving and Allowance Subtotal:		**$ 1,897,000**
Construction Contingency:	15%	$ 284,550
Annual Inflation (5 Years):	4%	$ 472,639
Construction Cost TOTAL:		**$ 2,655,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,655,000**
Engineering/Survey/Testing:		18%	$ 477,900
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 531,000
		Impact Fee Project Cost TOTAL:	**$ 3,664,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-9**
Name:	O'BRIEN DR	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**		
Limits:	LEGACY DR TO FM 455			
Impact Fee Class:	M4D			
Existing Lanes:	XX			
Length (lf):	2,465			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	7,669	cy	$ 15.00	$ 115,033
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	15,338	sy	$ 15.00	$ 230,067
302	10" Concrete Pavement w/ 6" Curb	13,694	sy	$ 90.00	$ 1,232,500
402	4" Topsoil	10,134	sy	$ 5.00	$ 50,669
502	5" Concrete Sidewalk	49,300	sf	$ 7.00	$ 345,100
602	Moisture Conditioning	15,338	sy	$ 15.00	$ 230,067
702	Street Lighting	2,465	lf	$ 160.00	$ 394,400
				Paving Construction Cost Subtotal:	**$ 2,597,836**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 207,827
√	Traffic Control	Construction Phase Traffic Control	3%	$ 77,935
√	Pavement Markings/Signs		4%	$ 103,913
√	Roadway Drainage	Standard Internal System	25%	$ 649,459
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 129,892
√	Sewer	Minor Adjustments	2%	$ 51,957
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 155,870
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,376,853**

Paving and Allowance Subtotal:		**$ 3,974,689**
Construction Contingency:	15%	$ 596,203
Annual Inflation (5 Years):	4%	$ 990,297
Construction Cost TOTAL:		**$ 5,562,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,562,000**
Engineering/Survey/Testing:		18%	$ 1,001,160
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 556,200
		Impact Fee Project Cost TOTAL:	**$ 7,119,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-10**
Name:	O'BRIEN DR	**This project consists of the construction of a new two-lane undivided collector.**		
Limits:	FM 455 TO CELINA PKWY			
Impact Fee Class:	C2U			
Existing Lanes:	XX			
Length (lf):	2,965			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	6,589	cy	$ 15.00	$ 98,833
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	13,178	sy	$ 12.00	$ 158,133
301	9" Concrete Pavement w/ 6" Curb	12,189	sy	$ 80.00	$ 975,156
401	4" Topsoil	4,942	sy	$ 5.00	$ 24,708
501	5" Concrete Sidewalk	47,440	sf	$ 7.00	$ 332,080
601	Moisture Conditioning	13,178	sy	$ 15.00	$ 197,667
701	Street Lighting	2,965	lf	$ 160.00	$ 474,400
				Paving Construction Cost Subtotal:	**$ 2,260,977**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 180,878
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 90,439
√	Roadway Drainage	Standard Internal System	35%	$ 791,342
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 113,049
√	Sewer	Minor Adjustments	2%	$ 45,220
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 135,659
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,356,586**

Paving and Allowance Subtotal:		**$ 3,617,564**
Construction Contingency:	15%	$ 542,635
Annual Inflation (5 Years):	4%	$ 901,319
Construction Cost TOTAL:		**$ 5,062,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,062,000**
Engineering/Survey/Testing:		18%	$ 911,160
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,012,400
		Impact Fee Project Cost TOTAL:	**$ 6,986,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-11**
Name:	CR 994	**This project consists of the construction of a new two-lane undivided collector.**		
Limits:	COX LN TO 1280 FT EAST OF COX LN			
Impact Fee Class:	C2U			
Existing Lanes:	XX			
Length (lf):	1,280			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	2,844	cy	$ 15.00	$ 42,667
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	5,689	sy	$ 12.00	$ 68,267
301	9" Concrete Pavement w/ 6" Curb	5,262	sy	$ 80.00	$ 420,978
401	4" Topsoil	2,133	sy	$ 5.00	$ 10,667
501	5" Concrete Sidewalk	20,480	sf	$ 7.00	$ 143,360
601	Moisture Conditioning	5,689	sy	$ 15.00	$ 85,333
701	Street Lighting	1,280	lf	$ 160.00	$ 204,800
				Paving Construction Cost Subtotal:	**$ 976,071**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 78,086
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 39,043
√	Roadway Drainage	Standard Internal System	35%	$ 341,625
√	Special Drainage Structures	Minor Stream Crossing(s)	$250,000	$ 250,000
√	Water	Minor Adjustments	5%	$ 48,804
√	Sewer	Minor Adjustments	2%	$ 19,521
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 58,564
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 835,643**

Paving and Allowance Subtotal:		**$ 1,811,714**
Construction Contingency:	15%	$ 271,757
Annual Inflation (5 Years):	4%	$ 451,390
Construction Cost TOTAL:		**$ 2,535,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,535,000**
Engineering/Survey/Testing:		18%	$ 456,300
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 507,000
		Impact Fee Project Cost TOTAL:	**$ 3,498,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-12**
Name:	CR 994	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**		
Limits:	1566 FT E OF COX LN TO 1606 FT E OF COX LN			
Impact Fee Class:	C2U			
Existing Lanes:	2UD			
Length (lf):	810			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	1,800	cy	$ 15.00	$ 27,000
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	3,600	sy	$ 12.00	$ 43,200
301	9" Concrete Pavement w/ 6" Curb	3,330	sy	$ 80.00	$ 266,400
401	4" Topsoil	1,350	sy	$ 5.00	$ 6,750
501	5" Concrete Sidewalk	12,960	sf	$ 7.00	$ 90,720
601	Moisture Conditioning	3,600	sy	$ 15.00	$ 54,000
701	Street Lighting	810	lf	$ 160.00	$ 129,600
				Paving Construction Cost Subtotal:	**$ 617,670**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 49,414
√	Traffic Control	Construction Phase Traffic Control	3%	$ 18,530
√	Pavement Markings/Signs		4%	$ 24,707
√	Roadway Drainage	Standard Internal System	25%	$ 154,418
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 30,884
√	Sewer	Minor Adjustments	2%	$ 12,353
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 37,060
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 327,365**

Paving and Allowance Subtotal:		**$ 945,035**
Construction Contingency:	15%	$ 141,755
Annual Inflation (5 Years):	4%	$ 235,456
Construction Cost TOTAL:		**$ 1,323,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,323,000**
Engineering/Survey/Testing:		18%	$ 238,140
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 132,300
		Impact Fee Project Cost TOTAL:	**$ 1,693,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-13**
Name:	J FRED SMITH PKWY	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	DALLAS NORTH TOLLWAY TO LEGACY DR			
Impact Fee Class:	P6D (1/2)			
Existing Lanes:	2UD			
Length (lf):	4,385			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	6,821	cy	$ 15.00	$ 102,317
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	13,642	sy	$ 15.00	$ 204,633
305	10" Concrete Pavement w/ 6" Curb	12,181	sy	$ 90.00	$ 1,096,250
405	4" Topsoil	5,847	sy	$ 5.00	$ 29,233
505	5" Concrete Sidewalk	43,850	sf	$ 7.00	$ 306,950
605	Moisture Conditioning	13,642	sy	$ 15.00	$ 204,633
705	Street Lighting	4,385	lf	$ 160.00	$ 701,600
				Paving Construction Cost Subtotal:	**$ 2,645,617**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 211,649
√	Traffic Control	Construction Phase Traffic Control	3%	$ 79,369
√	Pavement Markings/Signs		4%	$ 105,825
√	Roadway Drainage	Standard Internal System	25%	$ 661,404
√	Special Drainage Structures	Minor Stream Crossing(s)	$250,000	$ 250,000
√	Water	Minor Adjustments	5%	$ 132,281
√	Sewer	Minor Adjustments	2%	$ 52,912
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 158,737
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,652,177**

Paving and Allowance Subtotal:		**$ 4,297,794**
Construction Contingency:	15%	$ 644,669
Annual Inflation (5 Years):	4%	$ 1,070,799
Construction Cost TOTAL:		**$ 6,014,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,014,000**
Engineering/Survey/Testing:		18%	$ 1,082,520
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 601,400
		Impact Fee Project Cost TOTAL:	**$ 7,698,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-14**
Name:	J FRED SMITH PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	LEGACY DR TO FM 455			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	3,610			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	11,231	cy	$ 15.00	$ 168,467
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	22,462	sy	$ 15.00	$ 336,933
304	10" Concrete Pavement w/ 6" Curb	20,056	sy	$ 90.00	$ 1,805,000
404	4" Topsoil	14,841	sy	$ 5.00	$ 74,206
504	5" Concrete Sidewalk	72,200	sf	$ 7.00	$ 505,400
604	Moisture Conditioning	22,462	sy	$ 15.00	$ 336,933
704	Street Lighting	3,610	lf	$ 160.00	$ 577,600
				Paving Construction Cost Subtotal:	**$ 3,804,539**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 304,363
√	Traffic Control	Construction Phase Traffic Control	3%	$ 114,136
√	Pavement Markings/Signs		4%	$ 152,182
√	Roadway Drainage	Standard Internal System	25%	$ 951,135
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$1,231,650	$ 1,231,650
√	Water	Minor Adjustments	5%	$ 190,227
√	Sewer	Minor Adjustments	2%	$ 76,091
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 228,272
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 3,248,056**

Paving and Allowance Subtotal:		**$ 7,052,595**
Construction Contingency:	15%	$ 1,057,889
Annual Inflation (5 Years):	4%	$ 1,757,160
Construction Cost TOTAL:		**$ 9,868,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 9,868,000**
Engineering/Survey/Testing:		18%	$ 1,776,240
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 986,800
		Impact Fee Project Cost TOTAL:	**$ 12,631,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-15**
Name:	J FRED SMITH PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	FM 455 TO 575 FT EAST OF FM 455			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	575			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	1,789	cy	$ 15.00	$ 26,833
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	3,578	sy	$ 15.00	$ 53,667
304	10" Concrete Pavement w/ 6" Curb	3,194	sy	$ 90.00	$ 287,500
404	4" Topsoil	2,364	sy	$ 5.00	$ 11,819
504	5" Concrete Sidewalk	11,500	sf	$ 7.00	$ 80,500
604	Moisture Conditioning	3,578	sy	$ 15.00	$ 53,667
704	Street Lighting	575	lf	$ 160.00	$ 92,000
				Paving Construction Cost Subtotal:	**$ 605,986**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 48,479
√	Traffic Control	Construction Phase Traffic Control	3%	$ 18,180
√	Pavement Markings/Signs		4%	$ 24,239
√	Roadway Drainage	Standard Internal System	25%	$ 151,497
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 30,299
√	Sewer	Minor Adjustments	2%	$ 12,120
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 36,359
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 321,173**

Paving and Allowance Subtotal:		**$ 927,159**
Construction Contingency:	15%	$ 139,074
Annual Inflation (5 Years):	4%	$ 231,002
Construction Cost TOTAL:		**$ 1,298,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,298,000**
Engineering/Survey/Testing:		18%	$ 233,640
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 129,800
		Impact Fee Project Cost TOTAL:	**$ 1,661,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-16**
Name:	J FRED SMITH PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	575 FT EAST OF FM 455 TO CELINA PKWY			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	2,510			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	7,809	cy	$ 15.00	$ 117,133
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	15,618	sy	$ 15.00	$ 234,267
304	10" Concrete Pavement w/ 6" Curb	13,944	sy	$ 90.00	$ 1,255,000
404	4" Topsoil	10,319	sy	$ 5.00	$ 51,594
504	5" Concrete Sidewalk	50,200	sf	$ 7.00	$ 351,400
604	Moisture Conditioning	15,618	sy	$ 15.00	$ 234,267
704	Street Lighting	2,510	lf	$ 160.00	$ 401,600
				Paving Construction Cost Subtotal:	**$ 2,645,261**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 211,621
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 105,810
√	Roadway Drainage	Standard Internal System	35%	$ 925,841
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 132,263
√	Sewer	Minor Adjustments	2%	$ 52,905
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 158,716
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,587,157**

Paving and Allowance Subtotal:		**$ 4,232,418**
Construction Contingency:	15%	$ 634,863
Annual Inflation (5 Years):	4%	$ 1,054,510
Construction Cost TOTAL:		**$ 5,922,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,922,000**
Engineering/Survey/Testing:		18%	$ 1,065,960
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,184,400
		Impact Fee Project Cost TOTAL:	**$ 8,172,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-17**
Name:	J FRED SMITH PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	CELINA PKWY TO FLORIDA DR		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,635		
Service Area(s):	3		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	8,198	cy	$ 15.00	$ 122,967
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,396	sy	$ 15.00	$ 245,933
304	10" Concrete Pavement w/ 6" Curb	14,639	sy	$ 90.00	$ 1,317,500
404	4" Topsoil	10,833	sy	$ 5.00	$ 54,164
504	5" Concrete Sidewalk	52,700	sf	$ 7.00	$ 368,900
604	Moisture Conditioning	16,396	sy	$ 15.00	$ 245,933
704	Street Lighting	2,635	lf	$ 160.00	$ 421,600
				Paving Construction Cost Subtotal:	**$ 2,776,997**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 222,160
√	Traffic Control	Construction Phase Traffic Control	3%	$ 83,310
√	Pavement Markings/Signs		4%	$ 111,080
√	Roadway Drainage	Standard Internal System	25%	$ 694,249
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 138,850
√	Sewer	Minor Adjustments	2%	$ 55,540
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 166,620
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,471,809**

Paving and Allowance Subtotal:		**$ 4,248,806**
Construction Contingency:	15%	$ 637,321
Annual Inflation (5 Years):	4%	$ 1,058,594
Construction Cost TOTAL:		**$ 5,945,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,945,000**
Engineering/Survey/Testing:		18%	$ 1,070,100
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 594,500
		Impact Fee Project Cost TOTAL:	**$ 7,610,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-18**
Name:	J FRED SMITH PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	CR 57 TO 701 FT EAST OF CR 57			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	1,520			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	4,729	cy	$ 15.00	$ 70,933
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,458	sy	$ 15.00	$ 141,867
304	10" Concrete Pavement w/ 6" Curb	8,444	sy	$ 90.00	$ 760,000
404	4" Topsoil	6,249	sy	$ 5.00	$ 31,244
504	5" Concrete Sidewalk	30,400	sf	$ 7.00	$ 212,800
604	Moisture Conditioning	9,458	sy	$ 15.00	$ 141,867
704	Street Lighting	1,520	lf	$ 160.00	$ 243,200
				Paving Construction Cost Subtotal:	**$ 1,601,911**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 128,153
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 64,076
√	Roadway Drainage	Standard Internal System	35%	$ 560,669
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$22,000,000	$ 22,000,000
√	Water	Minor Adjustments	5%	$ 80,096
√	Sewer	Minor Adjustments	2%	$ 32,038
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 96,115
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 22,961,147**

Paving and Allowance Subtotal:		**$ 24,563,058**
Construction Contingency:	15%	$ 3,684,459
Annual Inflation (5 Years):	4%	$ 6,119,906
Construction Cost TOTAL:		**$ 34,368,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 34,368,000**
Engineering/Survey/Testing:		18%	$ 6,186,240
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 6,873,600
		Impact Fee Project Cost TOTAL:	**$ 47,428,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-19**
Name:	J FRED SMITH PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	LOUISIANA TO 2084.4 FT W OF LOUISIANA			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	1,060			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	3,298	cy	$ 15.00	$ 49,467
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	6,596	sy	$ 15.00	$ 98,933
304	10" Concrete Pavement w/ 6" Curb	5,889	sy	$ 90.00	$ 530,000
404	4" Topsoil	4,358	sy	$ 5.00	$ 21,789
504	5" Concrete Sidewalk	21,200	sf	$ 7.00	$ 148,400
604	Moisture Conditioning	6,596	sy	$ 15.00	$ 98,933
704	Street Lighting	1,060	lf	$ 160.00	$ 169,600
				Paving Construction Cost Subtotal:	**$ 1,117,122**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 89,370
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 44,685
√	Roadway Drainage	Standard Internal System	35%	$ 390,993
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$8,046,780	$ 8,046,780
√	Water	Minor Adjustments	5%	$ 55,856
√	Sewer	Minor Adjustments	2%	$ 22,342
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 67,027
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 8,717,053**

Paving and Allowance Subtotal:		**$ 9,834,176**
Construction Contingency:	15%	$ 1,475,126
Annual Inflation (5 Years):	4%	$ 2,450,193
Construction Cost TOTAL:		**$ 13,760,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 13,760,000**
Engineering/Survey/Testing:		18%	$ 2,476,800
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 2,752,000
		Impact Fee Project Cost TOTAL:	**$ 18,989,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-20**
Name:	J FRED SMITH PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	OKLAHOMA DR TO 1430 FT W OF PRESTON			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	2,085			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,487	cy	$ 15.00	$ 97,300
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,973	sy	$ 15.00	$ 194,600
304	10" Concrete Pavement w/ 6" Curb	11,583	sy	$ 90.00	$ 1,042,500
404	4" Topsoil	8,572	sy	$ 5.00	$ 42,858
504	5" Concrete Sidewalk	41,700	sf	$ 7.00	$ 291,900
604	Moisture Conditioning	12,973	sy	$ 15.00	$ 194,600
704	Street Lighting	2,085	lf	$ 160.00	$ 333,600
				Paving Construction Cost Subtotal:	**$ 2,197,358**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 175,789
√	Traffic Control	Construction Phase Traffic Control	3%	$ 65,921
√	Pavement Markings/Signs		4%	$ 87,894
√	Roadway Drainage	Standard Internal System	25%	$ 549,340
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 109,868
√	Sewer	Minor Adjustments	2%	$ 43,947
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 131,842
√	Other:	At-Grade Railroad Crossing	-	$ 1,000,000
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,164,600**

Paving and Allowance Subtotal:		**$ 4,361,958**
Construction Contingency:	15%	$ 654,294
Annual Inflation (5 Years):	4%	$ 1,086,786
Construction Cost TOTAL:		**$ 6,104,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,104,000**
Engineering/Survey/Testing:		18%	$ 1,098,720
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 610,400
		Impact Fee Project Cost TOTAL:	**$ 7,813,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-21**
Name:	WALNUT ST (FM 455)	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**		
Limits:	FM 455 TO FLORIDA			
Impact Fee Class:	M4D			
Existing Lanes:	2UD			
Length (lf):	4,830			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	15,027	cy	$ 15.00	$ 225,400
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	30,053	sy	$ 15.00	$ 450,800
302	10" Concrete Pavement w/ 6" Curb	26,833	sy	$ 90.00	$ 2,415,000
402	4" Topsoil	19,857	sy	$ 5.00	$ 99,283
502	5" Concrete Sidewalk	96,600	sf	$ 7.00	$ 676,200
602	Moisture Conditioning	30,053	sy	$ 15.00	$ 450,800
702	Street Lighting	4,830	lf	$ 160.00	$ 772,800
				Paving Construction Cost Subtotal:	**$ 5,090,283**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 407,223
√	Traffic Control	Construction Phase Traffic Control	3%	$ 152,709
√	Pavement Markings/Signs		4%	$ 203,611
√	Roadway Drainage	Standard Internal System	25%	$ 1,272,571
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 254,514
√	Sewer	Minor Adjustments	2%	$ 101,806
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 305,417
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,697,850**

Paving and Allowance Subtotal:		**$ 7,788,134**
Construction Contingency:	15%	$ 1,168,220
Annual Inflation (5 Years):	4%	$ 1,940,420
Construction Cost TOTAL:		**$ 10,897,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 10,897,000**
Engineering/Survey/Testing:		18%	$ 1,961,460
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,089,700
		Impact Fee Project Cost TOTAL:	**$ 13,948,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-22**
Name:	OKLAHOMA DR	**This project consists of the construction**		
Limits:	MALONE TO PRESTON RD	**of a new two-lane undivided collector.**		
Impact Fee Class:	C2U			
Existing Lanes:	XX			
Length (lf):	3,250			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	7,222	cy	$ 15.00	$ 108,333
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	14,444	sy	$ 12.00	$ 173,333
301	9" Concrete Pavement w/ 6" Curb	13,361	sy	$ 80.00	$ 1,068,889
401	4" Topsoil	5,417	sy	$ 5.00	$ 27,083
501	5" Concrete Sidewalk	52,000	sf	$ 7.00	$ 364,000
601	Moisture Conditioning	14,444	sy	$ 15.00	$ 216,667
701	Street Lighting	3,250	lf	$ 160.00	$ 520,000
				Paving Construction Cost Subtotal:	**$ 2,478,306**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 198,264
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 99,132
√	Roadway Drainage	Standard Internal System	35%	$ 867,407
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 123,915
√	Sewer	Minor Adjustments	2%	$ 49,566
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 148,698
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,486,983**

Paving and Allowance Subtotal:		**$ 3,965,289**
Construction Contingency:	15%	$ 594,793
Annual Inflation (5 Years):	4%	$ 987,955
Construction Cost TOTAL:		**$ 5,549,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,549,000**
Engineering/Survey/Testing:		18%	$ 998,820
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,109,800
		Impact Fee Project Cost TOTAL:	**$ 7,658,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-23**
Name:	MOBBERLY RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	DALLAS NORTH TOLLWAY TO 1715 FT EAST OF DNT		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,715		
Service Area(s):	3		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	5,336	cy	$ 15.00	$ 80,033
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	10,671	sy	$ 15.00	$ 160,067
304	10" Concrete Pavement w/ 6" Curb	9,528	sy	$ 90.00	$ 857,500
404	4" Topsoil	7,051	sy	$ 5.00	$ 35,253
504	5" Concrete Sidewalk	34,300	sf	$ 7.00	$ 240,100
604	Moisture Conditioning	10,671	sy	$ 15.00	$ 160,067
704	Street Lighting	1,715	lf	$ 160.00	$ 274,400
				Paving Construction Cost Subtotal:	**$ 1,807,419**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 144,594
√	Traffic Control	Construction Phase Traffic Control	3%	$ 54,223
√	Pavement Markings/Signs		4%	$ 72,297
√	Roadway Drainage	Standard Internal System	25%	$ 451,855
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$13,958,700	$ 13,958,700
√	Water	Minor Adjustments	5%	$ 90,371
√	Sewer	Minor Adjustments	2%	$ 36,148
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 108,445
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 14,916,632**

Paving and Allowance Subtotal:		**$ 16,724,052**
Construction Contingency:	15%	$ 2,508,608
Annual Inflation (5 Years):	4%	$ 4,166,812
Construction Cost TOTAL:		**$ 23,400,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 23,400,000**
Engineering/Survey/Testing:		18%	$ 4,212,000
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 2,340,000
		Impact Fee Project Cost TOTAL:	**$ 29,952,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-24**
Name:	MOBBERLY RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	1715 FT EAST OF DNT TO 2575 FT EAST OF LEGACY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	3,545		
Service Area(s):	3		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	11,029	cy	$ 15.00	$ 165,433
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	22,058	sy	$ 15.00	$ 330,867
304	10" Concrete Pavement w/ 6" Curb	19,694	sy	$ 90.00	$ 1,772,500
404	4" Topsoil	14,574	sy	$ 5.00	$ 72,869
504	5" Concrete Sidewalk	70,900	sf	$ 7.00	$ 496,300
604	Moisture Conditioning	22,058	sy	$ 15.00	$ 330,867
704	Street Lighting	3,545	lf	$ 160.00	$ 567,200
				Paving Construction Cost Subtotal:	**$ 3,736,036**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 298,883
√	Traffic Control	Construction Phase Traffic Control	3%	$ 112,081
√	Pavement Markings/Signs		4%	$ 149,441
√	Roadway Drainage	Standard Internal System	25%	$ 934,009
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$13,137,600	$ 13,137,600
√	Water	Minor Adjustments	5%	$ 186,802
√	Sewer	Minor Adjustments	2%	$ 74,721
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 224,162
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 15,117,699**

Paving and Allowance Subtotal:		**$ 18,853,735**
Construction Contingency:	15%	$ 2,828,060
Annual Inflation (5 Years):	4%	$ 4,697,424
Construction Cost TOTAL:		**$ 26,380,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 26,380,000**
Engineering/Survey/Testing:		18%	$ 4,748,400
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 2,638,000
		Impact Fee Project Cost TOTAL:	**$ 33,766,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-25**
Name:	MOBBERLY CONNECTOR	**This project consists of the construction**	
Limits:	1240 FT WEST OF RANCH RD TO RANCH RD	**of a new four-lane divided minor arterial.**	
Impact Fee Class:	M4D		
Existing Lanes:	XX		
Length (lf):	1,240		
Service Area(s):	3		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	3,858	cy	$ 15.00	$ 57,867
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,716	sy	$ 15.00	$ 115,733
302	10" Concrete Pavement w/ 6" Curb	6,889	sy	$ 90.00	$ 620,000
402	4" Topsoil	5,098	sy	$ 5.00	$ 25,489
502	5" Concrete Sidewalk	24,800	sf	$ 7.00	$ 173,600
602	Moisture Conditioning	7,716	sy	$ 15.00	$ 115,733
702	Street Lighting	1,240	lf	$ 160.00	$ 198,400
				Paving Construction Cost Subtotal:	**$ 1,306,822**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 104,546
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 52,273
√	Roadway Drainage	Standard Internal System	35%	$ 457,388
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 65,341
√	Sewer	Minor Adjustments	2%	$ 26,136
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 78,409
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 784,093**

Paving and Allowance Subtotal:		**$ 2,090,916**
Construction Contingency:	15%	$ 313,637
Annual Inflation (5 Years):	4%	$ 520,953
Construction Cost TOTAL:		**$ 2,926,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,926,000**
Engineering/Survey/Testing:		18%	$ 526,680
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 585,200
		Impact Fee Project Cost TOTAL:	**$ 4,038,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-26**
Name:	SUNSET BLVD	**This project consists of the construction of two additonal lanes to complete the four-lane divided minor arterial.**		
Limits:	RANCH RD TO CELINA PKWY			
Impact Fee Class:	M4D (1/2)			
Existing Lanes:	2D			
Length (lf):	3,195			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	4,970	cy	$ 15.00	$ 74,550
203	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,940	sy	$ 15.00	$ 149,100
303	10" Concrete Pavement w/ 6" Curb	8,875	sy	$ 90.00	$ 798,750
403	4" Topsoil	4,260	sy	$ 5.00	$ 21,300
503	5" Concrete Sidewalk	31,950	sf	$ 7.00	$ 223,650
603	Moisture Conditioning	9,940	sy	$ 15.00	$ 149,100
703	Street Lighting	3,195	lf	$ 160.00	$ 511,200
				Paving Construction Cost Subtotal:	**$ 1,927,650**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 154,212
√	Traffic Control	Construction Phase Traffic Control	3%	$ 57,830
√	Pavement Markings/Signs		4%	$ 77,106
√	Roadway Drainage	Standard Internal System	25%	$ 481,913
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 96,383
√	Sewer	Minor Adjustments	2%	$ 38,553
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 115,659
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,021,655**

Paving and Allowance Subtotal:		**$ 2,949,305**
Construction Contingency:	15%	$ 442,396
Annual Inflation (5 Years):	4%	$ 734,822
Construction Cost TOTAL:		**$ 4,127,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,127,000**
Engineering/Survey/Testing:		18%	$ 742,860
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 412,700
		Impact Fee Project Cost TOTAL:	**$ 5,283,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-27**
Name:	SUNSET BLVD	**This project consists of the construction of two additonal lanes to complete the four-lane divided minor arterial.**		
Limits:	CELINA PKWY TO S UTAH DR			
Impact Fee Class:	M4D (1/2)			
Existing Lanes:	2UD			
Length (lf):	2,400			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	3,733	cy	$ 15.00	$ 56,000
203	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,467	sy	$ 15.00	$ 112,000
303	10" Concrete Pavement w/ 6" Curb	6,667	sy	$ 90.00	$ 600,000
403	4" Topsoil	3,200	sy	$ 5.00	$ 16,000
503	5" Concrete Sidewalk	24,000	sf	$ 7.00	$ 168,000
603	Moisture Conditioning	7,467	sy	$ 15.00	$ 112,000
703	Street Lighting	2,400	lf	$ 160.00	$ 384,000
				Paving Construction Cost Subtotal:	**$ 1,448,000**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 115,840
√	Traffic Control	Construction Phase Traffic Control	3%	$ 43,440
√	Pavement Markings/Signs		4%	$ 57,920
√	Roadway Drainage	Standard Internal System	25%	$ 362,000
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 72,400
√	Sewer	Minor Adjustments	2%	$ 28,960
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 86,880
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 767,440**

Paving and Allowance Subtotal:		**$ 2,215,440**
Construction Contingency:	15%	$ 332,316
Annual Inflation (5 Years):	4%	$ 551,979
Construction Cost TOTAL:		**$ 3,100,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,100,000**
Engineering/Survey/Testing:		18%	$ 558,000
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 310,000
		Impact Fee Project Cost TOTAL:	**$ 3,968,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-28**
Name:	SUNSET BLVD	**This project consists of the construction**		
Limits:	S UTAH DR TO BNSF RAILWAY	**of a new four-lane divided minor arterial.**		
Impact Fee Class:	M4D			
Existing Lanes:	XX			
Length (lf):	2,045			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	6,362	cy	$ 15.00	$ 95,433
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,724	sy	$ 15.00	$ 190,867
302	10" Concrete Pavement w/ 6" Curb	11,361	sy	$ 90.00	$ 1,022,500
402	4" Topsoil	8,407	sy	$ 5.00	$ 42,036
502	5" Concrete Sidewalk	40,900	sf	$ 7.00	$ 286,300
602	Moisture Conditioning	12,724	sy	$ 15.00	$ 190,867
702	Street Lighting	2,045	lf	$ 160.00	$ 327,200
				Paving Construction Cost Subtotal:	**$ 2,155,203**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 172,416
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 86,208
√	Roadway Drainage	Standard Internal System	35%	$ 754,321
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 107,760
√	Sewer	Minor Adjustments	2%	$ 43,104
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 129,312
√	Other:	At-Grade Railroad Crossing	-	$ 500,000
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,793,122**

Paving and Allowance Subtotal:		**$ 3,948,324**
Construction Contingency:	15%	$ 592,249
Annual Inflation (5 Years):	4%	$ 983,728
Construction Cost TOTAL:		**$ 5,525,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,525,000**
Engineering/Survey/Testing:		18%	$ 994,500
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,105,000
		Impact Fee Project Cost TOTAL:	**$ 7,625,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-29**
Name:	SUNSET BLVD	**This project consists of the construction**		
Limits:	BNSF RAILWAY TO PRESTON RD	**of a new four-lane divided minor arterial.**		
Impact Fee Class:	M4D			
Existing Lanes:	XX			
Length (lf):	2,095			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	6,518	cy	$ 15.00	$ 97,767
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	13,036	sy	$ 15.00	$ 195,533
302	10" Concrete Pavement w/ 6" Curb	11,639	sy	$ 90.00	$ 1,047,500
402	4" Topsoil	8,613	sy	$ 5.00	$ 43,064
502	5" Concrete Sidewalk	41,900	sf	$ 7.00	$ 293,300
602	Moisture Conditioning	13,036	sy	$ 15.00	$ 195,533
702	Street Lighting	2,095	lf	$ 160.00	$ 335,200
				Paving Construction Cost Subtotal:	**$ 2,207,897**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 176,632
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 88,316
√	Roadway Drainage	Standard Internal System	35%	$ 772,764
√	Special Drainage Structures	Minor Stream Crossing(s)	$250,000	$ 250,000
√	Water	Minor Adjustments	5%	$ 110,395
√	Sewer	Minor Adjustments	2%	$ 44,158
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 132,474
√	Other:	At-Grade Railroad Crossing	-	$ 1,000,000
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,574,738**

Paving and Allowance Subtotal:		**$ 4,782,636**
Construction Contingency:	15%	$ 717,395
Annual Inflation (5 Years):	4%	$ 1,191,598
Construction Cost TOTAL:		**$ 6,692,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,692,000**
Engineering/Survey/Testing:		18%	$ 1,204,560
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,338,400
		Impact Fee Project Cost TOTAL:	**$ 9,235,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-30, 6-1**
Name:	FM 428	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	LEGACY DR TO DENTON COUNTY LINE		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,765		
Service Area(s):	3, 6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	8,602	cy	$ 15.00	$ 129,033
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	17,204	sy	$ 15.00	$ 258,067
304	10" Concrete Pavement w/ 6" Curb	15,361	sy	$ 90.00	$ 1,382,500
404	4" Topsoil	11,367	sy	$ 5.00	$ 56,836
504	5" Concrete Sidewalk	55,300	sf	$ 7.00	$ 387,100
604	Moisture Conditioning	17,204	sy	$ 15.00	$ 258,067
704	Street Lighting	2,765	lf	$ 160.00	$ 442,400
				Paving Construction Cost Subtotal:	**$ 2,914,003**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 233,120
√	Traffic Control	Construction Phase Traffic Control	3%	$ 87,420
√	Pavement Markings/Signs		4%	$ 116,560
√	Roadway Drainage	Standard Internal System	25%	$ 728,501
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 145,700
√	Sewer	Minor Adjustments	2%	$ 58,280
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 174,840
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,544,421**

Paving and Allowance Subtotal:		**$ 4,458,424**
Construction Contingency:	15%	$ 668,764
Annual Inflation (5 Years):	4%	$ 1,110,820
Construction Cost TOTAL:		**$ 6,239,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,239,000**
Engineering/Survey/Testing:		18%	$ 1,123,020
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 623,900
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 3,993,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-31, 6-2**
Name:	FM 428	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	LEGACY DR TO DALLAS NORTH TOLLWAY			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	4,410			
Service Area(s):	3, 6			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	13,720	cy	$ 15.00	$ 205,800
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	27,440	sy	$ 15.00	$ 411,600
304	10" Concrete Pavement w/ 6" Curb	24,500	sy	$ 90.00	$ 2,205,000
404	4" Topsoil	18,130	sy	$ 5.00	$ 90,650
504	5" Concrete Sidewalk	88,200	sf	$ 7.00	$ 617,400
604	Moisture Conditioning	27,440	sy	$ 15.00	$ 411,600
704	Street Lighting	4,410	lf	$ 160.00	$ 705,600
				Paving Construction Cost Subtotal:	**$ 4,647,650**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 371,812
√	Traffic Control	Construction Phase Traffic Control	3%	$ 139,430
√	Pavement Markings/Signs		4%	$ 185,906
√	Roadway Drainage	Standard Internal System	25%	$ 1,161,913
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 232,383
√	Sewer	Minor Adjustments	2%	$ 92,953
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 278,859
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,463,255**

Paving and Allowance Subtotal:		**$ 7,110,905**
Construction Contingency:	15%	$ 1,066,636
Annual Inflation (5 Years):	4%	$ 1,771,688
Construction Cost TOTAL:		**$ 9,950,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 9,950,000**
Engineering/Survey/Testing:		18%	$ 1,791,000
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 995,000
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 6,368,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-32, 6-3**
Name:	FM 428	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	DALLAS NORTH TOLLWAY TO 800 FT WEST OF CR 55		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,910		
Service Area(s):	3, 6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	9,053	cy	$ 15.00	$ 135,800
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	18,107	sy	$ 15.00	$ 271,600
304	10" Concrete Pavement w/ 6" Curb	16,167	sy	$ 90.00	$ 1,455,000
404	4" Topsoil	11,963	sy	$ 5.00	$ 59,817
504	5" Concrete Sidewalk	58,200	sf	$ 7.00	$ 407,400
604	Moisture Conditioning	18,107	sy	$ 15.00	$ 271,600
704	Street Lighting	2,910	lf	$ 160.00	$ 465,600
				Paving Construction Cost Subtotal:	**$ 3,066,817**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 245,345
√	Traffic Control	Construction Phase Traffic Control	3%	$ 92,005
√	Pavement Markings/Signs		4%	$ 122,673
√	Roadway Drainage	Standard Internal System	25%	$ 766,704
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 153,341
√	Sewer	Minor Adjustments	2%	$ 61,336
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 184,009
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,625,413**

Paving and Allowance Subtotal:		**$ 4,692,230**
Construction Contingency:	15%	$ 703,834
Annual Inflation (5 Years):	4%	$ 1,169,073
Construction Cost TOTAL:		**$ 6,566,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,566,000**
Engineering/Survey/Testing:		18%	$ 1,181,880
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 656,600
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 4,202,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-33**
Name:	GLENDENNING PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	552 FT WEST OF CR 55 TO FM 428			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	835			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	2,598	cy	$ 15.00	$ 38,967
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	5,196	sy	$ 15.00	$ 77,933
304	10" Concrete Pavement w/ 6" Curb	4,639	sy	$ 90.00	$ 417,500
404	4" Topsoil	3,433	sy	$ 5.00	$ 17,164
504	5" Concrete Sidewalk	16,700	sf	$ 7.00	$ 116,900
604	Moisture Conditioning	5,196	sy	$ 15.00	$ 77,933
704	Street Lighting	835	lf	$ 160.00	$ 133,600
				Paving Construction Cost Subtotal:	**$ 879,997**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 70,400
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 35,200
√	Roadway Drainage	Standard Internal System	35%	$ 307,999
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 44,000
√	Sewer	Minor Adjustments	2%	$ 17,600
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 52,800
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 527,998**

Paving and Allowance Subtotal:		**$ 1,407,996**
Construction Contingency:	15%	$ 211,199
Annual Inflation (5 Years):	4%	$ 350,803
Construction Cost TOTAL:		**$ 1,970,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,970,000**
Engineering/Survey/Testing:		18%	$ 354,600
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 394,000
		Impact Fee Project Cost TOTAL:	**$ 2,719,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-34**
Name:	GLENDENNING PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	GLENDENNING PKWY TO CR 55			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	1,940			
Service Area(s):	3, 0			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,036	cy	$ 15.00	$ 90,533
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,071	sy	$ 15.00	$ 181,067
304	10" Concrete Pavement w/ 6" Curb	10,778	sy	$ 90.00	$ 970,000
404	4" Topsoil	7,976	sy	$ 5.00	$ 39,878
504	5" Concrete Sidewalk	38,800	sf	$ 7.00	$ 271,600
604	Moisture Conditioning	12,071	sy	$ 15.00	$ 181,067
704	Street Lighting	1,940	lf	$ 160.00	$ 310,400
				Paving Construction Cost Subtotal:	**$ 2,044,544**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 163,564
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 81,782
√	Roadway Drainage	Standard Internal System	35%	$ 715,591
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$6,568,800	$ 6,568,800
√	Water	Minor Adjustments	5%	$ 102,227
√	Sewer	Minor Adjustments	2%	$ 40,891
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 122,673
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 7,795,527**

Paving and Allowance Subtotal:		**$ 9,840,071**
Construction Contingency:	15%	$ 1,476,011
Annual Inflation (5 Years):	4%	$ 2,451,662
Construction Cost TOTAL:		**$ 13,768,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 13,768,000**
Engineering/Survey/Testing:		18%	$ 2,478,240
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 2,753,600
		Impact Fee Project Cost TOTAL:	**$ 19,000,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-35, 6-4**
Name:	GLENDENNING PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	PRESTON RD TO OLD CELINA CEMETERY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	3,220		
Service Area(s):	3, 6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	10,018	cy	$ 15.00	$ 150,267
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	20,036	sy	$ 15.00	$ 300,533
304	10" Concrete Pavement w/ 6" Curb	17,889	sy	$ 90.00	$ 1,610,000
404	4" Topsoil	13,238	sy	$ 5.00	$ 66,189
504	5" Concrete Sidewalk	64,400	sf	$ 7.00	$ 450,800
604	Moisture Conditioning	20,036	sy	$ 15.00	$ 300,533
704	Street Lighting	3,220	lf	$ 160.00	$ 515,200
				Paving Construction Cost Subtotal:	**$ 3,393,522**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 271,482
√	Traffic Control	Construction Phase Traffic Control	3%	$ 101,806
√	Pavement Markings/Signs		4%	$ 135,741
√	Roadway Drainage	Standard Internal System	25%	$ 848,381
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 169,676
√	Sewer	Minor Adjustments	2%	$ 67,870
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 203,611
√	Other:	Grade-Separated Railroad Crossing	-	$ 5,000,000
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 6,798,567**

Paving and Allowance Subtotal:		**$ 10,192,089**
Construction Contingency:	15%	$ 1,528,813
Annual Inflation (5 Years):	4%	$ 2,539,368
Construction Cost TOTAL:		**$ 14,261,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 14,261,000**
Engineering/Survey/Testing:		18%	$ 2,566,980
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,426,100
		Impact Fee Project Cost TOTAL:	**$ 18,254,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-36**
Name:	DALLAS NORTH TOLLWAY	**This project consists of the construction of the inside northbound lane of the frontage road of the Dallas North Tollway.**		
Limits:	GA MOORE PKWY TO O'BRIEN DR			
Impact Fee Class:	DNT			
Existing Lanes:	XX			
Length (lf):	7,575			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	6,733	cy	$ 15.00	$ 101,000
207	8" Lime Stabilized Subgrade @ 100 lbs/sy	13,467	sy	$ 15.00	$ 202,000
307	10" Concrete Pavement w/ 6" Curb	10,942	sy	$ 90.00	$ 984,750
407	4" Topsoil	0	sy	$ 5.00	$ -
507	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
607	Moisture Conditioning	13,467	sy	$ 15.00	$ 202,000
707	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,489,750**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 119,180
√	Traffic Control	Construction Phase Traffic Control	3%	$ 44,693
√	Pavement Markings/Signs		4%	$ 59,590
	Roadway Drainage	Standard Internal System	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 74,488
√	Sewer	Minor Adjustments	2%	$ 29,795
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 89,385
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 417,130**

Paving and Allowance Subtotal:		**$ 1,906,880**
Construction Contingency:	15%	$ 286,032
Annual Inflation (5 Years):	4%	$ 475,101
Construction Cost TOTAL:		**$ 2,669,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,669,000**
Engineering/Survey/Testing:		18%	$ 480,420
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 266,900
		Impact Fee Project Cost TOTAL:	**$ 3,416,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-37**
Name:	DALLAS NORTH TOLLWAY	**This project consists of the construction of the inside northbound lane of the frontage road of the Dallas North Tollway.**		
Limits:	O'BRIEN DR TO J FRED SMITH PKWY			
Impact Fee Class:	DNT			
Existing Lanes:	XX			
Length (lf):	3,050			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	2,711	cy	$ 15.00	$ 40,667
207	8" Lime Stabilized Subgrade @ 100 lbs/sy	5,422	sy	$ 15.00	$ 81,333
307	10" Concrete Pavement w/ 6" Curb	4,406	sy	$ 90.00	$ 396,500
407	4" Topsoil	0	sy	$ 5.00	$ -
507	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
607	Moisture Conditioning	5,422	sy	$ 15.00	$ 81,333
707	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 599,833**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 47,987
√	Traffic Control	Construction Phase Traffic Control	3%	$ 17,995
√	Pavement Markings/Signs		4%	$ 23,993
	Roadway Drainage	Standard Internal System	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 29,992
√	Sewer	Minor Adjustments	2%	$ 11,997
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 35,990
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 167,953**

Paving and Allowance Subtotal:		**$ 767,787**
Construction Contingency:	15%	$ 115,168
Annual Inflation (5 Years):	4%	$ 191,295
Construction Cost TOTAL:		**$ 1,075,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,075,000**
Engineering/Survey/Testing:		18%	$ 193,500
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 107,500
		Impact Fee Project Cost TOTAL:	**$ 1,376,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-38**
Name:	DALLAS NORTH TOLLWAY	**This project consists of the construction of the inside northbound lane of the frontage road of the Dallas North Tollway.**		
Limits:	J FRED SMITH PKWY TO MOBBERLY RD			
Impact Fee Class:	DNT			
Existing Lanes:	2UD			
Length (lf):	6,145			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	5,462	cy	$ 15.00	$ 81,933
207	8" Lime Stabilized Subgrade @ 100 lbs/sy	10,924	sy	$ 15.00	$ 163,867
307	10" Concrete Pavement w/ 6" Curb	8,876	sy	$ 90.00	$ 798,850
407	4" Topsoil	0	sy	$ 5.00	$ -
507	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
607	Moisture Conditioning	10,924	sy	$ 15.00	$ 163,867
707	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,208,517**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 96,681
√	Traffic Control	Construction Phase Traffic Control	3%	$ 36,256
√	Pavement Markings/Signs		4%	$ 48,341
	Roadway Drainage	Standard Internal System	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 60,426
√	Sewer	Minor Adjustments	2%	$ 24,170
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 72,511
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 338,385**

Paving and Allowance Subtotal:		**$ 1,546,901**
Construction Contingency:	15%	$ 232,035
Annual Inflation (5 Years):	4%	$ 385,412
Construction Cost TOTAL:		**$ 2,165,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,165,000**
Engineering/Survey/Testing:		18%	$ 389,700
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 216,500
		Impact Fee Project Cost TOTAL:	**$ 2,771,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-39**
Name:	DALLAS NORTH TOLLWAY	**This project consists of the construction of the inside northbound lane of the frontage road of the Dallas North Tollway.**		
Limits:	COUNTY LINE TO LEGACY DR			
Impact Fee Class:	DNT			
Existing Lanes:	XX			
Length (lf):	3,810			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	3,387	cy	$ 15.00	$ 50,800
207	8" Lime Stabilized Subgrade @ 100 lbs/sy	6,773	sy	$ 15.00	$ 101,600
307	10" Concrete Pavement w/ 6" Curb	5,503	sy	$ 90.00	$ 495,300
407	4" Topsoil	0	sy	$ 5.00	$ -
507	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
607	Moisture Conditioning	6,773	sy	$ 15.00	$ 101,600
707	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 749,300**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 59,944
√	Traffic Control	Construction Phase Traffic Control	3%	$ 22,479
√	Pavement Markings/Signs		4%	$ 29,972
	Roadway Drainage	Standard Internal System	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 37,465
√	Sewer	Minor Adjustments	2%	$ 14,986
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 44,958
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 209,804**

Paving and Allowance Subtotal:		**$ 959,104**
Construction Contingency:	15%	$ 143,866
Annual Inflation (5 Years):	4%	$ 238,962
Construction Cost TOTAL:		**$ 1,342,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,342,000**
Engineering/Survey/Testing:		18%	$ 241,560
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 134,200
		Impact Fee Project Cost TOTAL:	**$ 1,718,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-40**
Name:	DALLAS NORTH TOLLWAY	**This project consists of the construction of the inside northbound lane of the frontage road of the Dallas North Tollway.**		
Limits:	LEGACY DR TO GLENDENNING PKWY			
Impact Fee Class:	DNT			
Existing Lanes:	XX			
Length (lf):	6,295			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
107	Unclassified Street Excavation	5,596	cy	$ 15.00	$ 83,933
207	8" Lime Stabilized Subgrade @ 100 lbs/sy	11,191	sy	$ 15.00	$ 167,867
307	10" Concrete Pavement w/ 6" Curb	9,093	sy	$ 90.00	$ 818,350
407	4" Topsoil	0	sy	$ 5.00	$ -
507	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
607	Moisture Conditioning	11,191	sy	$ 15.00	$ 167,867
707	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,238,017**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 99,041
√	Traffic Control	Construction Phase Traffic Control	3%	$ 37,141
√	Pavement Markings/Signs		4%	$ 49,521
	Roadway Drainage	Standard Internal System	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 61,901
√	Sewer	Minor Adjustments	2%	$ 24,760
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 74,281
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 346,645**

Paving and Allowance Subtotal:		**$ 1,584,661**
Construction Contingency:	15%	$ 237,699
Annual Inflation (5 Years):	4%	$ 394,820
Construction Cost TOTAL:		**$ 2,218,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,218,000**
Engineering/Survey/Testing:		18%	$ 399,240
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 221,800
		Impact Fee Project Cost TOTAL:	**$ 2,839,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-41**
Name:	LEGACY DR (FM 455)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	650 FT S OF GA MOORE PKWY TO O'BRIEN DR		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	4,895		
Service Area(s):	3		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	15,229	cy	$ 15.00	$ 228,433
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	30,458	sy	$ 15.00	$ 456,867
304	10" Concrete Pavement w/ 6" Curb	27,194	sy	$ 90.00	$ 2,447,500
404	4" Topsoil	20,124	sy	$ 5.00	$ 100,619
504	5" Concrete Sidewalk	97,900	sf	$ 7.00	$ 685,300
604	Moisture Conditioning	30,458	sy	$ 15.00	$ 456,867
704	Street Lighting	4,895	lf	$ 160.00	$ 783,200
				Paving Construction Cost Subtotal:	**$ 5,158,786**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 412,703
√	Traffic Control	Construction Phase Traffic Control	3%	$ 154,764
√	Pavement Markings/Signs		4%	$ 206,351
√	Roadway Drainage	Standard Internal System	25%	$ 1,289,697
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 257,939
√	Sewer	Minor Adjustments	2%	$ 103,176
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 309,527
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,734,157**

Paving and Allowance Subtotal:		**$ 7,892,943**
Construction Contingency:	15%	$ 1,183,941
Annual Inflation (5 Years):	4%	$ 1,966,533
Construction Cost TOTAL:		**$ 11,044,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 11,044,000**
Engineering/Survey/Testing:		18%	$ 1,987,920
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,104,400
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 7,068,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-42**
Name:	LEGACY DR	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	1500 FT S OF O'BRIEN DR TO J FRED SMITH PKWY		
Impact Fee Class:	P6D (1/2)		
Existing Lanes:	2D		
Length (lf):	2,115		
Service Area(s):	3		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	3,290	cy	$ 15.00	$ 49,350
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	6,580	sy	$ 15.00	$ 98,700
305	10" Concrete Pavement w/ 6" Curb	5,875	sy	$ 90.00	$ 528,750
405	4" Topsoil	2,820	sy	$ 5.00	$ 14,100
505	5" Concrete Sidewalk	21,150	sf	$ 7.00	$ 148,050
605	Moisture Conditioning	6,580	sy	$ 15.00	$ 98,700
705	Street Lighting	2,115	lf	$ 160.00	$ 338,400
				Paving Construction Cost Subtotal:	**$ 1,276,050**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 102,084
√	Traffic Control	Construction Phase Traffic Control	3%	$ 38,282
√	Pavement Markings/Signs		4%	$ 51,042
√	Roadway Drainage	Standard Internal System	25%	$ 319,013
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 63,803
√	Sewer	Minor Adjustments	2%	$ 25,521
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 76,563
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 676,307**

Paving and Allowance Subtotal:		**$ 1,952,357**
Construction Contingency:	15%	$ 292,853
Annual Inflation (5 Years):	4%	$ 486,431
Construction Cost TOTAL:		**$ 2,732,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,732,000**
Engineering/Survey/Testing:		18%	$ 491,760
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 273,200
		Impact Fee Project Cost TOTAL:	**$ 3,497,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-43**
Name:	LEGACY DR	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	J FRED SMITH PKWY TO 555 FT SOUTH OF J FRED		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	555		
Service Area(s):	3		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	1,727	cy	$ 15.00	$ 25,900
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	3,453	sy	$ 15.00	$ 51,800
304	10" Concrete Pavement w/ 6" Curb	3,083	sy	$ 90.00	$ 277,500
404	4" Topsoil	2,282	sy	$ 5.00	$ 11,408
504	5" Concrete Sidewalk	11,100	sf	$ 7.00	$ 77,700
604	Moisture Conditioning	3,453	sy	$ 15.00	$ 51,800
704	Street Lighting	555	lf	$ 160.00	$ 88,800
				Paving Construction Cost Subtotal:	**$ 584,908**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 46,793
√	Traffic Control	Construction Phase Traffic Control	3%	$ 17,547
√	Pavement Markings/Signs		4%	$ 23,396
√	Roadway Drainage	Standard Internal System	25%	$ 146,227
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 29,245
√	Sewer	Minor Adjustments	2%	$ 11,698
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 35,095
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 310,001**

Paving and Allowance Subtotal:		**$ 894,910**
Construction Contingency:	15%	$ 134,236
Annual Inflation (5 Years):	4%	$ 222,968
Construction Cost TOTAL:		**$ 1,253,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,253,000**
Engineering/Survey/Testing:		18%	$ 225,540
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 125,300
		Impact Fee Project Cost TOTAL:	**$ 1,604,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-44**
Name:	LEGACY DR	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	MOBBERLY RD TO DALLAS NORTH TOLLWAY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,215		
Service Area(s):	3		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,891	cy	$ 15.00	$ 103,367
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	13,782	sy	$ 15.00	$ 206,733
304	10" Concrete Pavement w/ 6" Curb	12,306	sy	$ 90.00	$ 1,107,500
404	4" Topsoil	9,106	sy	$ 5.00	$ 45,531
504	5" Concrete Sidewalk	44,300	sf	$ 7.00	$ 310,100
604	Moisture Conditioning	13,782	sy	$ 15.00	$ 206,733
704	Street Lighting	2,215	lf	$ 160.00	$ 354,400
				Paving Construction Cost Subtotal:	**$ 2,334,364**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 186,749
√	Traffic Control	Construction Phase Traffic Control	3%	$ 70,031
√	Pavement Markings/Signs		4%	$ 93,375
√	Roadway Drainage	Standard Internal System	25%	$ 583,591
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$4,105,500	$ 4,105,500
√	Water	Minor Adjustments	5%	$ 116,718
√	Sewer	Minor Adjustments	2%	$ 46,687
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 140,062
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 5,342,713**

Paving and Allowance Subtotal:		**$ 7,677,077**
Construction Contingency:	15%	$ 1,151,562
Annual Inflation (5 Years):	4%	$ 1,912,750
Construction Cost TOTAL:		**$ 10,742,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 10,742,000**
Engineering/Survey/Testing:		18%	$ 1,933,560
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,074,200
		Impact Fee Project Cost TOTAL:	**$ 13,750,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-45**
Name:	LEGACY DR	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	MOBBERLY RD TO GLENDENNING PKWY			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	3,070			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	9,551	cy	$ 15.00	$ 143,267
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	19,102	sy	$ 15.00	$ 286,533
304	10" Concrete Pavement w/ 6" Curb	17,056	sy	$ 90.00	$ 1,535,000
404	4" Topsoil	12,621	sy	$ 5.00	$ 63,106
504	5" Concrete Sidewalk	61,400	sf	$ 7.00	$ 429,800
604	Moisture Conditioning	19,102	sy	$ 15.00	$ 286,533
704	Street Lighting	3,070	lf	$ 160.00	$ 491,200
				Paving Construction Cost Subtotal:	**$ 3,235,439**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 258,835
√	Traffic Control	Construction Phase Traffic Control	3%	$ 97,063
√	Pavement Markings/Signs		4%	$ 129,418
√	Roadway Drainage	Standard Internal System	25%	$ 808,860
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$3,818,115	$ 3,818,115
√	Water	Minor Adjustments	5%	$ 161,772
√	Sewer	Minor Adjustments	2%	$ 64,709
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 194,126
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 5,532,898**

Paving and Allowance Subtotal:		**$ 8,768,337**
Construction Contingency:	15%	$ 1,315,250
Annual Inflation (5 Years):	4%	$ 2,184,638
Construction Cost TOTAL:		**$ 12,269,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 12,269,000**
Engineering/Survey/Testing:		18%	$ 2,208,420
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,226,900
		Impact Fee Project Cost TOTAL:	**$ 15,704,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-46**
Name:	FM 455	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**		
Limits:	O'BRIEN DR TO J FRED SMITH PKWY			
Impact Fee Class:	M4D			
Existing Lanes:	2UD			
Length (lf):	3,440			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	10,702	cy	$ 15.00	$ 160,533
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	21,404	sy	$ 15.00	$ 321,067
302	10" Concrete Pavement w/ 6" Curb	19,111	sy	$ 90.00	$ 1,720,000
402	4" Topsoil	14,142	sy	$ 5.00	$ 70,711
502	5" Concrete Sidewalk	68,800	sf	$ 7.00	$ 481,600
602	Moisture Conditioning	21,404	sy	$ 15.00	$ 321,067
702	Street Lighting	3,440	lf	$ 160.00	$ 550,400
				Paving Construction Cost Subtotal:	**$ 3,625,378**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 290,030
√	Traffic Control	Construction Phase Traffic Control	3%	$ 108,761
√	Pavement Markings/Signs		4%	$ 145,015
√	Roadway Drainage	Standard Internal System	25%	$ 906,344
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$2,052,750	$ 2,052,750
√	Water	Minor Adjustments	5%	$ 181,269
√	Sewer	Minor Adjustments	2%	$ 72,508
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 217,523
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 3,974,200**

Paving and Allowance Subtotal:		**$ 7,599,578**
Construction Contingency:	15%	$ 1,139,937
Annual Inflation (5 Years):	4%	$ 1,893,441
Construction Cost TOTAL:		**$ 10,633,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 10,633,000**
Engineering/Survey/Testing:		18%	$ 1,913,940
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,063,300
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 6,805,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-47**
Name:	FM 455	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**		
Limits:	J FRED SMITH PKWY TO WALNUT ST			
Impact Fee Class:	M4D			
Existing Lanes:	2UD			
Length (lf):	5,175			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	16,100	cy	$ 15.00	$ 241,500
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	32,200	sy	$ 15.00	$ 483,000
302	10" Concrete Pavement w/ 6" Curb	28,750	sy	$ 90.00	$ 2,587,500
402	4" Topsoil	21,275	sy	$ 5.00	$ 106,375
502	5" Concrete Sidewalk	103,500	sf	$ 7.00	$ 724,500
602	Moisture Conditioning	32,200	sy	$ 15.00	$ 483,000
702	Street Lighting	5,175	lf	$ 160.00	$ 828,000
				Paving Construction Cost Subtotal:	**$ 5,453,875**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 436,310
√	Traffic Control	Construction Phase Traffic Control	3%	$ 163,616
√	Pavement Markings/Signs		4%	$ 218,155
√	Roadway Drainage	Standard Internal System	25%	$ 1,363,469
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$4,269,720	$ 4,269,720
√	Water	Minor Adjustments	5%	$ 272,694
√	Sewer	Minor Adjustments	2%	$ 109,078
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 327,233
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 7,160,274**

Paving and Allowance Subtotal:		**$ 12,614,149**
Construction Contingency:	15%	$ 1,892,122
Annual Inflation (5 Years):	4%	$ 3,142,826
Construction Cost TOTAL:		**$ 17,650,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 17,650,000**
Engineering/Survey/Testing:		18%	$ 3,177,000
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,765,000
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 11,296,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-48**
Name:	CELINA PKWY	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	LEGACY DR TO GA MOORE PKWY			
Impact Fee Class:	P6D (1/2)			
Existing Lanes:	2D			
Length (lf):	3,080			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	4,791	cy	$ 15.00	$ 71,867
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,582	sy	$ 15.00	$ 143,733
305	10" Concrete Pavement w/ 6" Curb	8,556	sy	$ 90.00	$ 770,000
405	4" Topsoil	4,107	sy	$ 5.00	$ 20,533
505	5" Concrete Sidewalk	30,800	sf	$ 7.00	$ 215,600
605	Moisture Conditioning	9,582	sy	$ 15.00	$ 143,733
705	Street Lighting	3,080	lf	$ 160.00	$ 492,800
				Paving Construction Cost Subtotal:	**$ 1,858,267**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 148,661
√	Traffic Control	Construction Phase Traffic Control	3%	$ 55,748
√	Pavement Markings/Signs		4%	$ 74,331
√	Roadway Drainage	Standard Internal System	25%	$ 464,567
√	Special Drainage Structures	Minor Stream Crossing(s)	$250,000	$ 250,000
√	Water	Minor Adjustments	5%	$ 92,913
√	Sewer	Minor Adjustments	2%	$ 37,165
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 111,496
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,234,881**

Paving and Allowance Subtotal:		**$ 3,093,148**
Construction Contingency:	15%	$ 463,972
Annual Inflation (5 Years):	4%	$ 770,660
Construction Cost TOTAL:		**$ 4,328,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,328,000**
Engineering/Survey/Testing:		18%	$ 779,040
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 432,800
		Impact Fee Project Cost TOTAL:	**$ 5,540,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-49**
Name:	CELINA PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	1735 FT S OF G A MOORE TO O'BRIEN DR			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	2,895			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	9,007	cy	$ 15.00	$ 135,100
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	18,013	sy	$ 15.00	$ 270,200
304	10" Concrete Pavement w/ 6" Curb	16,083	sy	$ 90.00	$ 1,447,500
404	4" Topsoil	11,902	sy	$ 5.00	$ 59,508
504	5" Concrete Sidewalk	57,900	sf	$ 7.00	$ 405,300
604	Moisture Conditioning	18,013	sy	$ 15.00	$ 270,200
704	Street Lighting	2,895	lf	$ 160.00	$ 463,200
				Paving Construction Cost Subtotal:	**$ 3,051,008**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 244,081
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 122,040
√	Roadway Drainage	Standard Internal System	35%	$ 1,067,853
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 152,550
√	Sewer	Minor Adjustments	2%	$ 61,020
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 183,061
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,830,605**

Paving and Allowance Subtotal:		**$ 4,881,613**
Construction Contingency:	15%	$ 732,242
Annual Inflation (5 Years):	4%	$ 1,216,258
Construction Cost TOTAL:		**$ 6,831,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,831,000**
Engineering/Survey/Testing:		18%	$ 1,229,580
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,366,200
		Impact Fee Project Cost TOTAL:	**$ 9,427,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-50**
Name:	CELINA PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	O'BRIEN DR TO 1385 FT S OF O'BRIEN DR			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	1,385			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	4,309	cy	$ 15.00	$ 64,633
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	8,618	sy	$ 15.00	$ 129,267
304	10" Concrete Pavement w/ 6" Curb	7,694	sy	$ 90.00	$ 692,500
404	4" Topsoil	5,694	sy	$ 5.00	$ 28,469
504	5" Concrete Sidewalk	27,700	sf	$ 7.00	$ 193,900
604	Moisture Conditioning	8,618	sy	$ 15.00	$ 129,267
704	Street Lighting	1,385	lf	$ 160.00	$ 221,600
				Paving Construction Cost Subtotal:	**$ 1,459,636**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 116,771
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 58,385
√	Roadway Drainage	Standard Internal System	35%	$ 510,873
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 72,982
√	Sewer	Minor Adjustments	2%	$ 29,193
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 87,578
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 875,782**

Paving and Allowance Subtotal:		**$ 2,335,418**
Construction Contingency:	15%	$ 350,313
Annual Inflation (5 Years):	4%	$ 581,871
Construction Cost TOTAL:		**$ 3,268,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,268,000**
Engineering/Survey/Testing:		18%	$ 588,240
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 653,600
		Impact Fee Project Cost TOTAL:	**$ 4,510,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-51**
Name:	CELINA PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	CR 57 TO 2125 FT N OF CR 57			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	2,125			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,611	cy	$ 15.00	$ 99,167
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	13,222	sy	$ 15.00	$ 198,333
304	10" Concrete Pavement w/ 6" Curb	11,806	sy	$ 90.00	$ 1,062,500
404	4" Topsoil	8,736	sy	$ 5.00	$ 43,681
504	5" Concrete Sidewalk	42,500	sf	$ 7.00	$ 297,500
604	Moisture Conditioning	13,222	sy	$ 15.00	$ 198,333
704	Street Lighting	2,125	lf	$ 160.00	$ 340,000
				Paving Construction Cost Subtotal:	**$ 2,239,514**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 179,161
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 89,581
√	Roadway Drainage	Standard Internal System	35%	$ 783,830
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 111,976
√	Sewer	Minor Adjustments	2%	$ 44,790
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 134,371
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,343,708**

Paving and Allowance Subtotal:		**$ 3,583,222**
Construction Contingency:	15%	$ 537,483
Annual Inflation (5 Years):	4%	$ 892,763
Construction Cost TOTAL:		**$ 5,014,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,014,000**
Engineering/Survey/Testing:		18%	$ 902,520
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,002,800
		Impact Fee Project Cost TOTAL:	**$ 6,919,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-52**
Name:	CELINA PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	CR 57 TO J FRED SMITH PKWY			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	1,140			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	3,547	cy	$ 15.00	$ 53,200
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,093	sy	$ 15.00	$ 106,400
304	10" Concrete Pavement w/ 6" Curb	6,333	sy	$ 90.00	$ 570,000
404	4" Topsoil	4,687	sy	$ 5.00	$ 23,433
504	5" Concrete Sidewalk	22,800	sf	$ 7.00	$ 159,600
604	Moisture Conditioning	7,093	sy	$ 15.00	$ 106,400
704	Street Lighting	1,140	lf	$ 160.00	$ 182,400
				Paving Construction Cost Subtotal:	**$ 1,201,433**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 96,115
√	Traffic Control	Construction Phase Traffic Control	3%	$ 36,043
√	Pavement Markings/Signs		4%	$ 48,057
√	Roadway Drainage	Standard Internal System	25%	$ 300,358
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 60,072
√	Sewer	Minor Adjustments	2%	$ 24,029
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 72,086
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 636,760**

Paving and Allowance Subtotal:		**$ 1,838,193**
Construction Contingency:	15%	$ 275,729
Annual Inflation (5 Years):	4%	$ 457,987
Construction Cost TOTAL:		**$ 2,572,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,572,000**
Engineering/Survey/Testing:		18%	$ 462,960
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 257,200
		Impact Fee Project Cost TOTAL:	**$ 3,292,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-53**
Name:	CELINA PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	J FRED SMITH PKWY TO WALNUT ST (FM 455)		
Impact Fee Class:	P6D		
Existing Lanes:	XX		
Length (lf):	3,805		
Service Area(s):	3		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	11,838	cy	$ 15.00	$ 177,567
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	23,676	sy	$ 15.00	$ 355,133
304	10" Concrete Pavement w/ 6" Curb	21,139	sy	$ 90.00	$ 1,902,500
404	4" Topsoil	15,643	sy	$ 5.00	$ 78,214
504	5" Concrete Sidewalk	76,100	sf	$ 7.00	$ 532,700
604	Moisture Conditioning	23,676	sy	$ 15.00	$ 355,133
704	Street Lighting	3,805	lf	$ 160.00	$ 608,800
				Paving Construction Cost Subtotal:	**$ 4,010,047**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 320,804
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 160,402
√	Roadway Drainage	Standard Internal System	35%	$ 1,403,517
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$5,952,975	$ 5,952,975
√	Water	Minor Adjustments	5%	$ 200,502
√	Sewer	Minor Adjustments	2%	$ 80,201
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 240,603
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 8,359,003**

Paving and Allowance Subtotal:		**$ 12,369,051**
Construction Contingency:	15%	$ 1,855,358
Annual Inflation (5 Years):	4%	$ 3,081,759
Construction Cost TOTAL:		**$ 17,307,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 17,307,000**
Engineering/Survey/Testing:		18%	$ 3,115,260
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 3,461,400
		Impact Fee Project Cost TOTAL:	**$ 23,884,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-54**
Name:	FM 428	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	WALNUT ST (FM 455) TO SUNSET BLVD			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	3,135			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	9,753	cy	$ 15.00	$ 146,300
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	19,507	sy	$ 15.00	$ 292,600
304	10" Concrete Pavement w/ 6" Curb	17,417	sy	$ 90.00	$ 1,567,500
404	4" Topsoil	12,888	sy	$ 5.00	$ 64,442
504	5" Concrete Sidewalk	62,700	sf	$ 7.00	$ 438,900
604	Moisture Conditioning	19,507	sy	$ 15.00	$ 292,600
704	Street Lighting	3,135	lf	$ 160.00	$ 501,600
				Paving Construction Cost Subtotal:	**$ 3,303,942**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 264,315
√	Traffic Control	Construction Phase Traffic Control	3%	$ 99,118
√	Pavement Markings/Signs		4%	$ 132,158
√	Roadway Drainage	Standard Internal System	25%	$ 825,985
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 165,197
√	Sewer	Minor Adjustments	2%	$ 66,079
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 198,237
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,751,089**

Paving and Allowance Subtotal:		**$ 5,055,031**
Construction Contingency:	15%	$ 758,255
Annual Inflation (5 Years):	4%	$ 1,259,465
Construction Cost TOTAL:		**$ 7,073,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 7,073,000**
Engineering/Survey/Testing:		18%	$ 1,273,140
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 707,300
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 4,526,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-55**
Name:	FM 428	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	SUNSET BLVD TO 150 FT N OF CR 55			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	1,675			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	5,211	cy	$ 15.00	$ 78,167
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	10,422	sy	$ 15.00	$ 156,333
304	10" Concrete Pavement w/ 6" Curb	9,306	sy	$ 90.00	$ 837,500
404	4" Topsoil	6,886	sy	$ 5.00	$ 34,431
504	5" Concrete Sidewalk	33,500	sf	$ 7.00	$ 234,500
604	Moisture Conditioning	10,422	sy	$ 15.00	$ 156,333
704	Street Lighting	1,675	lf	$ 160.00	$ 268,000
				Paving Construction Cost Subtotal:	**$ 1,765,264**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 141,221
√	Traffic Control	Construction Phase Traffic Control	3%	$ 52,958
√	Pavement Markings/Signs		4%	$ 70,611
√	Roadway Drainage	Standard Internal System	25%	$ 441,316
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 88,263
√	Sewer	Minor Adjustments	2%	$ 35,305
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 105,916
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 935,590**

Paving and Allowance Subtotal:		**$ 2,700,854**
Construction Contingency:	15%	$ 405,128
Annual Inflation (5 Years):	4%	$ 672,920
Construction Cost TOTAL:		**$ 3,779,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,779,000**
Engineering/Survey/Testing:		18%	$ 680,220
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 377,900
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 2,418,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-56**
Name:	CELINA PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	SUNSET BLVD TO 150 FT N OF FM 428			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	1,955			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,082	cy	$ 15.00	$ 91,233
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,164	sy	$ 15.00	$ 182,467
304	10" Concrete Pavement w/ 6" Curb	10,861	sy	$ 90.00	$ 977,500
404	4" Topsoil	8,037	sy	$ 5.00	$ 40,186
504	5" Concrete Sidewalk	39,100	sf	$ 7.00	$ 273,700
604	Moisture Conditioning	12,164	sy	$ 15.00	$ 182,467
704	Street Lighting	1,955	lf	$ 160.00	$ 312,800
				Paving Construction Cost Subtotal:	**$ 2,060,353**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 164,828
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 82,414
√	Roadway Drainage	Standard Internal System	35%	$ 721,123
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 103,018
√	Sewer	Minor Adjustments	2%	$ 41,207
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 123,621
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,236,212**

Paving and Allowance Subtotal:		**$ 3,296,564**
Construction Contingency:	15%	$ 494,485
Annual Inflation (5 Years):	4%	$ 821,342
Construction Cost TOTAL:		**$ 4,613,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,613,000**
Engineering/Survey/Testing:		18%	$ 830,340
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 922,600
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 3,183,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-57**
Name:	LEGACY DR	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	1690 FT W OF LOUISIANA DR (BUS 289) TO LOUISIANA DR		
Impact Fee Class:	P6D		
Existing Lanes:	XX		
Length (lf):	1,690		
Service Area(s):	3		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	5,258	cy	$ 15.00	$ 78,867
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	10,516	sy	$ 15.00	$ 157,733
304	10" Concrete Pavement w/ 6" Curb	9,389	sy	$ 90.00	$ 845,000
404	4" Topsoil	6,948	sy	$ 5.00	$ 34,739
504	5" Concrete Sidewalk	33,800	sf	$ 7.00	$ 236,600
604	Moisture Conditioning	10,516	sy	$ 15.00	$ 157,733
704	Street Lighting	1,690	lf	$ 160.00	$ 270,400
				Paving Construction Cost Subtotal:	**$ 1,781,072**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 142,486
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 71,243
√	Roadway Drainage	Standard Internal System	35%	$ 623,375
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 89,054
√	Sewer	Minor Adjustments	2%	$ 35,621
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 106,864
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,068,643**

Paving and Allowance Subtotal:		**$ 2,849,716**
Construction Contingency:	15%	$ 427,457
Annual Inflation (5 Years):	4%	$ 710,009
Construction Cost TOTAL:		**$ 3,988,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,988,000**
Engineering/Survey/Testing:		18%	$ 717,840
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 797,600
		Impact Fee Project Cost TOTAL:	**$ 5,503,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-58**
Name:	FLORIDA DR	**This project consists of the construction**		
Limits:	FLORIDA TO J FRED SMITH	**of a new two-lane undivided collector.**		
Impact Fee Class:	C2U			
Existing Lanes:	XX			
Length (lf):	2,235			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	4,967	cy	$ 15.00	$ 74,500
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	9,933	sy	$ 12.00	$ 119,200
301	9" Concrete Pavement w/ 6" Curb	9,188	sy	$ 80.00	$ 735,067
401	4" Topsoil	3,725	sy	$ 5.00	$ 18,625
501	5" Concrete Sidewalk	35,760	sf	$ 7.00	$ 250,320
601	Moisture Conditioning	9,933	sy	$ 15.00	$ 149,000
701	Street Lighting	2,235	lf	$ 160.00	$ 357,600
				Paving Construction Cost Subtotal:	**$ 1,704,312**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 136,345
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 68,172
√	Roadway Drainage	Standard Internal System	35%	$ 596,509
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$4,043,113	$ 4,043,113
√	Water	Minor Adjustments	5%	$ 85,216
√	Sewer	Minor Adjustments	2%	$ 34,086
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 102,259
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 5,065,700**

Paving and Allowance Subtotal:		**$ 6,770,011**
Construction Contingency:	15%	$ 1,015,502
Annual Inflation (5 Years):	4%	$ 1,686,754
Construction Cost TOTAL:		**$ 9,473,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 9,473,000**
Engineering/Survey/Testing:		18%	$ 1,705,140
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,894,600
		Impact Fee Project Cost TOTAL:	**$ 13,073,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-59**
Name:	FLORIDA DR	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**	
Limits:	300 FT N OF MULBERRY CT TO PECAN ST		
Impact Fee Class:	C2U		
Existing Lanes:	2UD		
Length (lf):	1,365		
Service Area(s):	3		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	3,033	cy	$ 15.00	$ 45,500
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	6,067	sy	$ 12.00	$ 72,800
301	9" Concrete Pavement w/ 6" Curb	5,612	sy	$ 80.00	$ 448,933
401	4" Topsoil	2,275	sy	$ 5.00	$ 11,375
501	5" Concrete Sidewalk	21,840	sf	$ 7.00	$ 152,880
601	Moisture Conditioning	6,067	sy	$ 15.00	$ 91,000
701	Street Lighting	1,365	lf	$ 160.00	$ 218,400
				Paving Construction Cost Subtotal:	**$ 1,040,888**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 83,271
√	Traffic Control	Construction Phase Traffic Control	3%	$ 31,227
√	Pavement Markings/Signs		4%	$ 41,636
√	Roadway Drainage	Standard Internal System	25%	$ 260,222
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 52,044
√	Sewer	Minor Adjustments	2%	$ 20,818
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 62,453
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 551,671**

Paving and Allowance Subtotal:		**$ 1,592,559**
Construction Contingency:	15%	$ 238,884
Annual Inflation (5 Years):	4%	$ 396,787
Construction Cost TOTAL:		**$ 2,229,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,229,000**
Engineering/Survey/Testing:		18%	$ 401,220
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 222,900
		Impact Fee Project Cost TOTAL:	**$ 2,853,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-60**
Name:	LOUISIANA DR (BUS 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	LEGACY DR TO GA MOORE PKWY			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	4,615			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	14,358	cy	$ 15.00	$ 215,367
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	28,716	sy	$ 15.00	$ 430,733
304	10" Concrete Pavement w/ 6" Curb	25,639	sy	$ 90.00	$ 2,307,500
404	4" Topsoil	18,973	sy	$ 5.00	$ 94,864
504	5" Concrete Sidewalk	92,300	sf	$ 7.00	$ 646,100
604	Moisture Conditioning	28,716	sy	$ 15.00	$ 430,733
704	Street Lighting	4,615	lf	$ 160.00	$ 738,400
				Paving Construction Cost Subtotal:	**$ 4,863,697**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 389,096
√	Traffic Control	Construction Phase Traffic Control	3%	$ 145,911
√	Pavement Markings/Signs		4%	$ 194,548
√	Roadway Drainage	Standard Internal System	25%	$ 1,215,924
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 243,185
√	Sewer	Minor Adjustments	2%	$ 97,274
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 291,822
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,577,760**

Paving and Allowance Subtotal:		**$ 7,441,457**
Construction Contingency:	15%	$ 1,116,219
Annual Inflation (5 Years):	4%	$ 1,854,045
Construction Cost TOTAL:		**$ 10,412,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 10,412,000**
Engineering/Survey/Testing:		18%	$ 1,874,160
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,041,200
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 6,663,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-61**
Name:	LOUISIANA DR (BUS 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	GA MOORE PKWY TO O'BRIEN			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	2,925			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	9,100	cy	$ 15.00	$ 136,500
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	18,200	sy	$ 15.00	$ 273,000
304	10" Concrete Pavement w/ 6" Curb	16,250	sy	$ 90.00	$ 1,462,500
404	4" Topsoil	12,025	sy	$ 5.00	$ 60,125
504	5" Concrete Sidewalk	58,500	sf	$ 7.00	$ 409,500
604	Moisture Conditioning	18,200	sy	$ 15.00	$ 273,000
704	Street Lighting	2,925	lf	$ 160.00	$ 468,000
				Paving Construction Cost Subtotal:	**$ 3,082,625**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 246,610
√	Traffic Control	Construction Phase Traffic Control	3%	$ 92,479
√	Pavement Markings/Signs		4%	$ 123,305
√	Roadway Drainage	Standard Internal System	25%	$ 770,656
√	Special Drainage Structures	Minor Stream Crossing(s)	$250,000	$ 250,000
√	Water	Minor Adjustments	5%	$ 154,131
√	Sewer	Minor Adjustments	2%	$ 61,653
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 184,958
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,883,791**

Paving and Allowance Subtotal:		**$ 4,966,416**
Construction Contingency:	15%	$ 744,962
Annual Inflation (5 Years):	4%	$ 1,237,387
Construction Cost TOTAL:		**$ 6,949,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,949,000**
Engineering/Survey/Testing:		18%	$ 1,250,820
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 694,900
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 4,447,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-62**
Name:	LOUISIANA DR (BUS 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	CR 994 TO O'BRIEN DR			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	2,645			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	8,229	cy	$ 15.00	$ 123,433
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,458	sy	$ 15.00	$ 246,867
304	10" Concrete Pavement w/ 6" Curb	14,694	sy	$ 90.00	$ 1,322,500
404	4" Topsoil	10,874	sy	$ 5.00	$ 54,369
504	5" Concrete Sidewalk	52,900	sf	$ 7.00	$ 370,300
604	Moisture Conditioning	16,458	sy	$ 15.00	$ 246,867
704	Street Lighting	2,645	lf	$ 160.00	$ 423,200
				Paving Construction Cost Subtotal:	**$ 2,787,536**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 223,003
√	Traffic Control	Construction Phase Traffic Control	3%	$ 83,626
√	Pavement Markings/Signs		4%	$ 111,501
√	Roadway Drainage	Standard Internal System	25%	$ 696,884
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 139,377
√	Sewer	Minor Adjustments	2%	$ 55,751
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 167,252
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,477,394**

Paving and Allowance Subtotal:		**$ 4,264,930**
Construction Contingency:	15%	$ 639,740
Annual Inflation (5 Years):	4%	$ 1,062,611
Construction Cost TOTAL:		**$ 5,968,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,968,000**
Engineering/Survey/Testing:		18%	$ 1,074,240
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 596,800
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 3,819,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-63**
Name:	LOUISIANA DR (BUS 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	CR 994 TO 1045 FT SOUTH OF CR 994			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	1,045			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	3,251	cy	$ 15.00	$ 48,767
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	6,502	sy	$ 15.00	$ 97,533
304	10" Concrete Pavement w/ 6" Curb	5,806	sy	$ 90.00	$ 522,500
404	4" Topsoil	4,296	sy	$ 5.00	$ 21,481
504	5" Concrete Sidewalk	20,900	sf	$ 7.00	$ 146,300
604	Moisture Conditioning	6,502	sy	$ 15.00	$ 97,533
704	Street Lighting	1,045	lf	$ 160.00	$ 167,200
				Paving Construction Cost Subtotal:	**$ 1,101,314**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 88,105
√	Traffic Control	Construction Phase Traffic Control	3%	$ 33,039
√	Pavement Markings/Signs		4%	$ 44,053
√	Roadway Drainage	Standard Internal System	25%	$ 275,328
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 55,066
√	Sewer	Minor Adjustments	2%	$ 22,026
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 66,079
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 583,696**

Paving and Allowance Subtotal:		**$ 1,685,010**
Construction Contingency:	15%	$ 252,752
Annual Inflation (5 Years):	4%	$ 419,822
Construction Cost TOTAL:		**$ 2,358,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,358,000**
Engineering/Survey/Testing:		18%	$ 424,440
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 235,800
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 1,509,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-64**
Name:	LOUISIANA DR (BUS 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	1045 FT SOUTH OF CR 994 TO J FRED SMITH PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,305		
Service Area(s):	3		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	4,060	cy	$ 15.00	$ 60,900
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	8,120	sy	$ 15.00	$ 121,800
304	10" Concrete Pavement w/ 6" Curb	7,250	sy	$ 90.00	$ 652,500
404	4" Topsoil	5,365	sy	$ 5.00	$ 26,825
504	5" Concrete Sidewalk	26,100	sf	$ 7.00	$ 182,700
604	Moisture Conditioning	8,120	sy	$ 15.00	$ 121,800
704	Street Lighting	1,305	lf	$ 160.00	$ 208,800
				Paving Construction Cost Subtotal:	**$ 1,375,325**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 110,026
√	Traffic Control	Construction Phase Traffic Control	3%	$ 41,260
√	Pavement Markings/Signs		4%	$ 55,013
√	Roadway Drainage	Standard Internal System	25%	$ 343,831
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$9,032,100	$ 9,032,100
√	Water	Minor Adjustments	5%	$ 68,766
√	Sewer	Minor Adjustments	2%	$ 27,507
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 82,520
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 9,761,022**

Paving and Allowance Subtotal:		**$ 11,136,347**
Construction Contingency:	15%	$ 1,670,452
Annual Inflation (5 Years):	4%	$ 2,774,630
Construction Cost TOTAL:		**$ 15,582,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 15,582,000**
Engineering/Survey/Testing:		18%	$ 2,804,760
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,558,200
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 9,972,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-65**
Name:	LOUISIANA DR (BUS 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	J FRED SMITH PKWY TO 260 FT NORTH OF POPLAR		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,670		
Service Area(s):	3		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	8,307	cy	$ 15.00	$ 124,600
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,613	sy	$ 15.00	$ 249,200
304	10" Concrete Pavement w/ 6" Curb	14,833	sy	$ 90.00	$ 1,335,000
404	4" Topsoil	10,977	sy	$ 5.00	$ 54,883
504	5" Concrete Sidewalk	53,400	sf	$ 7.00	$ 373,800
604	Moisture Conditioning	16,613	sy	$ 15.00	$ 249,200
704	Street Lighting	2,670	lf	$ 160.00	$ 427,200
				Paving Construction Cost Subtotal:	**$ 2,813,883**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 225,111
√	Traffic Control	Construction Phase Traffic Control	3%	$ 84,417
√	Pavement Markings/Signs		4%	$ 112,555
√	Roadway Drainage	Standard Internal System	25%	$ 703,471
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$2,052,750	$ 2,052,750
√	Water	Minor Adjustments	5%	$ 140,694
√	Sewer	Minor Adjustments	2%	$ 56,278
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 168,833
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 3,544,108**

Paving and Allowance Subtotal:		**$ 6,357,992**
Construction Contingency:	15%	$ 953,699
Annual Inflation (5 Years):	4%	$ 1,584,099
Construction Cost TOTAL:		**$ 8,896,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 8,896,000**
Engineering/Survey/Testing:		18%	$ 1,601,280
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 889,600
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 5,693,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-66**
Name:	OKLAHOMA DR (BUS 289)	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**		
Limits:	ASH ST TO SUNSET BLVD			
Impact Fee Class:	C2U			
Existing Lanes:	2UD			
Length (lf):	2,095			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	4,656	cy	$ 15.00	$ 69,833
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	9,311	sy	$ 12.00	$ 111,733
301	9" Concrete Pavement w/ 6" Curb	8,613	sy	$ 80.00	$ 689,022
401	4" Topsoil	3,492	sy	$ 5.00	$ 17,458
501	5" Concrete Sidewalk	33,520	sf	$ 7.00	$ 234,640
601	Moisture Conditioning	9,311	sy	$ 15.00	$ 139,667
701	Street Lighting	2,095	lf	$ 160.00	$ 335,200
				Paving Construction Cost Subtotal:	**$ 1,597,554**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 127,804
√	Traffic Control	Construction Phase Traffic Control	3%	$ 47,927
√	Pavement Markings/Signs		4%	$ 63,902
√	Roadway Drainage	Standard Internal System	25%	$ 399,388
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$591,675	$ 591,675
√	Water	Minor Adjustments	5%	$ 79,878
√	Sewer	Minor Adjustments	2%	$ 31,951
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 95,853
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,438,379**

Paving and Allowance Subtotal:		**$ 3,035,932**
Construction Contingency:	15%	$ 455,390
Annual Inflation (5 Years):	4%	$ 756,405
Construction Cost TOTAL:		**$ 4,248,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,248,000**
Engineering/Survey/Testing:		18%	$ 764,640
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 424,800
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 2,718,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-67**
Name:	OKLAHOMA DR (BUS 289)	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**		
Limits:	SUNSET BLVD TO PRESTON RD			
Impact Fee Class:	M4D			
Existing Lanes:	2UD			
Length (lf):	2,125			
Service Area(s):	3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	6,611	cy	$ 15.00	$ 99,167
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	13,222	sy	$ 15.00	$ 198,333
302	10" Concrete Pavement w/ 6" Curb	11,806	sy	$ 90.00	$ 1,062,500
402	4" Topsoil	8,736	sy	$ 5.00	$ 43,681
502	5" Concrete Sidewalk	42,500	sf	$ 7.00	$ 297,500
602	Moisture Conditioning	13,222	sy	$ 15.00	$ 198,333
702	Street Lighting	2,125	lf	$ 160.00	$ 340,000
				Paving Construction Cost Subtotal:	**$ 2,239,514**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 179,161
√	Traffic Control	Construction Phase Traffic Control	3%	$ 67,185
√	Pavement Markings/Signs		4%	$ 89,581
√	Roadway Drainage	Standard Internal System	25%	$ 559,878
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 111,976
√	Sewer	Minor Adjustments	2%	$ 44,790
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 134,371
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,186,942**

Paving and Allowance Subtotal:		**$ 3,426,456**
Construction Contingency:	15%	$ 513,968
Annual Inflation (5 Years):	4%	$ 853,704
Construction Cost TOTAL:		**$ 4,795,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,795,000**
Engineering/Survey/Testing:		18%	$ 863,100
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 479,500
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 3,069,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-68**
Name:	OKLAHOMA DR (BUS 289)	**This project consists of the construction**		
Limits:	GLENDENNING PKWY TO OKLAHOMA DR	**of a new four-lane divided minor arterial.**		
Impact Fee Class:	M4D			
Existing Lanes:	XX			
Length (lf):	1,615			
Service Area(s):	3,			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	5,024	cy	$ 15.00	$ 75,367
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	10,049	sy	$ 15.00	$ 150,733
302	10" Concrete Pavement w/ 6" Curb	8,972	sy	$ 90.00	$ 807,500
402	4" Topsoil	6,639	sy	$ 5.00	$ 33,197
502	5" Concrete Sidewalk	32,300	sf	$ 7.00	$ 226,100
602	Moisture Conditioning	10,049	sy	$ 15.00	$ 150,733
702	Street Lighting	1,615	lf	$ 160.00	$ 258,400
				Paving Construction Cost Subtotal:	**$ 1,702,031**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 136,162
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 68,081
√	Roadway Drainage	Standard Internal System	35%	$ 595,711
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 85,102
√	Sewer	Minor Adjustments	2%	$ 34,041
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 102,122
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,021,218**

Paving and Allowance Subtotal:		**$ 2,723,249**
Construction Contingency:	15%	$ 408,487
Annual Inflation (5 Years):	4%	$ 678,500
Construction Cost TOTAL:		**$ 3,811,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,811,000**
Engineering/Survey/Testing:		18%	$ 685,980
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 762,200
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 2,629,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-69, 4-32**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	ROBINSON DR TO GA MOORE PKWY		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	2,600		
Service Area(s):	3, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	4,622	cy	$ 15.00	$ 69,333
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,244	sy	$ 15.00	$ 138,667
306	10" Concrete Pavement w/ 6" Curb	7,511	sy	$ 90.00	$ 676,000
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	9,244	sy	$ 15.00	$ 138,667
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,022,667**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 81,813
√	Traffic Control	Construction Phase Traffic Control	3%	$ 30,680
√	Pavement Markings/Signs		4%	$ 40,907
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 51,133
√	Sewer	Minor Adjustments	2%	$ 20,453
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 61,360
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 286,347**

Paving and Allowance Subtotal:		**$ 1,309,013**
Construction Contingency:	15%	$ 196,352
Annual Inflation (5 Years):	4%	$ 326,142
Construction Cost TOTAL:		**$ 1,832,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,832,000**
Engineering/Survey/Testing:		18%	$ 329,760
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 183,200
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 1,172,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-70, 4-33**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**		
Limits:	GA MOORE PKWY TO MASSEY DR			
Impact Fee Class:	P6D (1/3)			
Existing Lanes:	4D			
Length (lf):	2,665			
Service Area(s):	3, 4			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	4,738	cy	$ 15.00	$ 71,067
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,476	sy	$ 15.00	$ 142,133
306	10" Concrete Pavement w/ 6" Curb	7,699	sy	$ 90.00	$ 692,900
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	9,476	sy	$ 15.00	$ 142,133
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,048,233**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 83,859
√	Traffic Control	Construction Phase Traffic Control	3%	$ 31,447
√	Pavement Markings/Signs		4%	$ 41,929
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 52,412
√	Sewer	Minor Adjustments	2%	$ 20,965
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 62,894
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 293,505**

Paving and Allowance Subtotal:		**$ 1,341,739**
Construction Contingency:	15%	$ 201,261
Annual Inflation (5 Years):	4%	$ 334,295
Construction Cost TOTAL:		**$ 1,878,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,878,000**
Engineering/Survey/Testing:		18%	$ 338,040
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 187,800
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 1,202,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-71, 4-34**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	MASSEY DR TO J FRED SMITH PKWY		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	5,305		
Service Area(s):	3, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	9,431	cy	$ 15.00	$ 141,467
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	18,862	sy	$ 15.00	$ 282,933
306	10" Concrete Pavement w/ 6" Curb	15,326	sy	$ 90.00	$ 1,379,300
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	18,862	sy	$ 15.00	$ 282,933
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 2,086,633**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 166,931
√	Traffic Control	Construction Phase Traffic Control	3%	$ 62,599
√	Pavement Markings/Signs		4%	$ 83,465
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 104,332
√	Sewer	Minor Adjustments	2%	$ 41,733
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 125,198
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 584,257**

Paving and Allowance Subtotal:		**$ 2,670,891**
Construction Contingency:	15%	$ 400,634
Annual Inflation (5 Years):	4%	$ 665,455
Construction Cost TOTAL:		**$ 3,737,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,737,000**
Engineering/Survey/Testing:		18%	$ 672,660
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 373,700
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 2,391,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-72, 4-35**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	2,700		
Service Area(s):	3, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	4,800	cy	$ 15.00	$ 72,000
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,600	sy	$ 15.00	$ 144,000
306	10" Concrete Pavement w/ 6" Curb	7,800	sy	$ 90.00	$ 702,000
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	9,600	sy	$ 15.00	$ 144,000
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,062,000**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 84,960
√	Traffic Control	Construction Phase Traffic Control	3%	$ 31,860
√	Pavement Markings/Signs		4%	$ 42,480
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 53,100
√	Sewer	Minor Adjustments	2%	$ 21,240
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 63,720
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 297,360**

Paving and Allowance Subtotal:		**$ 1,359,360**
Construction Contingency:	15%	$ 203,904
Annual Inflation (5 Years):	4%	$ 338,686
Construction Cost TOTAL:		**$ 1,902,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,902,000**
Engineering/Survey/Testing:		18%	$ 342,360
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 190,200
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 1,217,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-73, 4-36**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	LYNN STAMBAUGH PKWY TO FM 455		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	1,815		
Service Area(s):	3, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	3,227	cy	$ 15.00	$ 48,400
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	6,453	sy	$ 15.00	$ 96,800
306	10" Concrete Pavement w/ 6" Curb	5,243	sy	$ 90.00	$ 471,900
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	6,453	sy	$ 15.00	$ 96,800
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 713,900**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 57,112
√	Traffic Control	Construction Phase Traffic Control	3%	$ 21,417
√	Pavement Markings/Signs		4%	$ 28,556
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 35,695
√	Sewer	Minor Adjustments	2%	$ 14,278
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 42,834
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 199,892**

Paving and Allowance Subtotal:		**$ 913,792**
Construction Contingency:	15%	$ 137,069
Annual Inflation (5 Years):	4%	$ 227,672
Construction Cost TOTAL:		**$ 1,279,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,279,000**
Engineering/Survey/Testing:		18%	$ 230,220
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 127,900
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 818,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-74, 4-37**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**		
Limits:	FM 455 TO ASH ST			
Impact Fee Class:	P6D (1/3)			
Existing Lanes:	4D			
Length (lf):	1,990			
Service Area(s):	3, 4			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	3,538	cy	$ 15.00	$ 53,067
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,076	sy	$ 15.00	$ 106,133
306	10" Concrete Pavement w/ 6" Curb	5,749	sy	$ 90.00	$ 517,400
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	7,076	sy	$ 15.00	$ 106,133
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 782,733**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 62,619
√	Traffic Control	Construction Phase Traffic Control	3%	$ 23,482
√	Pavement Markings/Signs		4%	$ 31,309
	Roadway Drainage	None Anticipated	0%	$ -
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$1,634,150	$ 1,634,150
√	Water	Minor Adjustments	5%	$ 39,137
√	Sewer	Minor Adjustments	2%	$ 15,655
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 46,964
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,853,315**

Paving and Allowance Subtotal:		**$ 2,636,049**
Construction Contingency:	15%	$ 395,407
Annual Inflation (5 Years):	4%	$ 656,774
Construction Cost TOTAL:		**$ 3,689,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,689,000**
Engineering/Survey/Testing:		18%	$ 664,020
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 368,900
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 2,361,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-75, 4-38**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**		
Limits:	ASH ST TO SUNSET BLVD			
Impact Fee Class:	P6D (1/3)			
Existing Lanes:	4D			
Length (lf):	1,890			
Service Area(s):	3, 4			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	3,360	cy	$ 15.00	$ 50,400
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	6,720	sy	$ 15.00	$ 100,800
306	10" Concrete Pavement w/ 6" Curb	5,460	sy	$ 90.00	$ 491,400
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	6,720	sy	$ 15.00	$ 100,800
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 743,400**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 59,472
√	Traffic Control	Construction Phase Traffic Control	3%	$ 22,302
√	Pavement Markings/Signs		4%	$ 29,736
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 37,170
√	Sewer	Minor Adjustments	2%	$ 14,868
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 44,604
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 208,152**

Paving and Allowance Subtotal:		**$ 951,552**
Construction Contingency:	15%	$ 142,733
Annual Inflation (5 Years):	4%	$ 237,080
Construction Cost TOTAL:		**$ 1,332,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,332,000**
Engineering/Survey/Testing:		18%	$ 239,760
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 133,200
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 852,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-76, 4-39**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**		
Limits:	SUNSET BLVD TO GLENDENNING PKWY			
Impact Fee Class:	P6D (1/3)			
Existing Lanes:	4D			
Length (lf):	3,400			
Service Area(s):	3, 4			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	6,044	cy	$ 15.00	$ 90,667
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,089	sy	$ 15.00	$ 181,333
306	10" Concrete Pavement w/ 6" Curb	9,822	sy	$ 90.00	$ 884,000
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	12,089	sy	$ 15.00	$ 181,333
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,337,333**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 106,987
√	Traffic Control	Construction Phase Traffic Control	3%	$ 40,120
√	Pavement Markings/Signs		4%	$ 53,493
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 66,867
√	Sewer	Minor Adjustments	2%	$ 26,747
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 80,240
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 374,453**

Paving and Allowance Subtotal:		**$ 1,711,787**
Construction Contingency:	15%	$ 256,768
Annual Inflation (5 Years):	4%	$ 426,493
Construction Cost TOTAL:		**$ 2,396,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,396,000**
Engineering/Survey/Testing:		18%	$ 431,280
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 239,600
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 1,533,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**2-25, 3-77**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**		
Limits:	LEGACY DR TO ROBINSON DR			
Impact Fee Class:	P6D (1/3)			
Existing Lanes:	4D			
Length (lf):	2,045			
Service Area(s):	2, 3			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	3,636	cy	$ 15.00	$ 54,533
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,271	sy	$ 15.00	$ 109,067
306	10" Concrete Pavement w/ 6" Curb	5,908	sy	$ 90.00	$ 531,700
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	7,271	sy	$ 15.00	$ 109,067
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 804,367**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 64,349
√	Traffic Control	Construction Phase Traffic Control	3%	$ 24,131
√	Pavement Markings/Signs		4%	$ 32,175
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 40,218
√	Sewer	Minor Adjustments	2%	$ 16,087
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 48,262
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 225,223**

Paving and Allowance Subtotal:		**$ 1,029,589**
Construction Contingency:	15%	$ 154,438
Annual Inflation (5 Years):	4%	$ 256,523
Construction Cost TOTAL:		**$ 1,441,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,441,000**
Engineering/Survey/Testing:		18%	$ 259,380
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 144,100
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 922,000**

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City of Celina - 2024 Roadway Impact Fee

Capital Improvement Plan for Roadway Impact Fees

Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area 4

#	Class	Project	Limits	Status	Project Cost
2-14, 4-1	M4D	ROBINSON DR (CR 134)	PRESTON RD TO COIT RD	Widening	$ 8,968,000
2-15, 4-2	M4D	ROBINSON DR (CR 134)	COIT RD TO 2659.3 FT EAST OF COIT RD	Widening	$ 7,683,000
2-16, 4-3	M4D	ROBINSON DR (CR 134)	800 FT E OF CUSTER RD TO 2080 FT E OF CUSTER RD	Widening	$ 3,697,000
4-4	P6D	G A MOORE PKWY	PRESTON RD TO COIT RD	Widening	$ 4,924,000
4-5	P6D	G A MOORE PKWY	1680 FT E OF PRESTON RD TO COIT RD	New Build	$ 6,318,000
4-6	P6D	G A MOORE PKWY	COIT RD TO MCILROY DR	New Build	$ 22,270,000
4-7	P6D	G A MOORE PKWY	MCILROY DR TO 2042.6 FT EAST OF MCILROY	New Build	$ 7,142,000
4-8	P6D	G A MOORE PKWY (CR 128)	CUSTER RD TO PETERMAN PARKWAY	Widening	$ 5,242,000
4-9	P6D	G A MOORE PKWY	CUSTER RD TO PETERMAN PARKWAY	New Build	$ 5,750,000
4-10	P6D	PETERMAN PARKWAY	2025 FT NORTH OF CR 170 TO 240 FT NORTH OF CR 170	Widening	$ 5,156,000
4-11	C2U	MASSEY DR (CR 101)	COIT RD TO 927.3 FT EAST OF COIT RD	Widening	$ 1,933,000
4-12	C2U	CR 130	CR 101 TO CUSTER RD	Widening	$ 7,178,000
4-13	C2U	CR 130	CUSTER RD TO 700 FT E OF MCILROY DR	Widening	$ 2,394,000
4-14	C2U	CR 130	720 FT WEST OF CUSTER RD TO MCILROY RD	Widening	$ 1,505,000
4-15	P6D	J FRED SMITH PKWY	PRESTON RD TO 1315 FT EAST OF PRESTON	Widening	$ 3,798,000
4-16	P6D	J FRED SMITH PKWY	LAKEVIEW DR TO 1070 E OF LAKEVIEW DR	New Build	$ 3,485,000
4-17	P6D	J FRED SMITH PKWY	1960 FT WEST OF COIT RD TO COIT RD	Widening	$ 5,676,000
4-18	P6D	J FRED SMITH PKWY	CR 101 TO ROSELAND DR	New Build	$ 7,262,000
4-19	P6D	J FRED SMITH PKWY	ROSELAND DR TO CUSTER RD	New Build	$ 11,770,000
4-20	P6D	J FRED SMITH PKWY	CUSTER RD TO PETERMAN PKWY	Widening	$ 13,934,000
4-21	M4D	LYNN STAMBAUGH PKWY	PRESTON RD TO COIT RD	Widening	$ 14,049,000
4-22	M4D	LYNN STAMBAUGH PKWY	COIT RD TO 721.1 FT WEST OF CR 98	Widening	$ 6,152,000
4-23	M4D	LYNN STAMBAUGH PKWY	FM 455 TO CR 98	New Build	$ 2,507,000
4-24	M4D	LYNN STAMBAUGH PKWY	CR 98 TO ROSELAND PKWY	New Build	$ 8,694,000
4-25	P6D	OUSLEY BLVD	PRESTON RD TO FM 455	New Build	$ 13,382,000
4-26	P6D	OUSLEY BLVD (FM 455)	2250 FT EAST OF COIT RD TO COIT RD	Widening	$ 3,249,500
4-27	M4D	SUNSET BLVD	PRESTON RD TO COIT RD	Widening	$ 18,367,000
4-28, 7-1	M4D	SUNSET BLVD	COIT RD TO 2500 FT EAST OF ROSELAND	New Build	$ 29,627,000
4-29, 7-2	M4D	SUNSET BLVD	ROSELAND PKWY TO CUSTER RD	Widening	$ 7,855,000
4-30, 7-3	P6D (1/2)	GLENDENNING PKWY	PRESTON RD TO 1177.8 EAST OF PRESTON RD	Widening	$ 1,952,000
4-31, 7-4	C2U	GLENDENNING PKWY	KC ROBINSON LN TO COIT RD	Widening	$ 4,859,000
3-69, 4-32	P6D (1/3)	PRESTON RD (SH 289)	ROBINSON DR TO GA MOORE PKWY	Widening	$ 1,172,500
3-70, 4-33	P6D (1/3)	PRESTON RD (SH 289)	GA MOORE PKWY TO MASSEY DR	Widening	$ 1,202,000
3-71, 4-34	P6D (1/3)	PRESTON RD (SH 289)	MASSEY DR TO J FRED SMITH PKWY	Widening	$ 2,391,500
3-72, 4-35	P6D (1/3)	PRESTON RD (SH 289)	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	Widening	$ 1,217,500
3-73, 4-36	P6D (1/3)	PRESTON RD (SH 289)	LYNN STAMBAUGH PKWY TO FM 455	Widening	$ 818,500
3-74, 4-37	P6D (1/3)	PRESTON RD (SH 289)	FM 455 TO ASH ST	Widening	$ 2,361,000
3-75, 4-38	P6D (1/3)	PRESTON RD (SH 289)	ASH ST TO SUNSET BLVD	Widening	$ 852,500
3-76, 4-39	P6D (1/3)	PRESTON RD (SH 289)	SUNSET BLVD TO GLENDENNING PKWY	Widening	$ 1,533,500
4-40	M4D	COIT RD	ROBINSON DR TO 750 FT N OF GA MOORE PKWY	Widening	$ 7,451,000
4-41	P6D	COIT RD	750 FT N OF GA MOORE PKWY TO GA MOORE PKWY	Widening	$ 2,167,000
4-42	P6D	COIT RD	GA MOORE PKWY TO MASSEY DR	Widening	$ 5,458,000
4-43	P6D	COIT RD	MASSEY DR TO J FRED SMITH PKWY	Widening	$ 15,407,000
4-44	P6D	COIT RD	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	Widening	$ 7,639,000
4-45	P6D	COIT RD	LYNN STAMBAUGH PKWY TO OUSLEY BLVD	Widening	$ 7,683,000
4-46	P6D	COIT RD	OUSLEY BLVD TO 715 FT SOUTH OF OUSLEY	Widening	$ 2,066,000
4-47	P6D	COIT RD	1260 FT SOUTH OF OUSLEY TO SUNSET BLVD	Widening	$ 4,145,000
4-48	P6D	COIT RD	SUNSET BLVD TO CR 92	Widening	$ 3,596,000
4-49, 7-22	P6D (1/2)	COIT RD	GLENDENNING PKWY TO CR 92	Widening	$ 2,538,000
4-50	C2U	CR 101	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	Widening	$ 5,946,000
4-51	M4D	ROSELAND PKWY	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	New Build	$ 9,523,000
4-52	C2U	ROSELAND PKWY	SUNSET BLVD TO 2820 FT N OF SUNSET	New Build	$ 6,643,000
4-53	P6D	CUSTER RD	940 FT S OF ROBINSON DR TO 1665 FT S OF ROBINSON DR	Widening	$ 2,094,000
4-54	P6D	CUSTER RD	GA MOORE PKWY TO 1960 FT N OF GA MOORE	Widening	$ 5,660,000
4-55	P6D	CUSTER RD	1025 FT SOUTH OF GA MOORE TO CR 130	New Build	$ 2,719,000
4-56	P6D	CUSTER RD	CR 130 TO CUSTER RD	New Build	$ 9,427,000
4-57	C2U	MCILROY RD	GA MOORE PKWY TO 1149.6 FT S OF GA MOORE	Widening	$ 2,602,000
4-58	C2U	MCILROY RD	1150 FT S OF GA MOORE TO CR 130	Widening	$ 1,912,000
4-59	P6D	CUSTER RD	CHURCH ST TO J FRED SMITH PKWY	Widening	$ 4,650,000
4-60	P6D	CUSTER RD	J FRED SMITH PKWY TO 1195 FT S OF J FRED SMITH	New Build	$ 3,892,000
4-61	P6D	PETERMAN PARKWAY	2676.7 FT N OF J FRED TO J FRED SMITH PKWY	Widening	$ 7,740,000
4-62	C2U	MASSEY DR	PRESTON RD TO COIT RD	New Build	$ 10,354,000

City of Celina - 2024 Roadway Impact Fee

Capital Improvement Plan for Roadway Impact Fees

Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area 4

#	Class	Project	Limits	Status	Project Cost
				ROADWAY TOTAL	**$ 389,639,500**

City of Celina - 2024 Roadway Impact Fee

Capital Improvement Plan for Roadway Impact Fees

Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area 4

#	Class	Project	Limits	Status	Project Cost

Type	Intersection	Project Cost
Int. Improvements	Coit Road & Robinson Dr	$ 750,000
Int. Improvements	Coit Rd & GA Moore Pkwy	$ 750,000
Int. Improvements	Coit Rd & Massey Dr	$ 750,000
Int. Improvements	GA Moore Pkwy & McIlroy Dr	$ 750,000
Int. Improvements	Coit Rd & J Fred Smith Pkwy	$ 750,000
Int. Improvements	J Fred Smith Pkwy & McIlroy Rd-Roseland Pkwy	$ 750,000
Int. Improvements	Custer Rd & J Fred Smith Pkwy	$ 1,800,000
Int. Improvements	J Fred Smith Pkwy & Peterman Parkway	$ 750,000
Int. Improvements	Coit Rd & Lynn Stambaugh Pkwy	$ 750,000
Int. Improvements	Lynn Stambaugh Pkwy & Roseland Pkwy	$ 750,000
Int. Improvements	Coit Rd & Ousley Blvd	$ 750,000
Int. Improvements	Sunset Blvd & Roseland Pkwy	$ 750,000
Int. Improvements	Sunset Blvd & Coit Rd	$ 750,000
Int. Improvements	Custer Rd & Sunset Blvd	$ 750,000
Int. Improvements	Coit Rd & SA4_Rd1	$ 750,000
Int. Improvements	SA4_Rd1 & McIlroy Dr	$ 750,000
Int. Improvements	SA4_Rd1 & Custer Rd	$ 450,000
Int. Improvements	J Fred Smith Pkwy & Custer Rd	$ 750,000
Int. Improvements	J Fred Smith Pkwy & SA4_Rd3	$ 750,000
Int. Improvements	Lynn Stambaugh Pkwy & Coit Rd	$ 750,000
Int. Improvements	Preston Rd & BUS 289	$ 1,050,000
Int. Improvements	Preston Rd & Glendenning Pkwy	$ 1,500,000
Int. Improvements	Preston Rd & Ash St	$ 1,050,000
Int. Improvements	Preston Rd & FM 455	$ 900,000
Int. Improvements	Preston Rd & GA Moore Pkwy	$ 1,500,000
Int. Improvements	Preston Rd & Settlers Ridge Rd	$ 1,500,000
Int. Improvements	Preston Rd & Lynn Stambaugh Pkwy	$ 1,200,000
Int. Improvements	Preston Rd & Sunset Blvd	$ 1,050,000
Int. Improvements	GA Moore Pkwy & Custer Rd	$ 750,000
Int. Improvements	Preston Rd & Massey Dr	$ 750,000
Int. Improvements	Preston Rd & Robinson Dr	$ 150,000
	INTERSECTION TOTAL	**$ 27,150,000**
	SERVICE AREA TOTAL	**$ 416,789,500**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**2-14, 4-1**
Name:	ROBINSON DR (CR 134)	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**	
Limits:	PRESTON RD TO COIT RD		
Impact Fee Class:	M4D		
Existing Lanes:	2UD		
Length (lf):	3,105		
Service Area(s):	2, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	9,660	cy	$ 15.00	$ 144,900
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	19,320	sy	$ 15.00	$ 289,800
302	10" Concrete Pavement w/ 6" Curb	17,250	sy	$ 90.00	$ 1,552,500
402	4" Topsoil	12,765	sy	$ 5.00	$ 63,825
502	5" Concrete Sidewalk	62,100	sf	$ 7.00	$ 434,700
602	Moisture Conditioning	19,320	sy	$ 15.00	$ 289,800
702	Street Lighting	3,105	lf	$ 160.00	$ 496,800
				Paving Construction Cost Subtotal:	**$ 3,272,325**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 261,786
√	Traffic Control	Construction Phase Traffic Control	3%	$ 98,170
√	Pavement Markings/Signs		4%	$ 130,893
√	Roadway Drainage	Standard Internal System	25%	$ 818,081
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 163,616
√	Sewer	Minor Adjustments	2%	$ 65,447
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 196,340
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,734,332**

Paving and Allowance Subtotal:		**$ 5,006,657**
Construction Contingency:	15%	$ 750,999
Annual Inflation (5 Years):	4%	$ 1,247,413
Construction Cost TOTAL:		**$ 7,006,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 7,006,000**
Engineering/Survey/Testing:		18%	$ 1,261,080
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 700,600
		Impact Fee Project Cost TOTAL:	**$ 8,968,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**2-15, 4-2**
Name:	ROBINSON DR (CR 134)	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**	
Limits:	COIT RD TO 2659.3 FT EAST OF COIT RD		
Impact Fee Class:	M4D		
Existing Lanes:	2UD		
Length (lf):	2,660		
Service Area(s):	2, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	8,276	cy	$ 15.00	$ 124,133
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,551	sy	$ 15.00	$ 248,267
302	10" Concrete Pavement w/ 6" Curb	14,778	sy	$ 90.00	$ 1,330,000
402	4" Topsoil	10,936	sy	$ 5.00	$ 54,678
502	5" Concrete Sidewalk	53,200	sf	$ 7.00	$ 372,400
602	Moisture Conditioning	16,551	sy	$ 15.00	$ 248,267
702	Street Lighting	2,660	lf	$ 160.00	$ 425,600
				Paving Construction Cost Subtotal:	**$ 2,803,344**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 224,268
√	Traffic Control	Construction Phase Traffic Control	3%	$ 84,100
√	Pavement Markings/Signs		4%	$ 112,134
√	Roadway Drainage	Standard Internal System	25%	$ 700,836
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 140,167
√	Sewer	Minor Adjustments	2%	$ 56,067
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 168,201
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,485,773**

Paving and Allowance Subtotal:		**$ 4,289,117**
Construction Contingency:	15%	$ 643,368
Annual Inflation (5 Years):	4%	$ 1,068,637
Construction Cost TOTAL:		**$ 6,002,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,002,000**
Engineering/Survey/Testing:		18%	$ 1,080,360
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 600,200
		Impact Fee Project Cost TOTAL:	**$ 7,683,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**2-16, 4-3**
Name:	ROBINSON DR (CR 134)	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**	
Limits:	800 FT E OF CUSTER RD TO 2080 FT E OF CUSTER RD		
Impact Fee Class:	M4D		
Existing Lanes:	2UD		
Length (lf):	1,280		
Service Area(s):	2, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	3,982	cy	$ 15.00	$ 59,733
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,964	sy	$ 15.00	$ 119,467
302	10" Concrete Pavement w/ 6" Curb	7,111	sy	$ 90.00	$ 640,000
402	4" Topsoil	5,262	sy	$ 5.00	$ 26,311
502	5" Concrete Sidewalk	25,600	sf	$ 7.00	$ 179,200
602	Moisture Conditioning	7,964	sy	$ 15.00	$ 119,467
702	Street Lighting	1,280	lf	$ 160.00	$ 204,800
				Paving Construction Cost Subtotal:	**$ 1,348,978**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 107,918
√	Traffic Control	Construction Phase Traffic Control	3%	$ 40,469
√	Pavement Markings/Signs		4%	$ 53,959
√	Roadway Drainage	Standard Internal System	25%	$ 337,244
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 67,449
√	Sewer	Minor Adjustments	2%	$ 26,980
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 80,939
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 714,958**

Paving and Allowance Subtotal:		**$ 2,063,936**
Construction Contingency:	15%	$ 309,590
Annual Inflation (5 Years):	4%	$ 514,231
Construction Cost TOTAL:		**$ 2,888,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,888,000**
Engineering/Survey/Testing:		18%	$ 519,840
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 288,800
		Impact Fee Project Cost TOTAL:	**$ 3,697,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-4**
Name:	G A MOORE PKWY		
Limits:	PRESTON RD TO COIT RD		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,705		
Service Area(s):	4		

This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	5,304	cy	$ 15.00	$ 79,567
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	10,609	sy	$ 15.00	$ 159,133
304	10" Concrete Pavement w/ 6" Curb	9,472	sy	$ 90.00	$ 852,500
404	4" Topsoil	7,009	sy	$ 5.00	$ 35,047
504	5" Concrete Sidewalk	34,100	sf	$ 7.00	$ 238,700
604	Moisture Conditioning	10,609	sy	$ 15.00	$ 159,133
704	Street Lighting	1,705	lf	$ 160.00	$ 272,800
				Paving Construction Cost Subtotal:	**$ 1,796,881**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 143,750
√	Traffic Control	Construction Phase Traffic Control	3%	$ 53,906
√	Pavement Markings/Signs		4%	$ 71,875
√	Roadway Drainage	Standard Internal System	25%	$ 449,220
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 89,844
√	Sewer	Minor Adjustments	2%	$ 35,938
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 107,813
	Other:		-	$ -
			Allowance Subtotal:	**$ 952,347**

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:		**$ 2,749,227**
Construction Contingency:	15%	$ 412,384
Annual Inflation (5 Years):	4%	$ 684,972
Construction Cost TOTAL:		**$ 3,847,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,847,000**
Engineering/Survey/Testing:		18%	$ 692,460
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 384,700
		Impact Fee Project Cost TOTAL:	**$ 4,924,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-5**
Name:	G A MOORE PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	1680 FT E OF PRESTON RD TO COIT RD		
Impact Fee Class:	P6D		
Existing Lanes:	XX		
Length (lf):	1,940		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,036	cy	$ 15.00	$ 90,533
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,071	sy	$ 15.00	$ 181,067
304	10" Concrete Pavement w/ 6" Curb	10,778	sy	$ 90.00	$ 970,000
404	4" Topsoil	7,976	sy	$ 5.00	$ 39,878
504	5" Concrete Sidewalk	38,800	sf	$ 7.00	$ 271,600
604	Moisture Conditioning	12,071	sy	$ 15.00	$ 181,067
704	Street Lighting	1,940	lf	$ 160.00	$ 310,400
				Paving Construction Cost Subtotal:	**$ 2,044,544**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 163,564
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 81,782
√	Roadway Drainage	Standard Internal System	35%	$ 715,591
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 102,227
√	Sewer	Minor Adjustments	2%	$ 40,891
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 122,673
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,226,727**

Paving and Allowance Subtotal:		**$ 3,271,271**
Construction Contingency:	15%	$ 490,691
Annual Inflation (5 Years):	4%	$ 815,040
Construction Cost TOTAL:		**$ 4,578,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,578,000**
Engineering/Survey/Testing:		18%	$ 824,040
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 915,600
		Impact Fee Project Cost TOTAL:	**$ 6,318,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**4-6**
Name:	G A MOORE PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	COIT RD TO MCILROY DR			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	6,840			
Service Area(s):	4			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	21,280	cy	$ 15.00	$ 319,200
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	42,560	sy	$ 15.00	$ 638,400
304	10" Concrete Pavement w/ 6" Curb	38,000	sy	$ 90.00	$ 3,420,000
404	4" Topsoil	28,120	sy	$ 5.00	$ 140,600
504	5" Concrete Sidewalk	136,800	sf	$ 7.00	$ 957,600
604	Moisture Conditioning	42,560	sy	$ 15.00	$ 638,400
704	Street Lighting	6,840	lf	$ 160.00	$ 1,094,400
				Paving Construction Cost Subtotal:	**$ 7,208,600**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 576,688
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 288,344
√	Roadway Drainage	Standard Internal System	35%	$ 2,523,010
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 360,430
√	Sewer	Minor Adjustments	2%	$ 144,172
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 432,516
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 4,325,160**
			Paving and Allowance Subtotal:	**$ 11,533,760**
			Construction Contingency: 15%	$ 1,730,064
			Annual Inflation (5 Years): 4%	$ 2,873,646
			Construction Cost TOTAL:	**$ 16,138,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 16,138,000**
Engineering/Survey/Testing:		18%	$ 2,904,840
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 3,227,600
		Impact Fee Project Cost TOTAL:	**$ 22,270,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-7**
Name:	G A MOORE PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	MCILROY DR TO 2042.6 FT EAST OF MCILROY		
Impact Fee Class:	P6D		
Existing Lanes:	XX		
Length (lf):	2,045		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,362	cy	$ 15.00	$ 95,433
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,724	sy	$ 15.00	$ 190,867
304	10" Concrete Pavement w/ 6" Curb	11,361	sy	$ 90.00	$ 1,022,500
404	4" Topsoil	8,407	sy	$ 5.00	$ 42,036
504	5" Concrete Sidewalk	40,900	sf	$ 7.00	$ 286,300
604	Moisture Conditioning	12,724	sy	$ 15.00	$ 190,867
704	Street Lighting	2,045	lf	$ 160.00	$ 327,200
				Paving Construction Cost Subtotal:	**$ 2,155,203**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 172,416
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 86,208
√	Roadway Drainage	Standard Internal System	35%	$ 754,321
√	Special Drainage Structures	Minor Stream Crossing(s)	$250,000	$ 250,000
√	Water	Minor Adjustments	5%	$ 107,760
√	Sewer	Minor Adjustments	2%	$ 43,104
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 129,312
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,543,122**

Paving and Allowance Subtotal:		**$ 3,698,324**
Construction Contingency:	15%	$ 554,749
Annual Inflation (5 Years):	4%	$ 921,441
Construction Cost TOTAL:		**$ 5,175,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,175,000**
Engineering/Survey/Testing:		18%	$ 931,500
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,035,000
		Impact Fee Project Cost TOTAL:	**$ 7,142,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-8**
Name:	G A MOORE PKWY (CR 128)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	CUSTER RD TO PETERMAN PARKWAY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,815		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	5,647	cy	$ 15.00	$ 84,700
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	11,293	sy	$ 15.00	$ 169,400
304	10" Concrete Pavement w/ 6" Curb	10,083	sy	$ 90.00	$ 907,500
404	4" Topsoil	7,462	sy	$ 5.00	$ 37,308
504	5" Concrete Sidewalk	36,300	sf	$ 7.00	$ 254,100
604	Moisture Conditioning	11,293	sy	$ 15.00	$ 169,400
704	Street Lighting	1,815	lf	$ 160.00	$ 290,400
				Paving Construction Cost Subtotal:	**$ 1,912,808**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 153,025
√	Traffic Control	Construction Phase Traffic Control	3%	$ 57,384
√	Pavement Markings/Signs		4%	$ 76,512
√	Roadway Drainage	Standard Internal System	25%	$ 478,202
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 95,640
√	Sewer	Minor Adjustments	2%	$ 38,256
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 114,769
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,013,788**

Paving and Allowance Subtotal:		**$ 2,926,597**
Construction Contingency:	15%	$ 438,990
Annual Inflation (5 Years):	4%	$ 729,164
Construction Cost TOTAL:		**$ 4,095,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,095,000**
Engineering/Survey/Testing:		18%	$ 737,100
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 409,500
		Impact Fee Project Cost TOTAL:	**$ 5,242,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-9**
Name:	G A MOORE PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	CUSTER RD TO PETERMAN PARKWAY		
Impact Fee Class:	P6D		
Existing Lanes:	XX		
Length (lf):	305		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	949	cy	$ 15.00	$ 14,233
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	1,898	sy	$ 15.00	$ 28,467
304	10" Concrete Pavement w/ 6" Curb	1,694	sy	$ 90.00	$ 152,500
404	4" Topsoil	1,254	sy	$ 5.00	$ 6,269
504	5" Concrete Sidewalk	6,100	sf	$ 7.00	$ 42,700
604	Moisture Conditioning	1,898	sy	$ 15.00	$ 28,467
704	Street Lighting	305	lf	$ 160.00	$ 48,800
				Paving Construction Cost Subtotal:	**$ 321,436**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 25,715
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 12,857
√	Roadway Drainage	Standard Internal System	35%	$ 112,503
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$2,463,300	$ 2,463,300
√	Water	Minor Adjustments	5%	$ 16,072
√	Sewer	Minor Adjustments	2%	$ 6,429
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 19,286
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,656,162**

Paving and Allowance Subtotal:		**$ 2,977,598**
Construction Contingency:	15%	$ 446,640
Annual Inflation (5 Years):	4%	$ 741,871
Construction Cost TOTAL:		**$ 4,167,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,167,000**
Engineering/Survey/Testing:		18%	$ 750,060
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 833,400
		Impact Fee Project Cost TOTAL:	**$ 5,750,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-10**
Name:	PETERMAN PARKWAY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	2025 FT NORTH OF CR 170 TO 240 FT NORTH OF CR 170		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,785		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	5,553	cy	$ 15.00	$ 83,300
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	11,107	sy	$ 15.00	$ 166,600
304	10" Concrete Pavement w/ 6" Curb	9,917	sy	$ 90.00	$ 892,500
404	4" Topsoil	7,338	sy	$ 5.00	$ 36,692
504	5" Concrete Sidewalk	35,700	sf	$ 7.00	$ 249,900
604	Moisture Conditioning	11,107	sy	$ 15.00	$ 166,600
704	Street Lighting	1,785	lf	$ 160.00	$ 285,600
				Paving Construction Cost Subtotal:	**$ 1,881,192**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 150,495
√	Traffic Control	Construction Phase Traffic Control	3%	$ 56,436
√	Pavement Markings/Signs		4%	$ 75,248
√	Roadway Drainage	Standard Internal System	25%	$ 470,298
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 94,060
√	Sewer	Minor Adjustments	2%	$ 37,624
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 112,872
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 997,032**

Paving and Allowance Subtotal:		**$ 2,878,223**
Construction Contingency:	15%	$ 431,733
Annual Inflation (5 Years):	4%	$ 717,112
Construction Cost TOTAL:		**$ 4,028,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,028,000**
Engineering/Survey/Testing:		18%	$ 725,040
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 402,800
		Impact Fee Project Cost TOTAL:	**$ 5,156,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-11**
Name:	MASSEY DR (CR 101)	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**	
Limits:	COIT RD TO 927.3 FT EAST OF COIT RD		
Impact Fee Class:	C2U		
Existing Lanes:	2UD		
Length (lf):	925		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	2,056	cy	$ 15.00	$ 30,833
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	4,111	sy	$ 12.00	$ 49,333
301	9" Concrete Pavement w/ 6" Curb	3,803	sy	$ 80.00	$ 304,222
401	4" Topsoil	1,542	sy	$ 5.00	$ 7,708
501	5" Concrete Sidewalk	14,800	sf	$ 7.00	$ 103,600
601	Moisture Conditioning	4,111	sy	$ 15.00	$ 61,667
701	Street Lighting	925	lf	$ 160.00	$ 148,000
				Paving Construction Cost Subtotal:	**$ 705,364**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 56,429
√	Traffic Control	Construction Phase Traffic Control	3%	$ 21,161
√	Pavement Markings/Signs		4%	$ 28,215
√	Roadway Drainage	Standard Internal System	25%	$ 176,341
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 35,268
√	Sewer	Minor Adjustments	2%	$ 14,107
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 42,322
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 373,843**

Paving and Allowance Subtotal:		**$ 1,079,207**
Construction Contingency:	15%	$ 161,881
Annual Inflation (5 Years):	4%	$ 268,885
Construction Cost TOTAL:		**$ 1,510,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,510,000**
Engineering/Survey/Testing:		18%	$ 271,800
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 151,000
		Impact Fee Project Cost TOTAL:	**$ 1,933,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-12**
Name:	CR 130	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**	
Limits:	CR 101 TO CUSTER RD		
Impact Fee Class:	C2U		
Existing Lanes:	2UD		
Length (lf):	3,435		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	7,633	cy	$ 15.00	$ 114,500
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	15,267	sy	$ 12.00	$ 183,200
301	9" Concrete Pavement w/ 6" Curb	14,122	sy	$ 80.00	$ 1,129,733
401	4" Topsoil	5,725	sy	$ 5.00	$ 28,625
501	5" Concrete Sidewalk	54,960	sf	$ 7.00	$ 384,720
601	Moisture Conditioning	15,267	sy	$ 15.00	$ 229,000
701	Street Lighting	3,435	lf	$ 160.00	$ 549,600
				Paving Construction Cost Subtotal:	**$ 2,619,378**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 209,550
√	Traffic Control	Construction Phase Traffic Control	3%	$ 78,581
√	Pavement Markings/Signs		4%	$ 104,775
√	Roadway Drainage	Standard Internal System	25%	$ 654,845
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 130,969
√	Sewer	Minor Adjustments	2%	$ 52,388
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 157,163
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,388,271**

Paving and Allowance Subtotal:		**$ 4,007,649**
Construction Contingency:	15%	$ 601,147
Annual Inflation (5 Years):	4%	$ 998,509
Construction Cost TOTAL:		**$ 5,608,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,608,000**
Engineering/Survey/Testing:		18%	$ 1,009,440
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 560,800
		Impact Fee Project Cost TOTAL:	**$ 7,178,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-13**
Name:	CR 130	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**	
Limits:	CUSTER RD TO 700 FT E OF MCILROY DR		
Impact Fee Class:	C2U		
Existing Lanes:	2UD		
Length (lf):	1,145		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	2,544	cy	$ 15.00	$ 38,167
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	5,089	sy	$ 12.00	$ 61,067
301	9" Concrete Pavement w/ 6" Curb	4,707	sy	$ 80.00	$ 376,578
401	4" Topsoil	1,908	sy	$ 5.00	$ 9,542
501	5" Concrete Sidewalk	18,320	sf	$ 7.00	$ 128,240
601	Moisture Conditioning	5,089	sy	$ 15.00	$ 76,333
701	Street Lighting	1,145	lf	$ 160.00	$ 183,200
				Paving Construction Cost Subtotal:	**$ 873,126**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 69,850
√	Traffic Control	Construction Phase Traffic Control	3%	$ 26,194
√	Pavement Markings/Signs		4%	$ 34,925
√	Roadway Drainage	Standard Internal System	25%	$ 218,282
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 43,656
√	Sewer	Minor Adjustments	2%	$ 17,463
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 52,388
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 462,757**

Paving and Allowance Subtotal:		**$ 1,335,883**
Construction Contingency:	15%	$ 200,382
Annual Inflation (5 Years):	4%	$ 332,836
Construction Cost TOTAL:		**$ 1,870,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,870,000**
Engineering/Survey/Testing:		18%	$ 336,600
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 187,000
		Impact Fee Project Cost TOTAL:	**$ 2,394,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-14**
Name:	CR 130	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**	
Limits:	720 FT WEST OF CUSTER RD TO MCILROY RD		
Impact Fee Class:	C2U		
Existing Lanes:	2UD		
Length (lf):	720		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	1,600	cy	$ 15.00	$ 24,000
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	3,200	sy	$ 12.00	$ 38,400
301	9" Concrete Pavement w/ 6" Curb	2,960	sy	$ 80.00	$ 236,800
401	4" Topsoil	1,200	sy	$ 5.00	$ 6,000
501	5" Concrete Sidewalk	11,520	sf	$ 7.00	$ 80,640
601	Moisture Conditioning	3,200	sy	$ 15.00	$ 48,000
701	Street Lighting	720	lf	$ 160.00	$ 115,200
				Paving Construction Cost Subtotal:	**$ 549,040**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 43,923
√	Traffic Control	Construction Phase Traffic Control	3%	$ 16,471
√	Pavement Markings/Signs		4%	$ 21,962
√	Roadway Drainage	Standard Internal System	25%	$ 137,260
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 27,452
√	Sewer	Minor Adjustments	2%	$ 10,981
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 32,942
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 290,991**

Paving and Allowance Subtotal:		**$ 840,031**
Construction Contingency:	15%	$ 126,005
Annual Inflation (5 Years):	4%	$ 209,294
Construction Cost TOTAL:		**$ 1,176,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,176,000**
Engineering/Survey/Testing:		18%	$ 211,680
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 117,600
		Impact Fee Project Cost TOTAL:	**$ 1,505,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-15**
Name:	J FRED SMITH PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	PRESTON RD TO 1315 FT EAST OF PRESTON		
Impact Fee Class:	P6D		
Existing Lanes:	2D		
Length (lf):	1,315		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	4,091	cy	$ 15.00	$ 61,367
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	8,182	sy	$ 15.00	$ 122,733
304	10" Concrete Pavement w/ 6" Curb	7,306	sy	$ 90.00	$ 657,500
404	4" Topsoil	5,406	sy	$ 5.00	$ 27,031
504	5" Concrete Sidewalk	26,300	sf	$ 7.00	$ 184,100
604	Moisture Conditioning	8,182	sy	$ 15.00	$ 122,733
704	Street Lighting	1,315	lf	$ 160.00	$ 210,400
				Paving Construction Cost Subtotal:	**$ 1,385,864**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 110,869
√	Traffic Control	Construction Phase Traffic Control	3%	$ 41,576
√	Pavement Markings/Signs		4%	$ 55,435
√	Roadway Drainage	Standard Internal System	25%	$ 346,466
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 69,293
√	Sewer	Minor Adjustments	2%	$ 27,717
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 83,152
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 734,508**

Paving and Allowance Subtotal:		**$ 2,120,372**
Construction Contingency:	15%	$ 318,056
Annual Inflation (5 Years):	4%	$ 528,292
Construction Cost TOTAL:		**$ 2,967,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,967,000**
Engineering/Survey/Testing:		18%	$ 534,060
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 296,700
		Impact Fee Project Cost TOTAL:	**$ 3,798,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**4-16**
Name:	J FRED SMITH PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	LAKEVIEW DR TO 1070 E OF LAKEVIEW DR			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	1,070			
Service Area(s):	4			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	3,329	cy	$ 15.00	$ 49,933
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	6,658	sy	$ 15.00	$ 99,867
304	10" Concrete Pavement w/ 6" Curb	5,944	sy	$ 90.00	$ 535,000
404	4" Topsoil	4,399	sy	$ 5.00	$ 21,994
504	5" Concrete Sidewalk	21,400	sf	$ 7.00	$ 149,800
604	Moisture Conditioning	6,658	sy	$ 15.00	$ 99,867
704	Street Lighting	1,070	lf	$ 160.00	$ 171,200
				Paving Construction Cost Subtotal:	**$ 1,127,661**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 90,213
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 45,106
√	Roadway Drainage	Standard Internal System	35%	$ 394,681
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 56,383
√	Sewer	Minor Adjustments	2%	$ 22,553
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 67,660
	Other:		-	$ -
			Allowance Subtotal:	**$ 676,597**

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:		**$ 1,804,258**
Construction Contingency:	15%	$ 270,639
Annual Inflation (5 Years):	4%	$ 449,532
Construction Cost TOTAL:		**$ 2,525,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,525,000**
Engineering/Survey/Testing:		18%	$ 454,500
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 505,000
		Impact Fee Project Cost TOTAL:	**$ 3,485,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-17**
Name:	J FRED SMITH PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	1960 FT WEST OF COIT RD TO COIT RD		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,965		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,113	cy	$ 15.00	$ 91,700
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,227	sy	$ 15.00	$ 183,400
304	10" Concrete Pavement w/ 6" Curb	10,917	sy	$ 90.00	$ 982,500
404	4" Topsoil	8,078	sy	$ 5.00	$ 40,392
504	5" Concrete Sidewalk	39,300	sf	$ 7.00	$ 275,100
604	Moisture Conditioning	12,227	sy	$ 15.00	$ 183,400
704	Street Lighting	1,965	lf	$ 160.00	$ 314,400
				Paving Construction Cost Subtotal:	**$ 2,070,892**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 165,671
√	Traffic Control	Construction Phase Traffic Control	3%	$ 62,127
√	Pavement Markings/Signs		4%	$ 82,836
√	Roadway Drainage	Standard Internal System	25%	$ 517,723
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 103,545
√	Sewer	Minor Adjustments	2%	$ 41,418
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 124,254
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,097,573**

Paving and Allowance Subtotal:		**$ 3,168,464**
Construction Contingency:	15%	$ 475,270
Annual Inflation (5 Years):	4%	$ 789,426
Construction Cost TOTAL:		**$ 4,434,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,434,000**
Engineering/Survey/Testing:		18%	$ 798,120
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 443,400
		Impact Fee Project Cost TOTAL:	**$ 5,676,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**4-18**
Name:	J FRED SMITH PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	CR 101 TO ROSELAND DR			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	2,230			
Service Area(s):	4			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,938	cy	$ 15.00	$ 104,067
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	13,876	sy	$ 15.00	$ 208,133
304	10" Concrete Pavement w/ 6" Curb	12,389	sy	$ 90.00	$ 1,115,000
404	4" Topsoil	9,168	sy	$ 5.00	$ 45,839
504	5" Concrete Sidewalk	44,600	sf	$ 7.00	$ 312,200
604	Moisture Conditioning	13,876	sy	$ 15.00	$ 208,133
704	Street Lighting	2,230	lf	$ 160.00	$ 356,800
				Paving Construction Cost Subtotal:	**$ 2,350,172**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 188,014
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 94,007
√	Roadway Drainage	Standard Internal System	35%	$ 822,560
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 117,509
√	Sewer	Minor Adjustments	2%	$ 47,003
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 141,010
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,410,103**

Paving and Allowance Subtotal:		**$ 3,760,276**
Construction Contingency:	15%	$ 564,041
Annual Inflation (5 Years):	4%	$ 936,876
Construction Cost TOTAL:		**$ 5,262,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,262,000**
Engineering/Survey/Testing:		18%	$ 947,160
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,052,400
		Impact Fee Project Cost TOTAL:	**$ 7,262,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-19**
Name:	J FRED SMITH PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	ROSELAND DR TO CUSTER RD		
Impact Fee Class:	P6D		
Existing Lanes:	XX		
Length (lf):	3,615		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	11,247	cy	$ 15.00	$ 168,700
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	22,493	sy	$ 15.00	$ 337,400
304	10" Concrete Pavement w/ 6" Curb	20,083	sy	$ 90.00	$ 1,807,500
404	4" Topsoil	14,862	sy	$ 5.00	$ 74,308
504	5" Concrete Sidewalk	72,300	sf	$ 7.00	$ 506,100
604	Moisture Conditioning	22,493	sy	$ 15.00	$ 337,400
704	Street Lighting	3,615	lf	$ 160.00	$ 578,400
				Paving Construction Cost Subtotal:	**$ 3,809,808**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 304,785
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 152,392
√	Roadway Drainage	Standard Internal System	35%	$ 1,333,433
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 190,490
√	Sewer	Minor Adjustments	2%	$ 76,196
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 228,589
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,285,885**

Paving and Allowance Subtotal:		**$ 6,095,693**
Construction Contingency:	15%	$ 914,354
Annual Inflation (5 Years):	4%	$ 1,518,747
Construction Cost TOTAL:		**$ 8,529,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 8,529,000**
Engineering/Survey/Testing:		18%	$ 1,535,220
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,705,800
		Impact Fee Project Cost TOTAL:	**$ 11,770,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-20**
Name:	J FRED SMITH PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	CUSTER RD TO PETERMAN PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	4,825		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	15,011	cy	$ 15.00	$ 225,167
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	30,022	sy	$ 15.00	$ 450,333
304	10" Concrete Pavement w/ 6" Curb	26,806	sy	$ 90.00	$ 2,412,500
404	4" Topsoil	19,836	sy	$ 5.00	$ 99,181
504	5" Concrete Sidewalk	96,500	sf	$ 7.00	$ 675,500
604	Moisture Conditioning	30,022	sy	$ 15.00	$ 450,333
704	Street Lighting	4,825	lf	$ 160.00	$ 772,000
				Paving Construction Cost Subtotal:	**$ 5,085,014**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 406,801
√	Traffic Control	Construction Phase Traffic Control	3%	$ 152,550
√	Pavement Markings/Signs		4%	$ 203,401
√	Roadway Drainage	Standard Internal System	25%	$ 1,271,253
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 254,251
√	Sewer	Minor Adjustments	2%	$ 101,700
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 305,101
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,695,057**

Paving and Allowance Subtotal:		**$ 7,780,071**
Construction Contingency:	15%	$ 1,167,011
Annual Inflation (5 Years):	4%	$ 1,938,411
Construction Cost TOTAL:		**$ 10,886,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 10,886,000**
Engineering/Survey/Testing:		18%	$ 1,959,480
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,088,600
		Impact Fee Project Cost TOTAL:	**$ 13,934,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-21**
Name:	LYNN STAMBAUGH PKWY	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**	
Limits:	PRESTON RD TO COIT RD		
Impact Fee Class:	M4D		
Existing Lanes:	2UD		
Length (lf):	4,865		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	15,136	cy	$ 15.00	$ 227,033
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	30,271	sy	$ 15.00	$ 454,067
302	10" Concrete Pavement w/ 6" Curb	27,028	sy	$ 90.00	$ 2,432,500
402	4" Topsoil	20,001	sy	$ 5.00	$ 100,003
502	5" Concrete Sidewalk	97,300	sf	$ 7.00	$ 681,100
602	Moisture Conditioning	30,271	sy	$ 15.00	$ 454,067
702	Street Lighting	4,865	lf	$ 160.00	$ 778,400
				Paving Construction Cost Subtotal:	**$ 5,127,169**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 410,174
√	Traffic Control	Construction Phase Traffic Control	3%	$ 153,815
√	Pavement Markings/Signs		4%	$ 205,087
√	Roadway Drainage	Standard Internal System	25%	$ 1,281,792
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 256,358
√	Sewer	Minor Adjustments	2%	$ 102,543
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 307,630
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,717,400**

Paving and Allowance Subtotal:		**$ 7,844,569**
Construction Contingency:	15%	$ 1,176,685
Annual Inflation (5 Years):	4%	$ 1,954,481
Construction Cost TOTAL:		**$ 10,976,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 10,976,000**
Engineering/Survey/Testing:		18%	$ 1,975,680
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,097,600
		Impact Fee Project Cost TOTAL:	**$ 14,049,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-22**
Name:	LYNN STAMBAUGH PKWY	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**	
Limits:	COIT RD TO 721.1 FT WEST OF CR 98		
Impact Fee Class:	M4D		
Existing Lanes:	2UD		
Length (lf):	2,130		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	6,627	cy	$ 15.00	$ 99,400
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	13,253	sy	$ 15.00	$ 198,800
302	10" Concrete Pavement w/ 6" Curb	11,833	sy	$ 90.00	$ 1,065,000
402	4" Topsoil	8,757	sy	$ 5.00	$ 43,783
502	5" Concrete Sidewalk	42,600	sf	$ 7.00	$ 298,200
602	Moisture Conditioning	13,253	sy	$ 15.00	$ 198,800
702	Street Lighting	2,130	lf	$ 160.00	$ 340,800
				Paving Construction Cost Subtotal:	**$ 2,244,783**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 179,583
√	Traffic Control	Construction Phase Traffic Control	3%	$ 67,344
√	Pavement Markings/Signs		4%	$ 89,791
√	Roadway Drainage	Standard Internal System	25%	$ 561,196
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 112,239
√	Sewer	Minor Adjustments	2%	$ 44,896
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 134,687
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,189,735**

Paving and Allowance Subtotal:		**$ 3,434,519**
Construction Contingency:	15%	$ 515,178
Annual Inflation (5 Years):	4%	$ 855,713
Construction Cost TOTAL:		**$ 4,806,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,806,000**
Engineering/Survey/Testing:		18%	$ 865,080
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 480,600
		Impact Fee Project Cost TOTAL:	**$ 6,152,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**4-23**
Name:	LYNN STAMBAUGH PKWY	**This project consists of the construction of a new four-lane divided minor arterial.**		
Limits:	FM 455 TO CR 98			
Impact Fee Class:	M4D			
Existing Lanes:	XX			
Length (lf):	770			
Service Area(s):	4			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	2,396	cy	$ 15.00	$ 35,933
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	4,791	sy	$ 15.00	$ 71,867
302	10" Concrete Pavement w/ 6" Curb	4,278	sy	$ 90.00	$ 385,000
402	4" Topsoil	3,166	sy	$ 5.00	$ 15,828
502	5" Concrete Sidewalk	15,400	sf	$ 7.00	$ 107,800
602	Moisture Conditioning	4,791	sy	$ 15.00	$ 71,867
702	Street Lighting	770	lf	$ 160.00	$ 123,200
				Paving Construction Cost Subtotal:	**$ 811,494**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 64,920
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 32,460
√	Roadway Drainage	Standard Internal System	35%	$ 284,023
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 40,575
√	Sewer	Minor Adjustments	2%	$ 16,230
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 48,690
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 486,897**

Paving and Allowance Subtotal:		**$ 1,298,391**
Construction Contingency:	15%	$ 194,759
Annual Inflation (5 Years):	4%	$ 323,495
Construction Cost TOTAL:		**$ 1,817,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,817,000**
Engineering/Survey/Testing:		18%	$ 327,060
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 363,400
		Impact Fee Project Cost TOTAL:	**$ 2,507,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**4-24**
Name:	LYNN STAMBAUGH PKWY	**This project consists of the construction of a new four-lane divided minor arterial.**		
Limits:	CR 98 TO ROSELAND PKWY			
Impact Fee Class:	M4D			
Existing Lanes:	XX			
Length (lf):	2,670			
Service Area(s):	4			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	8,307	cy	$ 15.00	$ 124,600
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,613	sy	$ 15.00	$ 249,200
302	10" Concrete Pavement w/ 6" Curb	14,833	sy	$ 90.00	$ 1,335,000
402	4" Topsoil	10,977	sy	$ 5.00	$ 54,883
502	5" Concrete Sidewalk	53,400	sf	$ 7.00	$ 373,800
602	Moisture Conditioning	16,613	sy	$ 15.00	$ 249,200
702	Street Lighting	2,670	lf	$ 160.00	$ 427,200
				Paving Construction Cost Subtotal:	**$ 2,813,883**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 225,111
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 112,555
√	Roadway Drainage	Standard Internal System	35%	$ 984,859
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 140,694
√	Sewer	Minor Adjustments	2%	$ 56,278
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 168,833
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,688,330**

Paving and Allowance Subtotal:		**$ 4,502,213**
Construction Contingency:	15%	$ 675,332
Annual Inflation (5 Years):	4%	$ 1,121,730
Construction Cost TOTAL:		**$ 6,300,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,300,000**
Engineering/Survey/Testing:		18%	$ 1,134,000
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,260,000
		Impact Fee Project Cost TOTAL:	**$ 8,694,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-25**
Name:	OUSLEY BLVD	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	PRESTON RD TO FM 455		
Impact Fee Class:	P6D		
Existing Lanes:	XX		
Length (lf):	4,110		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	12,787	cy	$ 15.00	$ 191,800
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	25,573	sy	$ 15.00	$ 383,600
304	10" Concrete Pavement w/ 6" Curb	22,833	sy	$ 90.00	$ 2,055,000
404	4" Topsoil	16,897	sy	$ 5.00	$ 84,483
504	5" Concrete Sidewalk	82,200	sf	$ 7.00	$ 575,400
604	Moisture Conditioning	25,573	sy	$ 15.00	$ 383,600
704	Street Lighting	4,110	lf	$ 160.00	$ 657,600
				Paving Construction Cost Subtotal:	**$ 4,331,483**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 346,519
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 173,259
√	Roadway Drainage	Standard Internal System	35%	$ 1,516,019
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 216,574
√	Sewer	Minor Adjustments	2%	$ 86,630
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 259,889
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,598,890**

Paving and Allowance Subtotal:		**$ 6,930,373**
Construction Contingency:	15%	$ 1,039,556
Annual Inflation (5 Years):	4%	$ 1,726,708
Construction Cost TOTAL:		**$ 9,697,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 9,697,000**
Engineering/Survey/Testing:		18%	$ 1,745,460
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,939,400
		Impact Fee Project Cost TOTAL:	**$ 13,382,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-26**
Name:	OUSLEY BLVD (FM 455)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	2250 FT EAST OF COIT RD TO COIT RD		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,250		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	7,000	cy	$ 15.00	$ 105,000
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	14,000	sy	$ 15.00	$ 210,000
304	10" Concrete Pavement w/ 6" Curb	12,500	sy	$ 90.00	$ 1,125,000
404	4" Topsoil	9,250	sy	$ 5.00	$ 46,250
504	5" Concrete Sidewalk	45,000	sf	$ 7.00	$ 315,000
604	Moisture Conditioning	14,000	sy	$ 15.00	$ 210,000
704	Street Lighting	2,250	lf	$ 160.00	$ 360,000
				Paving Construction Cost Subtotal:	**$ 2,371,250**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 189,700
√	Traffic Control	Construction Phase Traffic Control	3%	$ 71,138
√	Pavement Markings/Signs		4%	$ 94,850
√	Roadway Drainage	Standard Internal System	25%	$ 592,813
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 118,563
√	Sewer	Minor Adjustments	2%	$ 47,425
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 142,275
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,256,763**

Paving and Allowance Subtotal:		**$ 3,628,013**
Construction Contingency:	15%	$ 544,202
Annual Inflation (5 Years):	4%	$ 903,922
Construction Cost TOTAL:		**$ 5,077,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,077,000**
Engineering/Survey/Testing:		18%	$ 913,860
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 507,700
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 3,249,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-27**
Name:	SUNSET BLVD	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**	
Limits:	PRESTON RD TO COIT RD		
Impact Fee Class:	M4D		
Existing Lanes:	2UD		
Length (lf):	6,360		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	19,787	cy	$ 15.00	$ 296,800
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	39,573	sy	$ 15.00	$ 593,600
302	10" Concrete Pavement w/ 6" Curb	35,333	sy	$ 90.00	$ 3,180,000
402	4" Topsoil	26,147	sy	$ 5.00	$ 130,733
502	5" Concrete Sidewalk	127,200	sf	$ 7.00	$ 890,400
602	Moisture Conditioning	39,573	sy	$ 15.00	$ 593,600
702	Street Lighting	6,360	lf	$ 160.00	$ 1,017,600
				Paving Construction Cost Subtotal:	**$ 6,702,733**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 536,219
√	Traffic Control	Construction Phase Traffic Control	3%	$ 201,082
√	Pavement Markings/Signs		4%	$ 268,109
√	Roadway Drainage	Standard Internal System	25%	$ 1,675,683
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 335,137
√	Sewer	Minor Adjustments	2%	$ 134,055
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 402,164
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 3,552,449**

Paving and Allowance Subtotal:		**$ 10,255,182**
Construction Contingency:	15%	$ 1,538,277
Annual Inflation (5 Years):	4%	$ 2,555,087
Construction Cost TOTAL:		**$ 14,349,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 14,349,000**
Engineering/Survey/Testing:		18%	$ 2,582,820
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,434,900
		Impact Fee Project Cost TOTAL:	**$ 18,367,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-28, 7-1**
Name:	SUNSET BLVD	**This project consists of the construction of a new four-lane divided minor arterial.**	
Limits:	COIT RD TO 2500 FT EAST OF ROSELAND		
Impact Fee Class:	M4D		
Existing Lanes:	XX		
Length (lf):	6,665		
Service Area(s):	4, 7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	20,736	cy	$ 15.00	$ 311,033
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	41,471	sy	$ 15.00	$ 622,067
302	10" Concrete Pavement w/ 6" Curb	37,028	sy	$ 90.00	$ 3,332,500
402	4" Topsoil	27,401	sy	$ 5.00	$ 137,003
502	5" Concrete Sidewalk	133,300	sf	$ 7.00	$ 933,100
602	Moisture Conditioning	41,471	sy	$ 15.00	$ 622,067
702	Street Lighting	6,665	lf	$ 160.00	$ 1,066,400
				Paving Construction Cost Subtotal:	**$ 7,024,169**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 561,934
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 280,967
√	Roadway Drainage	Standard Internal System	35%	$ 2,458,459
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$4,105,500	$ 4,105,500
√	Water	Minor Adjustments	5%	$ 351,208
√	Sewer	Minor Adjustments	2%	$ 140,483
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 421,450
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 8,320,002**

Paving and Allowance Subtotal:		**$ 15,344,171**
Construction Contingency:	15%	$ 2,301,626
Annual Inflation (5 Years):	4%	$ 3,823,013
Construction Cost TOTAL:		**$ 21,469,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 21,469,000**
Engineering/Survey/Testing:		18%	$ 3,864,420
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 4,293,800
		Impact Fee Project Cost TOTAL:	**$ 29,627,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**4-29, 7-2**
Name:	SUNSET BLVD	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**		
Limits:	ROSELAND PKWY TO CUSTER RD			
Impact Fee Class:	M4D			
Existing Lanes:	2UD			
Length (lf):	2,720			
Service Area(s):	4, 7			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	8,462	cy	$ 15.00	$ 126,933
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,924	sy	$ 15.00	$ 253,867
302	10" Concrete Pavement w/ 6" Curb	15,111	sy	$ 90.00	$ 1,360,000
402	4" Topsoil	11,182	sy	$ 5.00	$ 55,911
502	5" Concrete Sidewalk	54,400	sf	$ 7.00	$ 380,800
602	Moisture Conditioning	16,924	sy	$ 15.00	$ 253,867
702	Street Lighting	2,720	lf	$ 160.00	$ 435,200
				Paving Construction Cost Subtotal:	**$ 2,866,578**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 229,326
√	Traffic Control	Construction Phase Traffic Control	3%	$ 85,997
√	Pavement Markings/Signs		4%	$ 114,663
√	Roadway Drainage	Standard Internal System	25%	$ 716,644
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 143,329
√	Sewer	Minor Adjustments	2%	$ 57,332
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 171,995
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,519,286**

Paving and Allowance Subtotal:		**$ 4,385,864**
Construction Contingency:	15%	$ 657,880
Annual Inflation (5 Years):	4%	$ 1,092,742
Construction Cost TOTAL:		**$ 6,137,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,137,000**
Engineering/Survey/Testing:		18%	$ 1,104,660
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 613,700
		Impact Fee Project Cost TOTAL:	**$ 7,855,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-30, 7-3**
Name:	GLENDENNING PKWY	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	PRESTON RD TO 1177.8 EAST OF PRESTON RD		
Impact Fee Class:	P6D (1/2)		
Existing Lanes:	2D		
Length (lf):	1,180		
Service Area(s):	4, 7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	1,836	cy	$ 15.00	$ 27,533
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	3,671	sy	$ 15.00	$ 55,067
305	10" Concrete Pavement w/ 6" Curb	3,278	sy	$ 90.00	$ 295,000
405	4" Topsoil	1,573	sy	$ 5.00	$ 7,867
505	5" Concrete Sidewalk	11,800	sf	$ 7.00	$ 82,600
605	Moisture Conditioning	3,671	sy	$ 15.00	$ 55,067
705	Street Lighting	1,180	lf	$ 160.00	$ 188,800
				Paving Construction Cost Subtotal:	**$ 711,933**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 56,955
√	Traffic Control	Construction Phase Traffic Control	3%	$ 21,358
√	Pavement Markings/Signs		4%	$ 28,477
√	Roadway Drainage	Standard Internal System	25%	$ 177,983
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 35,597
√	Sewer	Minor Adjustments	2%	$ 14,239
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 42,716
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 377,325**

Paving and Allowance Subtotal:		**$ 1,089,258**
Construction Contingency:	15%	$ 163,389
Annual Inflation (5 Years):	4%	$ 271,390
Construction Cost TOTAL:		**$ 1,525,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,525,000**
Engineering/Survey/Testing:		18%	$ 274,500
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 152,500
		Impact Fee Project Cost TOTAL:	**$ 1,952,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-31, 7-4**
Name:	GLENDENNING PKWY	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**	
Limits:	KC ROBINSON LN TO COIT RD		
Impact Fee Class:	C2U		
Existing Lanes:	2UD		
Length (lf):	2,325		
Service Area(s):	4, 7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	5,167	cy	$ 15.00	$ 77,500
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	10,333	sy	$ 12.00	$ 124,000
301	9" Concrete Pavement w/ 6" Curb	9,558	sy	$ 80.00	$ 764,667
401	4" Topsoil	3,875	sy	$ 5.00	$ 19,375
501	5" Concrete Sidewalk	37,200	sf	$ 7.00	$ 260,400
601	Moisture Conditioning	10,333	sy	$ 15.00	$ 155,000
701	Street Lighting	2,325	lf	$ 160.00	$ 372,000
				Paving Construction Cost Subtotal:	**$ 1,772,942**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 141,835
√	Traffic Control	Construction Phase Traffic Control	3%	$ 53,188
√	Pavement Markings/Signs		4%	$ 70,918
√	Roadway Drainage	Standard Internal System	25%	$ 443,235
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 88,647
√	Sewer	Minor Adjustments	2%	$ 35,459
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 106,377
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 939,659**

Paving and Allowance Subtotal:		**$ 2,712,601**
Construction Contingency:	15%	$ 406,890
Annual Inflation (5 Years):	4%	$ 675,847
Construction Cost TOTAL:		**$ 3,796,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,796,000**
Engineering/Survey/Testing:		18%	$ 683,280
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 379,600
		Impact Fee Project Cost TOTAL:	**$ 4,859,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-69, 4-32**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	ROBINSON DR TO GA MOORE PKWY		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	2,600		
Service Area(s):	3, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	4,622	cy	$ 15.00	$ 69,333
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,244	sy	$ 15.00	$ 138,667
306	10" Concrete Pavement w/ 6" Curb	7,511	sy	$ 90.00	$ 676,000
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	9,244	sy	$ 15.00	$ 138,667
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,022,667**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 81,813
√	Traffic Control	Construction Phase Traffic Control	3%	$ 30,680
√	Pavement Markings/Signs		4%	$ 40,907
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 51,133
√	Sewer	Minor Adjustments	2%	$ 20,453
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 61,360
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 286,347**

Paving and Allowance Subtotal:		**$ 1,309,013**
Construction Contingency:	15%	$ 196,352
Annual Inflation (5 Years):	4%	$ 326,142
Construction Cost TOTAL:		**$ 1,832,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,832,000**
Engineering/Survey/Testing:		18%	$ 329,760
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 183,200
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 1,172,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-70, 4-33**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	GA MOORE PKWY TO MASSEY DR		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	2,665		
Service Area(s):	3, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	4,738	cy	$ 15.00	$ 71,067
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,476	sy	$ 15.00	$ 142,133
306	10" Concrete Pavement w/ 6" Curb	7,699	sy	$ 90.00	$ 692,900
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	9,476	sy	$ 15.00	$ 142,133
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,048,233**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 83,859
√	Traffic Control	Construction Phase Traffic Control	3%	$ 31,447
√	Pavement Markings/Signs		4%	$ 41,929
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 52,412
√	Sewer	Minor Adjustments	2%	$ 20,965
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 62,894
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 293,505**

Paving and Allowance Subtotal:		**$ 1,341,739**
Construction Contingency:	15%	$ 201,261
Annual Inflation (5 Years):	4%	$ 334,295
Construction Cost TOTAL:		**$ 1,878,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,878,000**
Engineering/Survey/Testing:		18%	$ 338,040
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 187,800
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 1,202,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-71, 4-34**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	MASSEY DR TO J FRED SMITH PKWY		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	5,305		
Service Area(s):	3, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	9,431	cy	$ 15.00	$ 141,467
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	18,862	sy	$ 15.00	$ 282,933
306	10" Concrete Pavement w/ 6" Curb	15,326	sy	$ 90.00	$ 1,379,300
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	18,862	sy	$ 15.00	$ 282,933
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 2,086,633**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 166,931
√	Traffic Control	Construction Phase Traffic Control	3%	$ 62,599
√	Pavement Markings/Signs		4%	$ 83,465
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 104,332
√	Sewer	Minor Adjustments	2%	$ 41,733
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 125,198
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 584,257**

Paving and Allowance Subtotal:		**$ 2,670,891**
Construction Contingency:	15%	$ 400,634
Annual Inflation (5 Years):	4%	$ 665,455
Construction Cost TOTAL:		**$ 3,737,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,737,000**
Engineering/Survey/Testing:		18%	$ 672,660
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 373,700
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 2,391,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-72, 4-35**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	2,700		
Service Area(s):	3, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	4,800	cy	$ 15.00	$ 72,000
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,600	sy	$ 15.00	$ 144,000
306	10" Concrete Pavement w/ 6" Curb	7,800	sy	$ 90.00	$ 702,000
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	9,600	sy	$ 15.00	$ 144,000
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,062,000**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 84,960
√	Traffic Control	Construction Phase Traffic Control	3%	$ 31,860
√	Pavement Markings/Signs		4%	$ 42,480
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 53,100
√	Sewer	Minor Adjustments	2%	$ 21,240
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 63,720
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 297,360**

Paving and Allowance Subtotal:		**$ 1,359,360**
Construction Contingency:	15%	$ 203,904
Annual Inflation (5 Years):	4%	$ 338,686
Construction Cost TOTAL:		**$ 1,902,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,902,000**
Engineering/Survey/Testing:		18%	$ 342,360
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 190,200
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 1,217,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-73, 4-36**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	LYNN STAMBAUGH PKWY TO FM 455		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	1,815		
Service Area(s):	3, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	3,227	cy	$ 15.00	$ 48,400
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	6,453	sy	$ 15.00	$ 96,800
306	10" Concrete Pavement w/ 6" Curb	5,243	sy	$ 90.00	$ 471,900
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	6,453	sy	$ 15.00	$ 96,800
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 713,900**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 57,112
√	Traffic Control	Construction Phase Traffic Control	3%	$ 21,417
√	Pavement Markings/Signs		4%	$ 28,556
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 35,695
√	Sewer	Minor Adjustments	2%	$ 14,278
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 42,834
	Other:		-	$ -
			Allowance Subtotal:	**$ 199,892**

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:		**$ 913,792**
Construction Contingency:	15%	$ 137,069
Annual Inflation (5 Years):	4%	$ 227,672
Construction Cost TOTAL:		**$ 1,279,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,279,000**
Engineering/Survey/Testing:		18%	$ 230,220
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 127,900
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 818,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-74, 4-37**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	FM 455 TO ASH ST		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	1,990		
Service Area(s):	3, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	3,538	cy	$ 15.00	$ 53,067
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,076	sy	$ 15.00	$ 106,133
306	10" Concrete Pavement w/ 6" Curb	5,749	sy	$ 90.00	$ 517,400
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	7,076	sy	$ 15.00	$ 106,133
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 782,733**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 62,619
√	Traffic Control	Construction Phase Traffic Control	3%	$ 23,482
√	Pavement Markings/Signs		4%	$ 31,309
	Roadway Drainage	None Anticipated	0%	$ -
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$1,634,150	$ 1,634,150
√	Water	Minor Adjustments	5%	$ 39,137
√	Sewer	Minor Adjustments	2%	$ 15,655
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 46,964
	Other:		-	$ -
			Allowance Subtotal:	**$ 1,853,315**

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:		**$ 2,636,049**
Construction Contingency:	15%	$ 395,407
Annual Inflation (5 Years):	4%	$ 656,774
Construction Cost TOTAL:		**$ 3,689,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,689,000**
Engineering/Survey/Testing:		18%	$ 664,020
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 368,900
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 2,361,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-75, 4-38**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	ASH ST TO SUNSET BLVD		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	1,890		
Service Area(s):	3, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	3,360	cy	$ 15.00	$ 50,400
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	6,720	sy	$ 15.00	$ 100,800
306	10" Concrete Pavement w/ 6" Curb	5,460	sy	$ 90.00	$ 491,400
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	6,720	sy	$ 15.00	$ 100,800
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 743,400**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 59,472
√	Traffic Control	Construction Phase Traffic Control	3%	$ 22,302
√	Pavement Markings/Signs		4%	$ 29,736
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 37,170
√	Sewer	Minor Adjustments	2%	$ 14,868
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 44,604
	Other:		-	$ -
			Allowance Subtotal:	**$ 208,152**

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:		**$ 951,552**
Construction Contingency:	15%	$ 142,733
Annual Inflation (5 Years):	4%	$ 237,080
Construction Cost TOTAL:		**$ 1,332,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,332,000**
Engineering/Survey/Testing:		18%	$ 239,760
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 133,200
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 852,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-76, 4-39**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	SUNSET BLVD TO GLENDENNING PKWY		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	3,400		
Service Area(s):	3, 4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	6,044	cy	$ 15.00	$ 90,667
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,089	sy	$ 15.00	$ 181,333
306	10" Concrete Pavement w/ 6" Curb	9,822	sy	$ 90.00	$ 884,000
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	12,089	sy	$ 15.00	$ 181,333
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,337,333**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 106,987
√	Traffic Control	Construction Phase Traffic Control	3%	$ 40,120
√	Pavement Markings/Signs		4%	$ 53,493
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 66,867
√	Sewer	Minor Adjustments	2%	$ 26,747
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 80,240
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 374,453**

Paving and Allowance Subtotal:		**$ 1,711,787**
Construction Contingency:	15%	$ 256,768
Annual Inflation (5 Years):	4%	$ 426,493
Construction Cost TOTAL:		**$ 2,396,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,396,000**
Engineering/Survey/Testing:		18%	$ 431,280
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 239,600
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 1,533,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-40**
Name:	COIT RD	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**	
Limits:	ROBINSON DR TO 750 FT N OF GA MOORE PKWY		
Impact Fee Class:	M4D		
Existing Lanes:	2UD		
Length (lf):	2,580		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	8,027	cy	$ 15.00	$ 120,400
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,053	sy	$ 15.00	$ 240,800
302	10" Concrete Pavement w/ 6" Curb	14,333	sy	$ 90.00	$ 1,290,000
402	4" Topsoil	10,607	sy	$ 5.00	$ 53,033
502	5" Concrete Sidewalk	51,600	sf	$ 7.00	$ 361,200
602	Moisture Conditioning	16,053	sy	$ 15.00	$ 240,800
702	Street Lighting	2,580	lf	$ 160.00	$ 412,800
				Paving Construction Cost Subtotal:	**$ 2,719,033**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 217,523
√	Traffic Control	Construction Phase Traffic Control	3%	$ 81,571
√	Pavement Markings/Signs		4%	$ 108,761
√	Roadway Drainage	Standard Internal System	25%	$ 679,758
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 135,952
√	Sewer	Minor Adjustments	2%	$ 54,381
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 163,142
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,441,088**

Paving and Allowance Subtotal:		**$ 4,160,121**
Construction Contingency:	15%	$ 624,018
Annual Inflation (5 Years):	4%	$ 1,036,498
Construction Cost TOTAL:		**$ 5,821,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,821,000**
Engineering/Survey/Testing:		18%	$ 1,047,780
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 582,100
		Impact Fee Project Cost TOTAL:	**$ 7,451,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-41**
Name:	COIT RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	750 FT N OF GA MOORE PKWY TO GA MOORE PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	750		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	2,333	cy	$ 15.00	$ 35,000
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	4,667	sy	$ 15.00	$ 70,000
304	10" Concrete Pavement w/ 6" Curb	4,167	sy	$ 90.00	$ 375,000
404	4" Topsoil	3,083	sy	$ 5.00	$ 15,417
504	5" Concrete Sidewalk	15,000	sf	$ 7.00	$ 105,000
604	Moisture Conditioning	4,667	sy	$ 15.00	$ 70,000
704	Street Lighting	750	lf	$ 160.00	$ 120,000
				Paving Construction Cost Subtotal:	**$ 790,417**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 63,233
√	Traffic Control	Construction Phase Traffic Control	3%	$ 23,713
√	Pavement Markings/Signs		4%	$ 31,617
√	Roadway Drainage	Standard Internal System	25%	$ 197,604
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 39,521
√	Sewer	Minor Adjustments	2%	$ 15,808
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 47,425
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 418,921**

Paving and Allowance Subtotal:		**$ 1,209,338**
Construction Contingency:	15%	$ 181,401
Annual Inflation (5 Years):	4%	$ 301,307
Construction Cost TOTAL:		**$ 1,693,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,693,000**
Engineering/Survey/Testing:		18%	$ 304,740
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 169,300
		Impact Fee Project Cost TOTAL:	**$ 2,167,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**4-42**
Name:	COIT RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	GA MOORE PKWY TO MASSEY DR			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	1,890			
Service Area(s):	4			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	5,880	cy	$ 15.00	$ 88,200
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	11,760	sy	$ 15.00	$ 176,400
304	10" Concrete Pavement w/ 6" Curb	10,500	sy	$ 90.00	$ 945,000
404	4" Topsoil	7,770	sy	$ 5.00	$ 38,850
504	5" Concrete Sidewalk	37,800	sf	$ 7.00	$ 264,600
604	Moisture Conditioning	11,760	sy	$ 15.00	$ 176,400
704	Street Lighting	1,890	lf	$ 160.00	$ 302,400
				Paving Construction Cost Subtotal:	**$ 1,991,850**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 159,348
√	Traffic Control	Construction Phase Traffic Control	3%	$ 59,756
√	Pavement Markings/Signs		4%	$ 79,674
√	Roadway Drainage	Standard Internal System	25%	$ 497,963
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 99,593
√	Sewer	Minor Adjustments	2%	$ 39,837
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 119,511
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,055,681**

Paving and Allowance Subtotal:		**$ 3,047,531**
Construction Contingency:	15%	$ 457,130
Annual Inflation (5 Years):	4%	$ 759,295
Construction Cost TOTAL:		**$ 4,264,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,264,000**
Engineering/Survey/Testing:		18%	$ 767,520
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 426,400
		Impact Fee Project Cost TOTAL:	**$ 5,458,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-43**
Name:	COIT RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	MASSEY DR TO J FRED SMITH PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	5,335		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	16,598	cy	$ 15.00	$ 248,967
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	33,196	sy	$ 15.00	$ 497,933
304	10" Concrete Pavement w/ 6" Curb	29,639	sy	$ 90.00	$ 2,667,500
404	4" Topsoil	21,933	sy	$ 5.00	$ 109,664
504	5" Concrete Sidewalk	106,700	sf	$ 7.00	$ 746,900
604	Moisture Conditioning	33,196	sy	$ 15.00	$ 497,933
704	Street Lighting	5,335	lf	$ 160.00	$ 853,600
				Paving Construction Cost Subtotal:	**$ 5,622,497**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 449,800
√	Traffic Control	Construction Phase Traffic Control	3%	$ 168,675
√	Pavement Markings/Signs		4%	$ 224,900
√	Roadway Drainage	Standard Internal System	25%	$ 1,405,624
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 281,125
√	Sewer	Minor Adjustments	2%	$ 112,450
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 337,350
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,979,924**

Paving and Allowance Subtotal:		**$ 8,602,421**
Construction Contingency:	15%	$ 1,290,363
Annual Inflation (5 Years):	4%	$ 2,143,300
Construction Cost TOTAL:		**$ 12,037,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 12,037,000**
Engineering/Survey/Testing:		18%	$ 2,166,660
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,203,700
		Impact Fee Project Cost TOTAL:	**$ 15,407,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-44**
Name:	COIT RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,645		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	8,229	cy	$ 15.00	$ 123,433
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,458	sy	$ 15.00	$ 246,867
304	10" Concrete Pavement w/ 6" Curb	14,694	sy	$ 90.00	$ 1,322,500
404	4" Topsoil	10,874	sy	$ 5.00	$ 54,369
504	5" Concrete Sidewalk	52,900	sf	$ 7.00	$ 370,300
604	Moisture Conditioning	16,458	sy	$ 15.00	$ 246,867
704	Street Lighting	2,645	lf	$ 160.00	$ 423,200
				Paving Construction Cost Subtotal:	**$ 2,787,536**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 223,003
√	Traffic Control	Construction Phase Traffic Control	3%	$ 83,626
√	Pavement Markings/Signs		4%	$ 111,501
√	Roadway Drainage	Standard Internal System	25%	$ 696,884
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 139,377
√	Sewer	Minor Adjustments	2%	$ 55,751
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 167,252
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,477,394**

Paving and Allowance Subtotal:		**$ 4,264,930**
Construction Contingency:	15%	$ 639,740
Annual Inflation (5 Years):	4%	$ 1,062,611
Construction Cost TOTAL:		**$ 5,968,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,968,000**
Engineering/Survey/Testing:		18%	$ 1,074,240
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 596,800
		Impact Fee Project Cost TOTAL:	**$ 7,639,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-45**
Name:	COIT RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	LYNN STAMBAUGH PKWY TO OUSLEY BLVD		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,660		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	8,276	cy	$ 15.00	$ 124,133
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,551	sy	$ 15.00	$ 248,267
304	10" Concrete Pavement w/ 6" Curb	14,778	sy	$ 90.00	$ 1,330,000
404	4" Topsoil	10,936	sy	$ 5.00	$ 54,678
504	5" Concrete Sidewalk	53,200	sf	$ 7.00	$ 372,400
604	Moisture Conditioning	16,551	sy	$ 15.00	$ 248,267
704	Street Lighting	2,660	lf	$ 160.00	$ 425,600
				Paving Construction Cost Subtotal:	**$ 2,803,344**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 224,268
√	Traffic Control	Construction Phase Traffic Control	3%	$ 84,100
√	Pavement Markings/Signs		4%	$ 112,134
√	Roadway Drainage	Standard Internal System	25%	$ 700,836
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 140,167
√	Sewer	Minor Adjustments	2%	$ 56,067
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 168,201
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,485,773**

Paving and Allowance Subtotal:		**$ 4,289,117**
Construction Contingency:	15%	$ 643,368
Annual Inflation (5 Years):	4%	$ 1,068,637
Construction Cost TOTAL:		**$ 6,002,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,002,000**
Engineering/Survey/Testing:		18%	$ 1,080,360
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 600,200
		Impact Fee Project Cost TOTAL:	**$ 7,683,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-46**
Name:	COIT RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	OUSLEY BLVD TO 715 FT SOUTH OF OUSLEY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	715		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	2,224	cy	$ 15.00	$ 33,367
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	4,449	sy	$ 15.00	$ 66,733
304	10" Concrete Pavement w/ 6" Curb	3,972	sy	$ 90.00	$ 357,500
404	4" Topsoil	2,939	sy	$ 5.00	$ 14,697
504	5" Concrete Sidewalk	14,300	sf	$ 7.00	$ 100,100
604	Moisture Conditioning	4,449	sy	$ 15.00	$ 66,733
704	Street Lighting	715	lf	$ 160.00	$ 114,400
				Paving Construction Cost Subtotal:	**$ 753,531**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 60,282
√	Traffic Control	Construction Phase Traffic Control	3%	$ 22,606
√	Pavement Markings/Signs		4%	$ 30,141
√	Roadway Drainage	Standard Internal System	25%	$ 188,383
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 37,677
√	Sewer	Minor Adjustments	2%	$ 15,071
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 45,212
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 399,371**

Paving and Allowance Subtotal:		**$ 1,152,902**
Construction Contingency:	15%	$ 172,935
Annual Inflation (5 Years):	4%	$ 287,246
Construction Cost TOTAL:		**$ 1,614,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,614,000**
Engineering/Survey/Testing:		18%	$ 290,520
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 161,400
		Impact Fee Project Cost TOTAL:	**$ 2,066,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-47**
Name:	COIT RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	1260 FT SOUTH OF OUSLEY TO SUNSET BLVD		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,435		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	4,464	cy	$ 15.00	$ 66,967
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	8,929	sy	$ 15.00	$ 133,933
304	10" Concrete Pavement w/ 6" Curb	7,972	sy	$ 90.00	$ 717,500
404	4" Topsoil	5,899	sy	$ 5.00	$ 29,497
504	5" Concrete Sidewalk	28,700	sf	$ 7.00	$ 200,900
604	Moisture Conditioning	8,929	sy	$ 15.00	$ 133,933
704	Street Lighting	1,435	lf	$ 160.00	$ 229,600
				Paving Construction Cost Subtotal:	**$ 1,512,331**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 120,986
√	Traffic Control	Construction Phase Traffic Control	3%	$ 45,370
√	Pavement Markings/Signs		4%	$ 60,493
√	Roadway Drainage	Standard Internal System	25%	$ 378,083
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 75,617
√	Sewer	Minor Adjustments	2%	$ 30,247
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 90,740
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 801,535**

Paving and Allowance Subtotal:		**$ 2,313,866**
Construction Contingency:	15%	$ 347,080
Annual Inflation (5 Years):	4%	$ 576,502
Construction Cost TOTAL:		**$ 3,238,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,238,000**
Engineering/Survey/Testing:		18%	$ 582,840
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 323,800
		Impact Fee Project Cost TOTAL:	**$ 4,145,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-48**
Name:	COIT RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	SUNSET BLVD TO CR 92		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,245		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	3,873	cy	$ 15.00	$ 58,100
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,747	sy	$ 15.00	$ 116,200
304	10" Concrete Pavement w/ 6" Curb	6,917	sy	$ 90.00	$ 622,500
404	4" Topsoil	5,118	sy	$ 5.00	$ 25,592
504	5" Concrete Sidewalk	24,900	sf	$ 7.00	$ 174,300
604	Moisture Conditioning	7,747	sy	$ 15.00	$ 116,200
704	Street Lighting	1,245	lf	$ 160.00	$ 199,200
				Paving Construction Cost Subtotal:	**$ 1,312,092**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 104,967
√	Traffic Control	Construction Phase Traffic Control	3%	$ 39,363
√	Pavement Markings/Signs		4%	$ 52,484
√	Roadway Drainage	Standard Internal System	25%	$ 328,023
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 65,605
√	Sewer	Minor Adjustments	2%	$ 26,242
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 78,726
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 695,409**

Paving and Allowance Subtotal:		**$ 2,007,500**
Construction Contingency:	15%	$ 301,125
Annual Inflation (5 Years):	4%	$ 500,170
Construction Cost TOTAL:		**$ 2,809,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,809,000**
Engineering/Survey/Testing:		18%	$ 505,620
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 280,900
		Impact Fee Project Cost TOTAL:	**$ 3,596,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-49, 7-22**
Name:	COIT RD	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	GLENDENNING PKWY TO CR 92		
Impact Fee Class:	P6D (1/2)		
Existing Lanes:	2D		
Length (lf):	1,535		
Service Area(s):	4, 7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	2,388	cy	$ 15.00	$ 35,817
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	4,776	sy	$ 15.00	$ 71,633
305	10" Concrete Pavement w/ 6" Curb	4,264	sy	$ 90.00	$ 383,750
405	4" Topsoil	2,047	sy	$ 5.00	$ 10,233
505	5" Concrete Sidewalk	15,350	sf	$ 7.00	$ 107,450
605	Moisture Conditioning	4,776	sy	$ 15.00	$ 71,633
705	Street Lighting	1,535	lf	$ 160.00	$ 245,600
				Paving Construction Cost Subtotal:	**$ 926,117**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 74,089
√	Traffic Control	Construction Phase Traffic Control	3%	$ 27,784
√	Pavement Markings/Signs		4%	$ 37,045
√	Roadway Drainage	Standard Internal System	25%	$ 231,529
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 46,306
√	Sewer	Minor Adjustments	2%	$ 18,522
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 55,567
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 490,842**

Paving and Allowance Subtotal:		**$ 1,416,959**
Construction Contingency:	15%	$ 212,544
Annual Inflation (5 Years):	4%	$ 353,036
Construction Cost TOTAL:		**$ 1,983,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,983,000**
Engineering/Survey/Testing:		18%	$ 356,940
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 198,300
		Impact Fee Project Cost TOTAL:	**$ 2,538,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-50**
Name:	CR 101	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**	
Limits:	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY		
Impact Fee Class:	C2U		
Existing Lanes:	2UD		
Length (lf):	2,845		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	6,322	cy	$ 15.00	$ 94,833
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	12,644	sy	$ 12.00	$ 151,733
301	9" Concrete Pavement w/ 6" Curb	11,696	sy	$ 80.00	$ 935,689
401	4" Topsoil	4,742	sy	$ 5.00	$ 23,708
501	5" Concrete Sidewalk	45,520	sf	$ 7.00	$ 318,640
601	Moisture Conditioning	12,644	sy	$ 15.00	$ 189,667
701	Street Lighting	2,845	lf	$ 160.00	$ 455,200
				Paving Construction Cost Subtotal:	**$ 2,169,471**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 173,558
√	Traffic Control	Construction Phase Traffic Control	3%	$ 65,084
√	Pavement Markings/Signs		4%	$ 86,779
√	Roadway Drainage	Standard Internal System	25%	$ 542,368
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 108,474
√	Sewer	Minor Adjustments	2%	$ 43,389
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 130,168
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,149,819**

Paving and Allowance Subtotal:		**$ 3,319,290**
Construction Contingency:	15%	$ 497,893
Annual Inflation (5 Years):	4%	$ 827,004
Construction Cost TOTAL:		**$ 4,645,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,645,000**
Engineering/Survey/Testing:		18%	$ 836,100
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 464,500
		Impact Fee Project Cost TOTAL:	**$ 5,946,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-51**
Name:	ROSELAND PKWY	**This project consists of the construction of a new four-lane divided minor arterial.**	
Limits:	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY		
Impact Fee Class:	M4D		
Existing Lanes:	XX		
Length (lf):	2,925		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	9,100	cy	$ 15.00	$ 136,500
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	18,200	sy	$ 15.00	$ 273,000
302	10" Concrete Pavement w/ 6" Curb	16,250	sy	$ 90.00	$ 1,462,500
402	4" Topsoil	12,025	sy	$ 5.00	$ 60,125
502	5" Concrete Sidewalk	58,500	sf	$ 7.00	$ 409,500
602	Moisture Conditioning	18,200	sy	$ 15.00	$ 273,000
702	Street Lighting	2,925	lf	$ 160.00	$ 468,000
				Paving Construction Cost Subtotal:	**$ 3,082,625**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 246,610
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 123,305
√	Roadway Drainage	Standard Internal System	35%	$ 1,078,919
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 154,131
√	Sewer	Minor Adjustments	2%	$ 61,653
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 184,958
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,849,575**

Paving and Allowance Subtotal:		**$ 4,932,200**
Construction Contingency:	15%	$ 739,830
Annual Inflation (5 Years):	4%	$ 1,228,862
Construction Cost TOTAL:		**$ 6,901,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,901,000**
Engineering/Survey/Testing:		18%	$ 1,242,180
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,380,200
		Impact Fee Project Cost TOTAL:	**$ 9,523,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-52**
Name:	ROSELAND PKWY	**This project consists of the construction of a new two-lane undivided collector.**	
Limits:	SUNSET BLVD TO 2820 FT N OF SUNSET		
Impact Fee Class:	C2U		
Existing Lanes:	XX		
Length (lf):	2,820		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	6,267	cy	$ 15.00	$ 94,000
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	12,533	sy	$ 12.00	$ 150,400
301	9" Concrete Pavement w/ 6" Curb	11,593	sy	$ 80.00	$ 927,467
401	4" Topsoil	4,700	sy	$ 5.00	$ 23,500
501	5" Concrete Sidewalk	45,120	sf	$ 7.00	$ 315,840
601	Moisture Conditioning	12,533	sy	$ 15.00	$ 188,000
701	Street Lighting	2,820	lf	$ 160.00	$ 451,200
				Paving Construction Cost Subtotal:	**$ 2,150,407**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 172,033
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 86,016
√	Roadway Drainage	Standard Internal System	35%	$ 752,642
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 107,520
√	Sewer	Minor Adjustments	2%	$ 43,008
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 129,024
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,290,244**

Paving and Allowance Subtotal:		**$ 3,440,651**
Construction Contingency:	15%	$ 516,098
Annual Inflation (5 Years):	4%	$ 857,241
Construction Cost TOTAL:		**$ 4,814,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,814,000**
Engineering/Survey/Testing:		18%	$ 866,520
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 962,800
		Impact Fee Project Cost TOTAL:	**$ 6,643,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-53**
Name:	CUSTER RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	940 FT S OF ROBINSON DR TO 1665 FT S OF ROBINSON DR		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	725		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	2,256	cy	$ 15.00	$ 33,833
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	4,511	sy	$ 15.00	$ 67,667
304	10" Concrete Pavement w/ 6" Curb	4,028	sy	$ 90.00	$ 362,500
404	4" Topsoil	2,981	sy	$ 5.00	$ 14,903
504	5" Concrete Sidewalk	14,500	sf	$ 7.00	$ 101,500
604	Moisture Conditioning	4,511	sy	$ 15.00	$ 67,667
704	Street Lighting	725	lf	$ 160.00	$ 116,000
				Paving Construction Cost Subtotal:	**$ 764,069**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 61,126
√	Traffic Control	Construction Phase Traffic Control	3%	$ 22,922
√	Pavement Markings/Signs		4%	$ 30,563
√	Roadway Drainage	Standard Internal System	25%	$ 191,017
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 38,203
√	Sewer	Minor Adjustments	2%	$ 15,281
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 45,844
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 404,957**

Paving and Allowance Subtotal:		**$ 1,169,026**
Construction Contingency:	15%	$ 175,354
Annual Inflation (5 Years):	4%	$ 291,264
Construction Cost TOTAL:		**$ 1,636,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,636,000**
Engineering/Survey/Testing:		18%	$ 294,480
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 163,600
		Impact Fee Project Cost TOTAL:	**$ 2,094,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-54**
Name:	CUSTER RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	GA MOORE PKWY TO 1960 FT N OF GA MOORE		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,960		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,098	cy	$ 15.00	$ 91,467
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,196	sy	$ 15.00	$ 182,933
304	10" Concrete Pavement w/ 6" Curb	10,889	sy	$ 90.00	$ 980,000
404	4" Topsoil	8,058	sy	$ 5.00	$ 40,289
504	5" Concrete Sidewalk	39,200	sf	$ 7.00	$ 274,400
604	Moisture Conditioning	12,196	sy	$ 15.00	$ 182,933
704	Street Lighting	1,960	lf	$ 160.00	$ 313,600
				Paving Construction Cost Subtotal:	**$ 2,065,622**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 165,250
√	Traffic Control	Construction Phase Traffic Control	3%	$ 61,969
√	Pavement Markings/Signs		4%	$ 82,625
√	Roadway Drainage	Standard Internal System	25%	$ 516,406
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 103,281
√	Sewer	Minor Adjustments	2%	$ 41,312
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 123,937
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,094,780**

Paving and Allowance Subtotal:		**$ 3,160,402**
Construction Contingency:	15%	$ 474,060
Annual Inflation (5 Years):	4%	$ 787,417
Construction Cost TOTAL:		**$ 4,422,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,422,000**
Engineering/Survey/Testing:		18%	$ 795,960
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 442,200
		Impact Fee Project Cost TOTAL:	**$ 5,660,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-55**
Name:	CUSTER RD	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	1025 FT SOUTH OF GA MOORE TO CR 130		
Impact Fee Class:	P6D		
Existing Lanes:	XX		
Length (lf):	835		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	2,598	cy	$ 15.00	$ 38,967
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	5,196	sy	$ 15.00	$ 77,933
304	10" Concrete Pavement w/ 6" Curb	4,639	sy	$ 90.00	$ 417,500
404	4" Topsoil	3,433	sy	$ 5.00	$ 17,164
504	5" Concrete Sidewalk	16,700	sf	$ 7.00	$ 116,900
604	Moisture Conditioning	5,196	sy	$ 15.00	$ 77,933
704	Street Lighting	835	lf	$ 160.00	$ 133,600
				Paving Construction Cost Subtotal:	**$ 879,997**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 70,400
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 35,200
√	Roadway Drainage	Standard Internal System	35%	$ 307,999
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 44,000
√	Sewer	Minor Adjustments	2%	$ 17,600
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 52,800
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 527,998**

Paving and Allowance Subtotal:		**$ 1,407,996**
Construction Contingency:	15%	$ 211,199
Annual Inflation (5 Years):	4%	$ 350,803
Construction Cost TOTAL:		**$ 1,970,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,970,000**
Engineering/Survey/Testing:		18%	$ 354,600
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 394,000
		Impact Fee Project Cost TOTAL:	**$ 2,719,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**4-56**
Name:	CUSTER RD	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	CR 130 TO CUSTER RD			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	2,895			
Service Area(s):	4			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	9,007	cy	$ 15.00	$ 135,100
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	18,013	sy	$ 15.00	$ 270,200
304	10" Concrete Pavement w/ 6" Curb	16,083	sy	$ 90.00	$ 1,447,500
404	4" Topsoil	11,902	sy	$ 5.00	$ 59,508
504	5" Concrete Sidewalk	57,900	sf	$ 7.00	$ 405,300
604	Moisture Conditioning	18,013	sy	$ 15.00	$ 270,200
704	Street Lighting	2,895	lf	$ 160.00	$ 463,200
				Paving Construction Cost Subtotal:	**$ 3,051,008**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 244,081
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 122,040
√	Roadway Drainage	Standard Internal System	35%	$ 1,067,853
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 152,550
√	Sewer	Minor Adjustments	2%	$ 61,020
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 183,061
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,830,605**

Paving and Allowance Subtotal:		**$ 4,881,613**
Construction Contingency:	15%	$ 732,242
Annual Inflation (5 Years):	4%	$ 1,216,258
Construction Cost TOTAL:		**$ 6,831,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,831,000**
Engineering/Survey/Testing:		18%	$ 1,229,580
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,366,200
		Impact Fee Project Cost TOTAL:	**$ 9,427,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-57**
Name:	MCILROY RD	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**	
Limits:	GA MOORE PKWY TO 1149.6 FT S OF GA MOORE		
Impact Fee Class:	C2U		
Existing Lanes:	2UD		
Length (lf):	1,245		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	2,767	cy	$ 15.00	$ 41,500
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	5,533	sy	$ 12.00	$ 66,400
301	9" Concrete Pavement w/ 6" Curb	5,118	sy	$ 80.00	$ 409,467
401	4" Topsoil	2,075	sy	$ 5.00	$ 10,375
501	5" Concrete Sidewalk	19,920	sf	$ 7.00	$ 139,440
601	Moisture Conditioning	5,533	sy	$ 15.00	$ 83,000
701	Street Lighting	1,245	lf	$ 160.00	$ 199,200
				Paving Construction Cost Subtotal:	**$ 949,382**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 75,951
√	Traffic Control	Construction Phase Traffic Control	3%	$ 28,481
√	Pavement Markings/Signs		4%	$ 37,975
√	Roadway Drainage	Standard Internal System	25%	$ 237,345
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 47,469
√	Sewer	Minor Adjustments	2%	$ 18,988
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 56,963
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 503,172**

Paving and Allowance Subtotal:		**$ 1,452,554**
Construction Contingency:	15%	$ 217,883
Annual Inflation (5 Years):	4%	$ 361,905
Construction Cost TOTAL:		**$ 2,033,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,033,000**
Engineering/Survey/Testing:		18%	$ 365,940
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 203,300
		Impact Fee Project Cost TOTAL:	**$ 2,602,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-58**
Name:	MCILROY RD	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**	
Limits:	1150 FT S OF GA MOORE TO CR 130		
Impact Fee Class:	C2U		
Existing Lanes:	2UD		
Length (lf):	915		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	2,033	cy	$ 15.00	$ 30,500
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	4,067	sy	$ 12.00	$ 48,800
301	9" Concrete Pavement w/ 6" Curb	3,762	sy	$ 80.00	$ 300,933
401	4" Topsoil	1,525	sy	$ 5.00	$ 7,625
501	5" Concrete Sidewalk	14,640	sf	$ 7.00	$ 102,480
601	Moisture Conditioning	4,067	sy	$ 15.00	$ 61,000
701	Street Lighting	915	lf	$ 160.00	$ 146,400
				Paving Construction Cost Subtotal:	**$ 697,738**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 55,819
√	Traffic Control	Construction Phase Traffic Control	3%	$ 20,932
√	Pavement Markings/Signs		4%	$ 27,910
√	Roadway Drainage	Standard Internal System	25%	$ 174,435
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 34,887
√	Sewer	Minor Adjustments	2%	$ 13,955
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 41,864
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 369,801**

Paving and Allowance Subtotal:		**$ 1,067,540**
Construction Contingency:	15%	$ 160,131
Annual Inflation (5 Years):	4%	$ 265,978
Construction Cost TOTAL:		**$ 1,494,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,494,000**
Engineering/Survey/Testing:		18%	$ 268,920
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 149,400
		Impact Fee Project Cost TOTAL:	**$ 1,912,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**4-59**
Name:	CUSTER RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	CHURCH ST TO J FRED SMITH PKWY			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	1,610			
Service Area(s):	4			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	5,009	cy	$ 15.00	$ 75,133
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	10,018	sy	$ 15.00	$ 150,267
304	10" Concrete Pavement w/ 6" Curb	8,944	sy	$ 90.00	$ 805,000
404	4" Topsoil	6,619	sy	$ 5.00	$ 33,094
504	5" Concrete Sidewalk	32,200	sf	$ 7.00	$ 225,400
604	Moisture Conditioning	10,018	sy	$ 15.00	$ 150,267
704	Street Lighting	1,610	lf	$ 160.00	$ 257,600
				Paving Construction Cost Subtotal:	**$ 1,696,761**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 135,741
√	Traffic Control	Construction Phase Traffic Control	3%	$ 50,903
√	Pavement Markings/Signs		4%	$ 67,870
√	Roadway Drainage	Standard Internal System	25%	$ 424,190
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 84,838
√	Sewer	Minor Adjustments	2%	$ 33,935
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 101,806
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 899,283**

Paving and Allowance Subtotal:		**$ 2,596,045**
Construction Contingency:	15%	$ 389,407
Annual Inflation (5 Years):	4%	$ 646,807
Construction Cost TOTAL:		**$ 3,633,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,633,000**
Engineering/Survey/Testing:		18%	$ 653,940
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 363,300
		Impact Fee Project Cost TOTAL:	**$ 4,650,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-60**
Name:	CUSTER RD	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	J FRED SMITH PKWY TO 1195 FT S OF J FRED SMITH		
Impact Fee Class:	P6D		
Existing Lanes:	XX		
Length (lf):	1,195		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	3,718	cy	$ 15.00	$ 55,767
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,436	sy	$ 15.00	$ 111,533
304	10" Concrete Pavement w/ 6" Curb	6,639	sy	$ 90.00	$ 597,500
404	4" Topsoil	4,913	sy	$ 5.00	$ 24,564
504	5" Concrete Sidewalk	23,900	sf	$ 7.00	$ 167,300
604	Moisture Conditioning	7,436	sy	$ 15.00	$ 111,533
704	Street Lighting	1,195	lf	$ 160.00	$ 191,200
				Paving Construction Cost Subtotal:	**$ 1,259,397**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 100,752
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 50,376
√	Roadway Drainage	Standard Internal System	35%	$ 440,789
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 62,970
√	Sewer	Minor Adjustments	2%	$ 25,188
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 75,564
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 755,638**

Paving and Allowance Subtotal:		**$ 2,015,036**
Construction Contingency:	15%	$ 302,255
Annual Inflation (5 Years):	4%	$ 502,048
Construction Cost TOTAL:		**$ 2,820,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,820,000**
Engineering/Survey/Testing:		18%	$ 507,600
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 564,000
		Impact Fee Project Cost TOTAL:	**$ 3,892,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-61**
Name:	PETERMAN PARKWAY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	2676.7 FT N OF J FRED TO J FRED SMITH PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,680		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	8,338	cy	$ 15.00	$ 125,067
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,676	sy	$ 15.00	$ 250,133
304	10" Concrete Pavement w/ 6" Curb	14,889	sy	$ 90.00	$ 1,340,000
404	4" Topsoil	11,018	sy	$ 5.00	$ 55,089
504	5" Concrete Sidewalk	53,600	sf	$ 7.00	$ 375,200
604	Moisture Conditioning	16,676	sy	$ 15.00	$ 250,133
704	Street Lighting	2,680	lf	$ 160.00	$ 428,800
				Paving Construction Cost Subtotal:	**$ 2,824,422**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 225,954
√	Traffic Control	Construction Phase Traffic Control	3%	$ 84,733
√	Pavement Markings/Signs		4%	$ 112,977
√	Roadway Drainage	Standard Internal System	25%	$ 706,106
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 141,221
√	Sewer	Minor Adjustments	2%	$ 56,488
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 169,465
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,496,944**

Paving and Allowance Subtotal:		**$ 4,321,366**
Construction Contingency:	15%	$ 648,205
Annual Inflation (5 Years):	4%	$ 1,076,672
Construction Cost TOTAL:		**$ 6,047,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,047,000**
Engineering/Survey/Testing:		18%	$ 1,088,460
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 604,700
		Impact Fee Project Cost TOTAL:	**$ 7,740,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-62**
Name:	MASSEY DR	**This project consists of the construction of a new two-lane undivided collector.**	
Limits:	PRESTON RD TO COIT RD		
Impact Fee Class:	C2U		
Existing Lanes:	XX		
Length (lf):	4,395		
Service Area(s):	4		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	9,767	cy	$ 15.00	$ 146,500
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	19,533	sy	$ 12.00	$ 234,400
301	9" Concrete Pavement w/ 6" Curb	18,068	sy	$ 80.00	$ 1,445,467
401	4" Topsoil	7,325	sy	$ 5.00	$ 36,625
501	5" Concrete Sidewalk	70,320	sf	$ 7.00	$ 492,240
601	Moisture Conditioning	19,533	sy	$ 15.00	$ 293,000
701	Street Lighting	4,395	lf	$ 160.00	$ 703,200
				Paving Construction Cost Subtotal:	**$ 3,351,432**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 268,115
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 134,057
√	Roadway Drainage	Standard Internal System	35%	$ 1,173,001
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 167,572
√	Sewer	Minor Adjustments	2%	$ 67,029
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 201,086
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,010,859**

Paving and Allowance Subtotal:		**$ 5,362,291**
Construction Contingency:	15%	$ 804,344
Annual Inflation (5 Years):	4%	$ 1,336,019
Construction Cost TOTAL:		**$ 7,503,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 7,503,000**
Engineering/Survey/Testing:		18%	$ 1,350,540
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,500,600
		Impact Fee Project Cost TOTAL:	**$ 10,354,000**

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City of Celina - 2024 Roadway Impact Fee

Capital Improvement Plan for Roadway Impact Fees

Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area 5

#	Class	Project	Limits	Status	Project Cost
5-1	P6D	MOBBERLY RD	2555 FT WEST OF DNT TO DALLAS NORTH TOLLWAY	Widening	$ 44,142,000
5-2	P6D	GLENDENNING PKWY	SMILEY RD TO 2610 FT EAST OF SMILEY	New Build	$ 23,718,000
5-3	P6D	GLENDENNING PKWY	1965 FT WEST OF MCNABB DR TO MCNABB DR	Widening	$ 7,379,000
5-4	P6D	GLENDENNING PKWY	588.9 FT EAST OF MCNABB TO 1303.3 FT EAST OF MCNABB	Widening	$ 1,806,000
5-5	P6D	GLENDENNING PKWY	1303.3 FT EAST OF MCNABB TO 1213.7 FT W OF CNTY LINE	Widening	$ 2,310,000
5-6	P6D	GLENDENNING PKWY	1240 FT W OF CNTY LINE TO COUNTY LINE	Widening	$ 3,581,000
5-7	P6D	PUNK CARTER PKWY (FM 428)	MAYER PKWY TO BOTHWELL BLVD	Widening	$ 10,459,000
5-8	P6D	PUNK CARTER PKWY	860 FT E OF BOTHWELL BLVD TO 3850 FT E OF BOTHWELL BLV	New Build	$ 9,736,000
5-9	P6D	PUNK CARTER PKWY	3850 FT E OF BOTHWELL BLV TO SMILEY RD	New Build	$ 6,610,000
5-10	C2U	CAREY RD	610 FT E OF BOTHWELL BLVD TO 3395 FT E OF BOTHWELL BLV	New Build	$ 6,562,000
5-11	C2U	CAREY RD	BOTHWELL BLVD TO SMILEY RD	New Build	$ 4,783,000
5-12	C2U	CAREY RD	SMILEY RD TO 945 FT WEST OF MCNABB	Widening	$ 8,518,000
5-13	C2U	CAREY RD	1035 FT EAST OF MCNABB TO 2470 FT WEST OF LEGACY DR	Widening	$ 4,440,000
5-14	C2U	CAREY RD	1865 FT WEST OF LEGACY TO LEGACY DR	Widening	$ 6,017,000
5-15	M4D (1/2)	CRUTCHFIELD DR	665 FT W OF BOTHWELL TO BOTHWELL BLVD	Widening	$ 1,100,000
5-16	P6D (1/2)	FRONTIER PKWY / PARVIN RD	1500 FT W OF MAYER PKWY (FM 1385) TO 1600 FT E OF BOTHWELL	Widening	$ 5,919,000
5-17	P6D	FRONTIER PKWY	SMILEY RD TO 3150 FT W OF SMILEY RD	Widening	$ 9,053,000
5-18	P6D	FRONTIER PKWY	500 FT S OF WILD TULIP DR TO LEGACY DR	Widening	$ 7,986,000
5-19	P6D	FRONTIER PKWY	LEGACY DR TO 500 FT S OF WILD TULIP DR	Widening	$ 14,373,000
5-20	P6D	MAYER PKWY (FM 1385)	282.6 FT N OF COUNTRYVIEW TO PUNK CARTER PKWY	Widening	$ 12,137,500
5-21	P6D	MAYER PKWY (FM 1385)	3325 FT N OF FRONTIER TO FRONTIER PKWY	Widening	$ 4,801,500
5-22	M4D	BOTHWELL BLVD (FM 428)	1325 FT NE OF MUSTANG TO 2330 FT NE OF MUSTANG	Widening	$ 1,524,000
5-23	M4D	BOTHWELL BLVD (FM 428)	PUNK CARTER TO SMILEY RD	Widening	$ 2,512,500
5-24	P6D	SMILEY RD	CELINA RD TO OUTER LOOP EXTENSION	Widening	$ 29,052,000
5-25	P6D	SMILEY RD	760 FT S OF MEADOW LN TO 1680 FT S OF MEADOW LN	Widening	$ 2,657,000
5-26	P6D	SMILEY RD	1300 FT N OF PUNK CARTER TO PUNK CARTER PKWY	Widening	$ 3,754,000
5-27	P6D	SMILEY RD	CAREY RD TO 1335 FT SOUTH OF CAREY	Widening	$ 3,855,000
5-28	P6D	SMILEY RD	MERRITT WAY TO 325 FT N OF MERRITT WAY	Widening	$ 5,718,000
5-29	P6D	SMILEY RD	1990 FT N OF FRONTIER TO FRONTIER PKWY	Widening	$ 35,302,000
5-30, 6-21	P6D	LEGACY DR	OUTER LOOP TO 985 FT N OF OUTER LOOP	Widening	$ 2,845,000
5-31, 6-22	P6D	LEGACY DR	OUTER LOOP TO PUNK CARTER PKWY	Widening	$ 7,191,000
5-32, 6-23	P6D	LEGACY DR	PUNK CARTER PKWY TO CAREY RD	Widening	$ 50,248,000
5-33, 6-24	P6D	LEGACY DR	CAREY RD TO 600 FT N OF CLEAR CREEK PKWY	Widening	$ 20,155,000
5-34, 6-25	P6D	LEGACY DR	CLEAR CREEK PKWY TO 600 FT N OF CLEAR CREEK PKWY	Widening	$ 2,715,000
5-35, 6-26	P6D (1/3)	LEGACY DR	CLEAR CREEK PKWY TO FRONTIER PKWY	Widening	$ 1,993,000
5-36	P6D	LEGACY DR	FRONTIER PKWY TO OLD PARVIN RD	Widening	$ 13,693,000
5-37	P6D	FRONTIER PKWY	1475 FT W OF GOOD HOPE TO GOOD HOPE	Widening	$ 10,877,000
5-38	C2U	McNABB DR	MOBBERLY RD TO GLENDENNING PKWY	New Build	$ 10,154,000
				ROADWAY TOTAL	**$ 399,676,500**

Type	Intersection	Project Cost
Int. Improvements	Frontier Pkwy & Legacy Dr	$ 1,800,000
Int. Improvements	Legacy Dr & Clear Creek Pkwy	$ 1,200,000
Int. Improvements	Legacy Dr & Carey Rd	$ 750,000
Int. Improvements	Collin County Outer Loop & Legacy Dr	$ 1,800,000
Int. Improvements	Frontier Pkwy & Smiley Rd	$ 750,000
Int. Improvements	Parvin Rd & Bothwell Blvd	$ 750,000
Int. Improvements	Mayer Pkwy & Crutchfield Dr	$ 750,000
Int. Improvements	Smiley Rd & Carey Rd	$ 750,000
Int. Improvements	Punk Carter Pkwy & Mayer Pkwy	$ 300,000
Int. Improvements	Outer Loop Extension & Smiley Rd	$ 1,800,000
Int. Improvements	Mobberly Rd & McNabb Dr	$ 750,000
Int. Improvements	Smiley Rd & Celina Rd	$ 750,000
Int. Improvements	Punk Carter Pkwy & Mayer Pkwy	$ 750,000
Int. Improvements	Dallas North Tollway & Mobberly Rd	$ 1,800,000
	INTERSECTION TOTAL	**$ 14,700,000**
	SERVICE AREA TOTAL	**$ 414,376,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-1**
Name:	MOBBERLY RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	2555 FT WEST OF DNT TO DALLAS NORTH TOLLWAY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,555		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	7,949	cy	$ 15.00	$ 119,233
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	15,898	sy	$ 15.00	$ 238,467
304	10" Concrete Pavement w/ 6" Curb	14,194	sy	$ 90.00	$ 1,277,500
404	4" Topsoil	10,504	sy	$ 5.00	$ 52,519
504	5" Concrete Sidewalk	51,100	sf	$ 7.00	$ 357,700
604	Moisture Conditioning	15,898	sy	$ 15.00	$ 238,467
704	Street Lighting	2,555	lf	$ 160.00	$ 408,800
				Paving Construction Cost Subtotal:	**$ 2,692,686**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 215,415
√	Traffic Control	Construction Phase Traffic Control	3%	$ 80,781
√	Pavement Markings/Signs		4%	$ 107,707
√	Roadway Drainage	Standard Internal System	25%	$ 673,172
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$20,527,500	$ 20,527,500
√	Water	Minor Adjustments	5%	$ 134,634
√	Sewer	Minor Adjustments	2%	$ 53,854
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 161,561
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 21,954,624**

Paving and Allowance Subtotal:		**$ 24,647,310**
Construction Contingency:	15%	$ 3,697,096
Annual Inflation (5 Years):	4%	$ 6,140,898
Construction Cost TOTAL:		**$ 34,486,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 34,486,000**
Engineering/Survey/Testing:		18%	$ 6,207,480
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 3,448,600
		Impact Fee Project Cost TOTAL:	**$ 44,142,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**5-2**
Name:	GLENDENNING PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	SMILEY RD TO 2610 FT EAST OF SMILEY			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	2,610			
Service Area(s):	5			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	8,120	cy	$ 15.00	$ 121,800
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,240	sy	$ 15.00	$ 243,600
304	10" Concrete Pavement w/ 6" Curb	14,500	sy	$ 90.00	$ 1,305,000
404	4" Topsoil	10,730	sy	$ 5.00	$ 53,650
504	5" Concrete Sidewalk	52,200	sf	$ 7.00	$ 365,400
604	Moisture Conditioning	16,240	sy	$ 15.00	$ 243,600
704	Street Lighting	2,610	lf	$ 160.00	$ 417,600
				Paving Construction Cost Subtotal:	**$ 2,750,650**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 220,052
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 110,026
√	Roadway Drainage	Standard Internal System	35%	$ 962,728
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$7,882,560	$ 7,882,560
√	Water	Minor Adjustments	5%	$ 137,533
√	Sewer	Minor Adjustments	2%	$ 55,013
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 165,039
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 9,532,950**

Paving and Allowance Subtotal:		**$ 12,283,600**
Construction Contingency:	15%	$ 1,842,540
Annual Inflation (5 Years):	4%	$ 3,060,469
Construction Cost TOTAL:		**$ 17,187,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 17,187,000**
Engineering/Survey/Testing:		18%	$ 3,093,660
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 3,437,400
		Impact Fee Project Cost TOTAL:	**$ 23,718,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-3**
Name:	GLENDENNING PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	1965 FT WEST OF MCNABB DR TO MCNABB DR		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,555		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	7,949	cy	$ 15.00	$ 119,233
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	15,898	sy	$ 15.00	$ 238,467
304	10" Concrete Pavement w/ 6" Curb	14,194	sy	$ 90.00	$ 1,277,500
404	4" Topsoil	10,504	sy	$ 5.00	$ 52,519
504	5" Concrete Sidewalk	51,100	sf	$ 7.00	$ 357,700
604	Moisture Conditioning	15,898	sy	$ 15.00	$ 238,467
704	Street Lighting	2,555	lf	$ 160.00	$ 408,800
				Paving Construction Cost Subtotal:	**$ 2,692,686**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 215,415
√	Traffic Control	Construction Phase Traffic Control	3%	$ 80,781
√	Pavement Markings/Signs		4%	$ 107,707
√	Roadway Drainage	Standard Internal System	25%	$ 673,172
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 134,634
√	Sewer	Minor Adjustments	2%	$ 53,854
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 161,561
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,427,124**

Paving and Allowance Subtotal:		**$ 4,119,810**
Construction Contingency:	15%	$ 617,971
Annual Inflation (5 Years):	4%	$ 1,026,454
Construction Cost TOTAL:		**$ 5,765,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,765,000**
Engineering/Survey/Testing:		18%	$ 1,037,700
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 576,500
		Impact Fee Project Cost TOTAL:	**$ 7,379,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-4**
Name:	GLENDENNING PKWY		
Limits:	588.9 FT EAST OF MCNABB TO 1303.3 FT EAST OF MCNABB		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	625		
Service Area(s):	5		

This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	1,944	cy	$ 15.00	$ 29,167
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	3,889	sy	$ 15.00	$ 58,333
304	10" Concrete Pavement w/ 6" Curb	3,472	sy	$ 90.00	$ 312,500
404	4" Topsoil	2,569	sy	$ 5.00	$ 12,847
504	5" Concrete Sidewalk	12,500	sf	$ 7.00	$ 87,500
604	Moisture Conditioning	3,889	sy	$ 15.00	$ 58,333
704	Street Lighting	625	lf	$ 160.00	$ 100,000
				Paving Construction Cost Subtotal:	**$ 658,681**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 52,694
√	Traffic Control	Construction Phase Traffic Control	3%	$ 19,760
√	Pavement Markings/Signs		4%	$ 26,347
√	Roadway Drainage	Standard Internal System	25%	$ 164,670
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 32,934
√	Sewer	Minor Adjustments	2%	$ 13,174
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 39,521
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 349,101**

Paving and Allowance Subtotal:		**$ 1,007,781**
Construction Contingency:	15%	$ 151,167
Annual Inflation (5 Years):	4%	$ 251,090
Construction Cost TOTAL:		**$ 1,411,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,411,000**
Engineering/Survey/Testing:		18%	$ 253,980
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 141,100
		Impact Fee Project Cost TOTAL:	**$ 1,806,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-5**
Name:	GLENDENNING PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	1303.3 FT EAST OF MCNABB TO 1213.7 FT W OF CNTY LINE		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	800		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	2,489	cy	$ 15.00	$ 37,333
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	4,978	sy	$ 15.00	$ 74,667
304	10" Concrete Pavement w/ 6" Curb	4,444	sy	$ 90.00	$ 400,000
404	4" Topsoil	3,289	sy	$ 5.00	$ 16,444
504	5" Concrete Sidewalk	16,000	sf	$ 7.00	$ 112,000
604	Moisture Conditioning	4,978	sy	$ 15.00	$ 74,667
704	Street Lighting	800	lf	$ 160.00	$ 128,000
				Paving Construction Cost Subtotal:	**$ 843,111**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 67,449
√	Traffic Control	Construction Phase Traffic Control	3%	$ 25,293
√	Pavement Markings/Signs		4%	$ 33,724
√	Roadway Drainage	Standard Internal System	25%	$ 210,778
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 42,156
√	Sewer	Minor Adjustments	2%	$ 16,862
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 50,587
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 446,849**

Paving and Allowance Subtotal:		**$ 1,289,960**
Construction Contingency:	15%	$ 193,494
Annual Inflation (5 Years):	4%	$ 321,395
Construction Cost TOTAL:		**$ 1,805,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,805,000**
Engineering/Survey/Testing:		18%	$ 324,900
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 180,500
		Impact Fee Project Cost TOTAL:	**$ 2,310,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-6**
Name:	GLENDENNING PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	1240 FT W OF CNTY LINE TO COUNTY LINE		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,240		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	3,858	cy	$ 15.00	$ 57,867
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,716	sy	$ 15.00	$ 115,733
304	10" Concrete Pavement w/ 6" Curb	6,889	sy	$ 90.00	$ 620,000
404	4" Topsoil	5,098	sy	$ 5.00	$ 25,489
504	5" Concrete Sidewalk	24,800	sf	$ 7.00	$ 173,600
604	Moisture Conditioning	7,716	sy	$ 15.00	$ 115,733
704	Street Lighting	1,240	lf	$ 160.00	$ 198,400
				Paving Construction Cost Subtotal:	**$ 1,306,822**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 104,546
√	Traffic Control	Construction Phase Traffic Control	3%	$ 39,205
√	Pavement Markings/Signs		4%	$ 52,273
√	Roadway Drainage	Standard Internal System	25%	$ 326,706
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 65,341
√	Sewer	Minor Adjustments	2%	$ 26,136
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 78,409
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 692,616**

Paving and Allowance Subtotal:		**$ 1,999,438**
Construction Contingency:	15%	$ 299,916
Annual Inflation (5 Years):	4%	$ 498,162
Construction Cost TOTAL:		**$ 2,798,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,798,000**
Engineering/Survey/Testing:		18%	$ 503,640
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 279,800
		Impact Fee Project Cost TOTAL:	**$ 3,581,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**5-7**
Name:	PUNK CARTER PKWY (FM 428)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	MAYER PKWY TO BOTHWELL BLVD			
Impact Fee Class:	P6D			
Existing Lanes:	2D			
Length (lf):	2,915			
Service Area(s):	5			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	9,069	cy	$ 15.00	$ 136,033
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	18,138	sy	$ 15.00	$ 272,067
304	10" Concrete Pavement w/ 6" Curb	16,194	sy	$ 90.00	$ 1,457,500
404	4" Topsoil	11,984	sy	$ 5.00	$ 59,919
504	5" Concrete Sidewalk	58,300	sf	$ 7.00	$ 408,100
604	Moisture Conditioning	18,138	sy	$ 15.00	$ 272,067
704	Street Lighting	2,915	lf	$ 160.00	$ 466,400
				Paving Construction Cost Subtotal:	**$ 3,072,086**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 245,767
√	Traffic Control	Construction Phase Traffic Control	3%	$ 92,163
√	Pavement Markings/Signs		4%	$ 122,883
√	Roadway Drainage	Standard Internal System	25%	$ 768,022
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$6,979,350	$ 6,979,350
√	Water	Minor Adjustments	5%	$ 153,604
√	Sewer	Minor Adjustments	2%	$ 61,442
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 184,325
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 8,607,556**

Paving and Allowance Subtotal:		**$ 11,679,642**
Construction Contingency:	15%	$ 1,751,946
Annual Inflation (5 Years):	4%	$ 2,909,993
Construction Cost TOTAL:		**$ 16,342,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 16,342,000**
Engineering/Survey/Testing:		18%	$ 2,941,560
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,634,200
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 10,459,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-8**
Name:	PUNK CARTER PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	860 FT E OF BOTHWELL BLVD TO 3850 FT E OF BOTHWELL BLV		
Impact Fee Class:	P6D		
Existing Lanes:	XX		
Length (lf):	2,990		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	9,302	cy	$ 15.00	$ 139,533
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	18,604	sy	$ 15.00	$ 279,067
304	10" Concrete Pavement w/ 6" Curb	16,611	sy	$ 90.00	$ 1,495,000
404	4" Topsoil	12,292	sy	$ 5.00	$ 61,461
504	5" Concrete Sidewalk	59,800	sf	$ 7.00	$ 418,600
604	Moisture Conditioning	18,604	sy	$ 15.00	$ 279,067
704	Street Lighting	2,990	lf	$ 160.00	$ 478,400
				Paving Construction Cost Subtotal:	**$ 3,151,128**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 252,090
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 126,045
√	Roadway Drainage	Standard Internal System	35%	$ 1,102,895
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 157,556
√	Sewer	Minor Adjustments	2%	$ 63,023
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 189,068
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,890,677**

Paving and Allowance Subtotal:		**$ 5,041,804**
Construction Contingency:	15%	$ 756,271
Annual Inflation (5 Years):	4%	$ 1,256,170
Construction Cost TOTAL:		**$ 7,055,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 7,055,000**
Engineering/Survey/Testing:		18%	$ 1,269,900
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,411,000
		Impact Fee Project Cost TOTAL:	**$ 9,736,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**5-9**
Name:	PUNK CARTER PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	3850 FT E OF BOTHWELL BLV TO SMILEY RD			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	2,030			
Service Area(s):	5			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,316	cy	$ 15.00	$ 94,733
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,631	sy	$ 15.00	$ 189,467
304	10" Concrete Pavement w/ 6" Curb	11,278	sy	$ 90.00	$ 1,015,000
404	4" Topsoil	8,346	sy	$ 5.00	$ 41,728
504	5" Concrete Sidewalk	40,600	sf	$ 7.00	$ 284,200
604	Moisture Conditioning	12,631	sy	$ 15.00	$ 189,467
704	Street Lighting	2,030	lf	$ 160.00	$ 324,800
				Paving Construction Cost Subtotal:	**$ 2,139,394**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 171,152
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 85,576
√	Roadway Drainage	Standard Internal System	35%	$ 748,788
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 106,970
√	Sewer	Minor Adjustments	2%	$ 42,788
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 128,364
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,283,637**

Paving and Allowance Subtotal:		**$ 3,423,031**
Construction Contingency:	15%	$ 513,455
Annual Inflation (5 Years):	4%	$ 852,851
Construction Cost TOTAL:		**$ 4,790,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,790,000**
Engineering/Survey/Testing:		18%	$ 862,200
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 958,000
		Impact Fee Project Cost TOTAL:	**$ 6,610,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-10**
Name:	CAREY RD	**This project consists of the construction of a new two-lane undivided collector.**	
Limits:	610 FT E OF BOTHWELL BLVD TO 3395 FT E OF BOTHWELL BLV		
Impact Fee Class:	C2U		
Existing Lanes:	XX		
Length (lf):	2,785		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	6,189	cy	$ 15.00	$ 92,833
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	12,378	sy	$ 12.00	$ 148,533
301	9" Concrete Pavement w/ 6" Curb	11,449	sy	$ 80.00	$ 915,956
401	4" Topsoil	4,642	sy	$ 5.00	$ 23,208
501	5" Concrete Sidewalk	44,560	sf	$ 7.00	$ 311,920
601	Moisture Conditioning	12,378	sy	$ 15.00	$ 185,667
701	Street Lighting	2,785	lf	$ 160.00	$ 445,600
				Paving Construction Cost Subtotal:	**$ 2,123,717**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 169,897
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 84,949
√	Roadway Drainage	Standard Internal System	35%	$ 743,301
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 106,186
√	Sewer	Minor Adjustments	2%	$ 42,474
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 127,423
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,274,230**

Paving and Allowance Subtotal:		**$ 3,397,948**
Construction Contingency:	15%	$ 509,692
Annual Inflation (5 Years):	4%	$ 846,601
Construction Cost TOTAL:		**$ 4,755,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,755,000**
Engineering/Survey/Testing:		18%	$ 855,900
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 951,000
		Impact Fee Project Cost TOTAL:	**$ 6,562,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**5-11**
Name:	CAREY RD	**This project consists of the construction**		
Limits:	BOTHWELL BLVD TO SMILEY RD	**of a new two-lane undivided collector.**		
Impact Fee Class:	C2U			
Existing Lanes:	XX			
Length (lf):	2,030			
Service Area(s):	5			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	4,511	cy	$ 15.00	$ 67,667
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	9,022	sy	$ 12.00	$ 108,267
301	9" Concrete Pavement w/ 6" Curb	8,346	sy	$ 80.00	$ 667,644
401	4" Topsoil	3,383	sy	$ 5.00	$ 16,917
501	5" Concrete Sidewalk	32,480	sf	$ 7.00	$ 227,360
601	Moisture Conditioning	9,022	sy	$ 15.00	$ 135,333
701	Street Lighting	2,030	lf	$ 160.00	$ 324,800
				Paving Construction Cost Subtotal:	**$ 1,547,988**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 123,839
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 61,920
√	Roadway Drainage	Standard Internal System	35%	$ 541,796
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 77,399
√	Sewer	Minor Adjustments	2%	$ 30,960
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 92,879
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 928,793**

Paving and Allowance Subtotal:		**$ 2,476,780**
Construction Contingency:	15%	$ 371,517
Annual Inflation (5 Years):	4%	$ 617,092
Construction Cost TOTAL:		**$ 3,466,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,466,000**
Engineering/Survey/Testing:		18%	$ 623,880
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 693,200
		Impact Fee Project Cost TOTAL:	**$ 4,783,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**5-12**
Name:	CAREY RD	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**		
Limits:	SMILEY RD TO 945 FT WEST OF MCNABB			
Impact Fee Class:	C2U			
Existing Lanes:	2UD			
Length (lf):	1,710			
Service Area(s):	5			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	3,800	cy	$ 15.00	$ 57,000
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	7,600	sy	$ 12.00	$ 91,200
301	9" Concrete Pavement w/ 6" Curb	7,030	sy	$ 80.00	$ 562,400
401	4" Topsoil	2,850	sy	$ 5.00	$ 14,250
501	5" Concrete Sidewalk	27,360	sf	$ 7.00	$ 191,520
601	Moisture Conditioning	7,600	sy	$ 15.00	$ 114,000
701	Street Lighting	1,710	lf	$ 160.00	$ 273,600
				Paving Construction Cost Subtotal:	**$ 1,303,970**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 104,318
√	Traffic Control	Construction Phase Traffic Control	3%	$ 39,119
√	Pavement Markings/Signs		4%	$ 52,159
√	Roadway Drainage	Standard Internal System	25%	$ 325,993
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$2,761,150	$ 2,761,150
√	Water	Minor Adjustments	5%	$ 65,199
√	Sewer	Minor Adjustments	2%	$ 26,079
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 78,238
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 3,452,254**

Paving and Allowance Subtotal:		**$ 4,756,224**
Construction Contingency:	15%	$ 713,434
Annual Inflation (5 Years):	4%	$ 1,185,017
Construction Cost TOTAL:		**$ 6,655,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,655,000**
Engineering/Survey/Testing:		18%	$ 1,197,900
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 665,500
		Impact Fee Project Cost TOTAL:	**$ 8,518,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-13**
Name:	CAREY RD	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**	
Limits:	1035 FT EAST OF MCNABB TO 2470 FT WEST OF LEGACY DR		
Impact Fee Class:	C2U		
Existing Lanes:	2UD		
Length (lf):	2,125		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	4,722	cy	$ 15.00	$ 70,833
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	9,444	sy	$ 12.00	$ 113,333
301	9" Concrete Pavement w/ 6" Curb	8,736	sy	$ 80.00	$ 698,889
401	4" Topsoil	3,542	sy	$ 5.00	$ 17,708
501	5" Concrete Sidewalk	34,000	sf	$ 7.00	$ 238,000
601	Moisture Conditioning	9,444	sy	$ 15.00	$ 141,667
701	Street Lighting	2,125	lf	$ 160.00	$ 340,000
				Paving Construction Cost Subtotal:	**$ 1,620,431**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 129,634
√	Traffic Control	Construction Phase Traffic Control	3%	$ 48,613
√	Pavement Markings/Signs		4%	$ 64,817
√	Roadway Drainage	Standard Internal System	25%	$ 405,108
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 81,022
√	Sewer	Minor Adjustments	2%	$ 32,409
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 97,226
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 858,828**

Paving and Allowance Subtotal:		**$ 2,479,259**
Construction Contingency:	15%	$ 371,889
Annual Inflation (5 Years):	4%	$ 617,709
Construction Cost TOTAL:		**$ 3,469,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,469,000**
Engineering/Survey/Testing:		18%	$ 624,420
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 346,900
		Impact Fee Project Cost TOTAL:	**$ 4,440,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-14**
Name:	CAREY RD	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**	
Limits:	1865 FT WEST OF LEGACY TO LEGACY DR		
Impact Fee Class:	C2U		
Existing Lanes:	2UD		
Length (lf):	1,865		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	4,144	cy	$ 15.00	$ 62,167
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	8,289	sy	$ 12.00	$ 99,467
301	9" Concrete Pavement w/ 6" Curb	7,667	sy	$ 80.00	$ 613,378
401	4" Topsoil	3,108	sy	$ 5.00	$ 15,542
501	5" Concrete Sidewalk	29,840	sf	$ 7.00	$ 208,880
601	Moisture Conditioning	8,289	sy	$ 15.00	$ 124,333
701	Street Lighting	1,865	lf	$ 160.00	$ 298,400
				Paving Construction Cost Subtotal:	**$ 1,422,166**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 113,773
√	Traffic Control	Construction Phase Traffic Control	3%	$ 42,665
√	Pavement Markings/Signs		4%	$ 56,887
√	Roadway Drainage	Standard Internal System	25%	$ 355,542
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$1,183,350	$ 1,183,350
√	Water	Minor Adjustments	5%	$ 71,108
√	Sewer	Minor Adjustments	2%	$ 28,443
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 85,330
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,937,098**

Paving and Allowance Subtotal:		**$ 3,359,264**
Construction Contingency:	15%	$ 503,890
Annual Inflation (5 Years):	4%	$ 836,963
Construction Cost TOTAL:		**$ 4,701,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,701,000**
Engineering/Survey/Testing:		18%	$ 846,180
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 470,100
		Impact Fee Project Cost TOTAL:	**$ 6,017,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-15**
Name:	CRUTCHFIELD DR	**This project consists of the construction of two additonal lanes to complete the four-lane divided minor arterial.**	
Limits:	665 FT W OF BOTHWELL TO BOTHWELL BLVD		
Impact Fee Class:	M4D (1/2)		
Existing Lanes:	2D		
Length (lf):	665		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	1,034	cy	$ 15.00	$ 15,517
203	8" Lime Stabilized Subgrade @ 100 lbs/sy	2,069	sy	$ 15.00	$ 31,033
303	10" Concrete Pavement w/ 6" Curb	1,847	sy	$ 90.00	$ 166,250
403	4" Topsoil	887	sy	$ 5.00	$ 4,433
503	5" Concrete Sidewalk	6,650	sf	$ 7.00	$ 46,550
603	Moisture Conditioning	2,069	sy	$ 15.00	$ 31,033
703	Street Lighting	665	lf	$ 160.00	$ 106,400
				Paving Construction Cost Subtotal:	**$ 401,217**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 32,097
√	Traffic Control	Construction Phase Traffic Control	3%	$ 12,037
√	Pavement Markings/Signs		4%	$ 16,049
√	Roadway Drainage	Standard Internal System	25%	$ 100,304
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 20,061
√	Sewer	Minor Adjustments	2%	$ 8,024
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 24,073
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 212,645**

Paving and Allowance Subtotal:		**$ 613,862**
Construction Contingency:	15%	$ 92,079
Annual Inflation (5 Years):	4%	$ 152,944
Construction Cost TOTAL:		**$ 859,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 859,000**
Engineering/Survey/Testing:		18%	$ 154,620
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 85,900
		Impact Fee Project Cost TOTAL:	**$ 1,100,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-16**
Name:	FRONTIER PKWY / PARVIN RD	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	1500 FT W OF MAYER PKWY (FM 1385) TO 1600 FT E OF BOTHWELL		
Impact Fee Class:	P6D (1/2)		
Existing Lanes:	2UD		
Length (lf):	3,580		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	5,569	cy	$ 15.00	$ 83,533
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	11,138	sy	$ 15.00	$ 167,067
305	10" Concrete Pavement w/ 6" Curb	9,944	sy	$ 90.00	$ 895,000
405	4" Topsoil	4,773	sy	$ 5.00	$ 23,867
505	5" Concrete Sidewalk	35,800	sf	$ 7.00	$ 250,600
605	Moisture Conditioning	11,138	sy	$ 15.00	$ 167,067
705	Street Lighting	3,580	lf	$ 160.00	$ 572,800
				Paving Construction Cost Subtotal:	**$ 2,159,933**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 172,795
√	Traffic Control	Construction Phase Traffic Control	3%	$ 64,798
√	Pavement Markings/Signs		4%	$ 86,397
√	Roadway Drainage	Standard Internal System	25%	$ 539,983
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 107,997
√	Sewer	Minor Adjustments	2%	$ 43,199
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 129,596
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,144,765**

Paving and Allowance Subtotal:		**$ 3,304,698**
Construction Contingency:	15%	$ 495,705
Annual Inflation (5 Years):	4%	$ 823,368
Construction Cost TOTAL:		**$ 4,624,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,624,000**
Engineering/Survey/Testing:		18%	$ 832,320
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 462,400
		Impact Fee Project Cost TOTAL:	**$ 5,919,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-17**
Name:	FRONTIER PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	SMILEY RD TO 3150 FT W OF SMILEY RD		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	3,135		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	9,753	cy	$ 15.00	$ 146,300
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	19,507	sy	$ 15.00	$ 292,600
304	10" Concrete Pavement w/ 6" Curb	17,417	sy	$ 90.00	$ 1,567,500
404	4" Topsoil	12,888	sy	$ 5.00	$ 64,442
504	5" Concrete Sidewalk	62,700	sf	$ 7.00	$ 438,900
604	Moisture Conditioning	19,507	sy	$ 15.00	$ 292,600
704	Street Lighting	3,135	lf	$ 160.00	$ 501,600
				Paving Construction Cost Subtotal:	**$ 3,303,942**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 264,315
√	Traffic Control	Construction Phase Traffic Control	3%	$ 99,118
√	Pavement Markings/Signs		4%	$ 132,158
√	Roadway Drainage	Standard Internal System	25%	$ 825,985
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 165,197
√	Sewer	Minor Adjustments	2%	$ 66,079
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 198,237
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,751,089**

Paving and Allowance Subtotal:		**$ 5,055,031**
Construction Contingency:	15%	$ 758,255
Annual Inflation (5 Years):	4%	$ 1,259,465
Construction Cost TOTAL:		**$ 7,073,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 7,073,000**
Engineering/Survey/Testing:		18%	$ 1,273,140
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 707,300
		Impact Fee Project Cost TOTAL:	**$ 9,053,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-18**
Name:	FRONTIER PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	500 FT S OF WILD TULIP DR TO LEGACY DR		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,765		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	8,602	cy	$ 15.00	$ 129,033
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	17,204	sy	$ 15.00	$ 258,067
304	10" Concrete Pavement w/ 6" Curb	15,361	sy	$ 90.00	$ 1,382,500
404	4" Topsoil	11,367	sy	$ 5.00	$ 56,836
504	5" Concrete Sidewalk	55,300	sf	$ 7.00	$ 387,100
604	Moisture Conditioning	17,204	sy	$ 15.00	$ 258,067
704	Street Lighting	2,765	lf	$ 160.00	$ 442,400
				Paving Construction Cost Subtotal:	**$ 2,914,003**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 233,120
√	Traffic Control	Construction Phase Traffic Control	3%	$ 87,420
√	Pavement Markings/Signs		4%	$ 116,560
√	Roadway Drainage	Standard Internal System	25%	$ 728,501
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 145,700
√	Sewer	Minor Adjustments	2%	$ 58,280
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 174,840
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,544,421**

Paving and Allowance Subtotal:		**$ 4,458,424**
Construction Contingency:	15%	$ 668,764
Annual Inflation (5 Years):	4%	$ 1,110,820
Construction Cost TOTAL:		**$ 6,239,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,239,000**
Engineering/Survey/Testing:		18%	$ 1,123,020
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 623,900
		Impact Fee Project Cost TOTAL:	**$ 7,986,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-19**
Name:	FRONTIER PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	LEGACY DR TO 500 FT S OF WILD TULIP DR		
Impact Fee Class:	P6D		
Existing Lanes:	2D		
Length (lf):	2,940		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	9,147	cy	$ 15.00	$ 137,200
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	18,293	sy	$ 15.00	$ 274,400
304	10" Concrete Pavement w/ 6" Curb	16,333	sy	$ 90.00	$ 1,470,000
404	4" Topsoil	12,087	sy	$ 5.00	$ 60,433
504	5" Concrete Sidewalk	58,800	sf	$ 7.00	$ 411,600
604	Moisture Conditioning	18,293	sy	$ 15.00	$ 274,400
704	Street Lighting	2,940	lf	$ 160.00	$ 470,400
				Paving Construction Cost Subtotal:	**$ 3,098,433**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 247,875
√	Traffic Control	Construction Phase Traffic Control	3%	$ 92,953
√	Pavement Markings/Signs		4%	$ 123,937
√	Roadway Drainage	Standard Internal System	25%	$ 774,608
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$3,284,400	$ 3,284,400
√	Water	Minor Adjustments	5%	$ 154,922
√	Sewer	Minor Adjustments	2%	$ 61,969
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 185,906
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 4,926,570**

Paving and Allowance Subtotal:		**$ 8,025,003**
Construction Contingency:	15%	$ 1,203,750
Annual Inflation (5 Years):	4%	$ 1,999,436
Construction Cost TOTAL:		**$ 11,229,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 11,229,000**
Engineering/Survey/Testing:		18%	$ 2,021,220
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,122,900
		Impact Fee Project Cost TOTAL:	**$ 14,373,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-20**
Name:	MAYER PKWY (FM 1385)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	282.6 FT N OF COUNTRYVIEW TO PUNK CARTER PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	5,860		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	18,231	cy	$ 15.00	$ 273,467
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	36,462	sy	$ 15.00	$ 546,933
304	10" Concrete Pavement w/ 6" Curb	32,556	sy	$ 90.00	$ 2,930,000
404	4" Topsoil	24,091	sy	$ 5.00	$ 120,456
504	5" Concrete Sidewalk	117,200	sf	$ 7.00	$ 820,400
604	Moisture Conditioning	36,462	sy	$ 15.00	$ 546,933
704	Street Lighting	5,860	lf	$ 160.00	$ 937,600
				Paving Construction Cost Subtotal:	**$ 6,175,789**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 494,063
√	Traffic Control	Construction Phase Traffic Control	3%	$ 185,274
√	Pavement Markings/Signs		4%	$ 247,032
√	Roadway Drainage	Standard Internal System	25%	$ 1,543,947
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$4,105,500	$ 4,105,500
√	Water	Minor Adjustments	5%	$ 308,789
√	Sewer	Minor Adjustments	2%	$ 123,516
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 370,547
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 7,378,668**

Paving and Allowance Subtotal:		**$ 13,554,457**
Construction Contingency:	15%	$ 2,033,169
Annual Inflation (5 Years):	4%	$ 3,377,104
Construction Cost TOTAL:		**$ 18,965,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 18,965,000**
Engineering/Survey/Testing:		18%	$ 3,413,700
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,896,500
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 12,137,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-21**
Name:	MAYER PKWY (FM 1385)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	3325 FT N OF FRONTIER TO FRONTIER PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	3,325		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	10,344	cy	$ 15.00	$ 155,167
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	20,689	sy	$ 15.00	$ 310,333
304	10" Concrete Pavement w/ 6" Curb	18,472	sy	$ 90.00	$ 1,662,500
404	4" Topsoil	13,669	sy	$ 5.00	$ 68,347
504	5" Concrete Sidewalk	66,500	sf	$ 7.00	$ 465,500
604	Moisture Conditioning	20,689	sy	$ 15.00	$ 310,333
704	Street Lighting	3,325	lf	$ 160.00	$ 532,000
				Paving Construction Cost Subtotal:	**$ 3,504,181**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 280,334
√	Traffic Control	Construction Phase Traffic Control	3%	$ 105,125
√	Pavement Markings/Signs		4%	$ 140,167
√	Roadway Drainage	Standard Internal System	25%	$ 876,045
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 175,209
√	Sewer	Minor Adjustments	2%	$ 70,084
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 210,251
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,857,216**

Paving and Allowance Subtotal:		**$ 5,361,396**
Construction Contingency:	15%	$ 804,209
Annual Inflation (5 Years):	4%	$ 1,335,796
Construction Cost TOTAL:		**$ 7,502,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 7,502,000**
Engineering/Survey/Testing:		18%	$ 1,350,360
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 750,200
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 4,801,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-22**
Name:	BOTHWELL BLVD (FM 428)	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**	
Limits:	1325 FT NE OF MUSTANG TO 2330 FT NE OF MUSTANG		
Impact Fee Class:	M4D		
Existing Lanes:	2UD		
Length (lf):	1,055		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	3,282	cy	$ 15.00	$ 49,233
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	6,564	sy	$ 15.00	$ 98,467
302	10" Concrete Pavement w/ 6" Curb	5,861	sy	$ 90.00	$ 527,500
402	4" Topsoil	4,337	sy	$ 5.00	$ 21,686
502	5" Concrete Sidewalk	21,100	sf	$ 7.00	$ 147,700
602	Moisture Conditioning	6,564	sy	$ 15.00	$ 98,467
702	Street Lighting	1,055	lf	$ 160.00	$ 168,800
				Paving Construction Cost Subtotal:	**$ 1,111,853**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 88,948
√	Traffic Control	Construction Phase Traffic Control	3%	$ 33,356
√	Pavement Markings/Signs		4%	$ 44,474
√	Roadway Drainage	Standard Internal System	25%	$ 277,963
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 55,593
√	Sewer	Minor Adjustments	2%	$ 22,237
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 66,711
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 589,282**

Paving and Allowance Subtotal:		**$ 1,701,135**
Construction Contingency:	15%	$ 255,170
Annual Inflation (5 Years):	4%	$ 423,839
Construction Cost TOTAL:		**$ 2,381,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,381,000**
Engineering/Survey/Testing:		18%	$ 428,580
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 238,100
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 1,524,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-23**
Name:	BOTHWELL BLVD (FM 428)	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**	
Limits:	PUNK CARTER TO SMILEY RD		
Impact Fee Class:	M4D		
Existing Lanes:	2D		
Length (lf):	1,740		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	5,413	cy	$ 15.00	$ 81,200
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	10,827	sy	$ 15.00	$ 162,400
302	10" Concrete Pavement w/ 6" Curb	9,667	sy	$ 90.00	$ 870,000
402	4" Topsoil	7,153	sy	$ 5.00	$ 35,767
502	5" Concrete Sidewalk	34,800	sf	$ 7.00	$ 243,600
602	Moisture Conditioning	10,827	sy	$ 15.00	$ 162,400
702	Street Lighting	1,740	lf	$ 160.00	$ 278,400
				Paving Construction Cost Subtotal:	**$ 1,833,767**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 146,701
√	Traffic Control	Construction Phase Traffic Control	3%	$ 55,013
√	Pavement Markings/Signs		4%	$ 73,351
√	Roadway Drainage	Standard Internal System	25%	$ 458,442
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 91,688
√	Sewer	Minor Adjustments	2%	$ 36,675
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 110,026
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 971,896**

Paving and Allowance Subtotal:		**$ 2,805,663**
Construction Contingency:	15%	$ 420,849
Annual Inflation (5 Years):	4%	$ 699,033
Construction Cost TOTAL:		**$ 3,926,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,926,000**
Engineering/Survey/Testing:		18%	$ 706,680
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 392,600
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 2,512,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-24**
Name:	SMILEY RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	CELINA RD TO OUTER LOOP EXTENSION		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	5,350		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	16,644	cy	$ 15.00	$ 249,667
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	33,289	sy	$ 15.00	$ 499,333
304	10" Concrete Pavement w/ 6" Curb	29,722	sy	$ 90.00	$ 2,675,000
404	4" Topsoil	21,994	sy	$ 5.00	$ 109,972
504	5" Concrete Sidewalk	107,000	sf	$ 7.00	$ 749,000
604	Moisture Conditioning	33,289	sy	$ 15.00	$ 499,333
704	Street Lighting	5,350	lf	$ 160.00	$ 856,000
				Paving Construction Cost Subtotal:	**$ 5,638,306**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 451,064
√	Traffic Control	Construction Phase Traffic Control	3%	$ 169,149
√	Pavement Markings/Signs		4%	$ 225,532
√	Roadway Drainage	Standard Internal System	25%	$ 1,409,576
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$7,595,175	$ 7,595,175
√	Water	Minor Adjustments	5%	$ 281,915
√	Sewer	Minor Adjustments	2%	$ 112,766
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 338,298
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 10,583,477**

Paving and Allowance Subtotal:		**$ 16,221,783**
Construction Contingency:	15%	$ 2,433,267
Annual Inflation (5 Years):	4%	$ 4,041,671
Construction Cost TOTAL:		**$ 22,697,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 22,697,000**
Engineering/Survey/Testing:		18%	$ 4,085,460
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 2,269,700
		Impact Fee Project Cost TOTAL:	**$ 29,052,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-25**
Name:	SMILEY RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	760 FT S OF MEADOW LN TO 1680 FT S OF MEADOW LN		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	920		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	2,862	cy	$ 15.00	$ 42,933
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	5,724	sy	$ 15.00	$ 85,867
304	10" Concrete Pavement w/ 6" Curb	5,111	sy	$ 90.00	$ 460,000
404	4" Topsoil	3,782	sy	$ 5.00	$ 18,911
504	5" Concrete Sidewalk	18,400	sf	$ 7.00	$ 128,800
604	Moisture Conditioning	5,724	sy	$ 15.00	$ 85,867
704	Street Lighting	920	lf	$ 160.00	$ 147,200
				Paving Construction Cost Subtotal:	**$ 969,578**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 77,566
√	Traffic Control	Construction Phase Traffic Control	3%	$ 29,087
√	Pavement Markings/Signs		4%	$ 38,783
√	Roadway Drainage	Standard Internal System	25%	$ 242,394
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 48,479
√	Sewer	Minor Adjustments	2%	$ 19,392
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 58,175
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 513,876**

Paving and Allowance Subtotal:		**$ 1,483,454**
Construction Contingency:	15%	$ 222,518
Annual Inflation (5 Years):	4%	$ 369,604
Construction Cost TOTAL:		**$ 2,076,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,076,000**
Engineering/Survey/Testing:		18%	$ 373,680
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 207,600
		Impact Fee Project Cost TOTAL:	**$ 2,657,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.

The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.

City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-26**
Name:	SMILEY RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	1300 FT N OF PUNK CARTER TO PUNK CARTER PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,300		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	4,044	cy	$ 15.00	$ 60,667
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	8,089	sy	$ 15.00	$ 121,333
304	10" Concrete Pavement w/ 6" Curb	7,222	sy	$ 90.00	$ 650,000
404	4" Topsoil	5,344	sy	$ 5.00	$ 26,722
504	5" Concrete Sidewalk	26,000	sf	$ 7.00	$ 182,000
604	Moisture Conditioning	8,089	sy	$ 15.00	$ 121,333
704	Street Lighting	1,300	lf	$ 160.00	$ 208,000
				Paving Construction Cost Subtotal:	**$ 1,370,056**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 109,604
√	Traffic Control	Construction Phase Traffic Control	3%	$ 41,102
√	Pavement Markings/Signs		4%	$ 54,802
√	Roadway Drainage	Standard Internal System	25%	$ 342,514
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 68,503
√	Sewer	Minor Adjustments	2%	$ 27,401
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 82,203
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 726,129**

Paving and Allowance Subtotal:		**$ 2,096,185**
Construction Contingency:	15%	$ 314,428
Annual Inflation (5 Years):	4%	$ 522,266
Construction Cost TOTAL:		**$ 2,933,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,933,000**
Engineering/Survey/Testing:		18%	$ 527,940
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 293,300
		Impact Fee Project Cost TOTAL:	**$ 3,754,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-27**
Name:	SMILEY RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	CAREY RD TO 1335 FT SOUTH OF CAREY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,335		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	4,153	cy	$ 15.00	$ 62,300
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	8,307	sy	$ 15.00	$ 124,600
304	10" Concrete Pavement w/ 6" Curb	7,417	sy	$ 90.00	$ 667,500
404	4" Topsoil	5,488	sy	$ 5.00	$ 27,442
504	5" Concrete Sidewalk	26,700	sf	$ 7.00	$ 186,900
604	Moisture Conditioning	8,307	sy	$ 15.00	$ 124,600
704	Street Lighting	1,335	lf	$ 160.00	$ 213,600
				Paving Construction Cost Subtotal:	**$ 1,406,942**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 112,555
√	Traffic Control	Construction Phase Traffic Control	3%	$ 42,208
√	Pavement Markings/Signs		4%	$ 56,278
√	Roadway Drainage	Standard Internal System	25%	$ 351,735
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 70,347
√	Sewer	Minor Adjustments	2%	$ 28,139
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 84,417
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 745,679**

Paving and Allowance Subtotal:		**$ 2,152,621**
Construction Contingency:	15%	$ 322,893
Annual Inflation (5 Years):	4%	$ 536,327
Construction Cost TOTAL:		**$ 3,012,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,012,000**
Engineering/Survey/Testing:		18%	$ 542,160
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 301,200
		Impact Fee Project Cost TOTAL:	**$ 3,855,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-28**
Name:	SMILEY RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	MERRITT WAY TO 325 FT N OF MERRITT WAY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	325		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	1,011	cy	$ 15.00	$ 15,167
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	2,022	sy	$ 15.00	$ 30,333
304	10" Concrete Pavement w/ 6" Curb	1,806	sy	$ 90.00	$ 162,500
404	4" Topsoil	1,336	sy	$ 5.00	$ 6,681
504	5" Concrete Sidewalk	6,500	sf	$ 7.00	$ 45,500
604	Moisture Conditioning	2,022	sy	$ 15.00	$ 30,333
704	Street Lighting	325	lf	$ 160.00	$ 52,000
				Paving Construction Cost Subtotal:	**$ 342,514**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 27,401
√	Traffic Control	Construction Phase Traffic Control	3%	$ 10,275
√	Pavement Markings/Signs		4%	$ 13,701
√	Roadway Drainage	Standard Internal System	25%	$ 85,628
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$2,668,575	$ 2,668,575
√	Water	Minor Adjustments	5%	$ 17,126
√	Sewer	Minor Adjustments	2%	$ 6,850
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 20,551
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,850,107**

Paving and Allowance Subtotal:		**$ 3,192,621**
Construction Contingency:	15%	$ 478,893
Annual Inflation (5 Years):	4%	$ 795,444
Construction Cost TOTAL:		**$ 4,467,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,467,000**
Engineering/Survey/Testing:		18%	$ 804,060
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 446,700
		Impact Fee Project Cost TOTAL:	**$ 5,718,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-29**
Name:	SMILEY RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	1990 FT N OF FRONTIER TO FRONTIER PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,040		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,347	cy	$ 15.00	$ 95,200
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,693	sy	$ 15.00	$ 190,400
304	10" Concrete Pavement w/ 6" Curb	11,333	sy	$ 90.00	$ 1,020,000
404	4" Topsoil	8,387	sy	$ 5.00	$ 41,933
504	5" Concrete Sidewalk	40,800	sf	$ 7.00	$ 285,600
604	Moisture Conditioning	12,693	sy	$ 15.00	$ 190,400
704	Street Lighting	2,040	lf	$ 160.00	$ 326,400
				Paving Construction Cost Subtotal:	**$ 2,149,933**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 171,995
√	Traffic Control	Construction Phase Traffic Control	3%	$ 64,498
√	Pavement Markings/Signs		4%	$ 85,997
√	Roadway Drainage	Standard Internal System	25%	$ 537,483
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$16,422,000	$ 16,422,000
√	Water	Minor Adjustments	5%	$ 107,497
√	Sewer	Minor Adjustments	2%	$ 42,999
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 128,996
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 17,561,465**

Paving and Allowance Subtotal:		**$ 19,711,398**
Construction Contingency:	15%	$ 2,956,710
Annual Inflation (5 Years):	4%	$ 4,911,111
Construction Cost TOTAL:		**$ 27,580,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 27,580,000**
Engineering/Survey/Testing:		18%	$ 4,964,400
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 2,758,000
		Impact Fee Project Cost TOTAL:	**$ 35,302,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-30, 6-21**
Name:	LEGACY DR	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	OUTER LOOP TO 985 FT N OF OUTER LOOP		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	985		
Service Area(s):	5, 6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	3,064	cy	$ 15.00	$ 45,967
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	6,129	sy	$ 15.00	$ 91,933
304	10" Concrete Pavement w/ 6" Curb	5,472	sy	$ 90.00	$ 492,500
404	4" Topsoil	4,049	sy	$ 5.00	$ 20,247
504	5" Concrete Sidewalk	19,700	sf	$ 7.00	$ 137,900
604	Moisture Conditioning	6,129	sy	$ 15.00	$ 91,933
704	Street Lighting	985	lf	$ 160.00	$ 157,600
				Paving Construction Cost Subtotal:	**$ 1,038,081**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 83,046
√	Traffic Control	Construction Phase Traffic Control	3%	$ 31,142
√	Pavement Markings/Signs		4%	$ 41,523
√	Roadway Drainage	Standard Internal System	25%	$ 259,520
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 51,904
√	Sewer	Minor Adjustments	2%	$ 20,762
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 62,285
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 550,183**

Paving and Allowance Subtotal:		**$ 1,588,263**
Construction Contingency:	15%	$ 238,239
Annual Inflation (5 Years):	4%	$ 395,717
Construction Cost TOTAL:		**$ 2,223,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,223,000**
Engineering/Survey/Testing:		18%	$ 400,140
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 222,300
		Impact Fee Project Cost TOTAL:	**$ 2,845,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-31, 6-22**
Name:	LEGACY DR	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	OUTER LOOP TO PUNK CARTER PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,490		
Service Area(s):	5, 6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	7,747	cy	$ 15.00	$ 116,200
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	15,493	sy	$ 15.00	$ 232,400
304	10" Concrete Pavement w/ 6" Curb	13,833	sy	$ 90.00	$ 1,245,000
404	4" Topsoil	10,237	sy	$ 5.00	$ 51,183
504	5" Concrete Sidewalk	49,800	sf	$ 7.00	$ 348,600
604	Moisture Conditioning	15,493	sy	$ 15.00	$ 232,400
704	Street Lighting	2,490	lf	$ 160.00	$ 398,400
				Paving Construction Cost Subtotal:	**$ 2,624,183**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 209,935
√	Traffic Control	Construction Phase Traffic Control	3%	$ 78,726
√	Pavement Markings/Signs		4%	$ 104,967
√	Roadway Drainage	Standard Internal System	25%	$ 656,046
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 131,209
√	Sewer	Minor Adjustments	2%	$ 52,484
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 157,451
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,390,817**

Paving and Allowance Subtotal:		**$ 4,015,001**
Construction Contingency:	15%	$ 602,250
Annual Inflation (5 Years):	4%	$ 1,000,341
Construction Cost TOTAL:		**$ 5,618,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,618,000**
Engineering/Survey/Testing:		18%	$ 1,011,240
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 561,800
		Impact Fee Project Cost TOTAL:	**$ 7,191,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-32, 6-23**
Name:	LEGACY DR	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	PUNK CARTER PKWY TO CAREY RD		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	4,160		
Service Area(s):	5, 6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	12,942	cy	$ 15.00	$ 194,133
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	25,884	sy	$ 15.00	$ 388,267
304	10" Concrete Pavement w/ 6" Curb	23,111	sy	$ 90.00	$ 2,080,000
404	4" Topsoil	17,102	sy	$ 5.00	$ 85,511
504	5" Concrete Sidewalk	83,200	sf	$ 7.00	$ 582,400
604	Moisture Conditioning	25,884	sy	$ 15.00	$ 388,267
704	Street Lighting	4,160	lf	$ 160.00	$ 665,600
				Paving Construction Cost Subtotal:	**$ 4,384,178**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 350,734
√	Traffic Control	Construction Phase Traffic Control	3%	$ 131,525
√	Pavement Markings/Signs		4%	$ 175,367
√	Roadway Drainage	Standard Internal System	25%	$ 1,096,044
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$21,348,600	$ 21,348,600
√	Water	Minor Adjustments	5%	$ 219,209
√	Sewer	Minor Adjustments	2%	$ 87,684
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 263,051
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 23,672,214**

Paving and Allowance Subtotal:		**$ 28,056,392**
Construction Contingency:	15%	$ 4,208,459
Annual Inflation (5 Years):	4%	$ 6,990,274
Construction Cost TOTAL:		**$ 39,256,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 39,256,000**
Engineering/Survey/Testing:		18%	$ 7,066,080
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 3,925,600
		Impact Fee Project Cost TOTAL:	**$ 50,248,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-33, 6-24**
Name:	LEGACY DR	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	CAREY RD TO 600 FT N OF CLEAR CREEK PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2U-G		
Length (lf):	2,065		
Service Area(s):	5, 6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,424	cy	$ 15.00	$ 96,367
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,849	sy	$ 15.00	$ 192,733
304	10" Concrete Pavement w/ 6" Curb	11,472	sy	$ 90.00	$ 1,032,500
404	4" Topsoil	8,489	sy	$ 5.00	$ 42,447
504	5" Concrete Sidewalk	41,300	sf	$ 7.00	$ 289,100
604	Moisture Conditioning	12,849	sy	$ 15.00	$ 192,733
704	Street Lighting	2,065	lf	$ 160.00	$ 330,400
				Paving Construction Cost Subtotal:	**$ 2,176,281**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 174,102
√	Traffic Control	Construction Phase Traffic Control	3%	$ 65,288
√	Pavement Markings/Signs		4%	$ 87,051
√	Roadway Drainage	Standard Internal System	25%	$ 544,070
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$7,923,615	$ 7,923,615
√	Water	Minor Adjustments	5%	$ 108,814
√	Sewer	Minor Adjustments	2%	$ 43,526
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 130,577
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 9,077,044**

Paving and Allowance Subtotal:		**$ 11,253,324**
Construction Contingency:	15%	$ 1,687,999
Annual Inflation (5 Years):	4%	$ 2,803,775
Construction Cost TOTAL:		**$ 15,746,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 15,746,000**
Engineering/Survey/Testing:		18%	$ 2,834,280
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,574,600
		Impact Fee Project Cost TOTAL:	**$ 20,155,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-34, 6-25**
Name:	LEGACY DR	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	CLEAR CREEK PKWY TO 600 FT N OF CLEAR CREEK PKW		
Impact Fee Class:	P6D		
Existing Lanes:	2D		
Length (lf):	940		
Service Area(s):	5, 6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	2,924	cy	$ 15.00	$ 43,867
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	5,849	sy	$ 15.00	$ 87,733
304	10" Concrete Pavement w/ 6" Curb	5,222	sy	$ 90.00	$ 470,000
404	4" Topsoil	3,864	sy	$ 5.00	$ 19,322
504	5" Concrete Sidewalk	18,800	sf	$ 7.00	$ 131,600
604	Moisture Conditioning	5,849	sy	$ 15.00	$ 87,733
704	Street Lighting	940	lf	$ 160.00	$ 150,400
				Paving Construction Cost Subtotal:	**$ 990,656**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 79,252
√	Traffic Control	Construction Phase Traffic Control	3%	$ 29,720
√	Pavement Markings/Signs		4%	$ 39,626
√	Roadway Drainage	Standard Internal System	25%	$ 247,664
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 49,533
√	Sewer	Minor Adjustments	2%	$ 19,813
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 59,439
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 525,047**

Paving and Allowance Subtotal:		**$ 1,515,703**
Construction Contingency:	15%	$ 227,355
Annual Inflation (5 Years):	4%	$ 377,639
Construction Cost TOTAL:		**$ 2,121,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,121,000**
Engineering/Survey/Testing:		18%	$ 381,780
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 212,100
		Impact Fee Project Cost TOTAL:	**$ 2,715,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-35, 6-26**
Name:	LEGACY DR	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	CLEAR CREEK PKWY TO FRONTIER PKWY		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4LD		
Length (lf):	2,210		
Service Area(s):	5, 6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	3,929	cy	$ 15.00	$ 58,933
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,858	sy	$ 15.00	$ 117,867
306	10" Concrete Pavement w/ 6" Curb	6,384	sy	$ 90.00	$ 574,600
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	7,858	sy	$ 15.00	$ 117,867
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 869,267**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 69,541
√	Traffic Control	Construction Phase Traffic Control	3%	$ 26,078
√	Pavement Markings/Signs		4%	$ 34,771
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 43,463
√	Sewer	Minor Adjustments	2%	$ 17,385
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 52,156
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 243,395**

Paving and Allowance Subtotal:		**$ 1,112,661**
Construction Contingency:	15%	$ 166,899
Annual Inflation (5 Years):	4%	$ 277,221
Construction Cost TOTAL:		**$ 1,557,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,557,000**
Engineering/Survey/Testing:		18%	$ 280,260
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 155,700
		Impact Fee Project Cost TOTAL:	**$ 1,993,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**5-36**
Name:	LEGACY DR	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	FRONTIER PKWY TO OLD PARVIN RD			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	2,450			
Service Area(s):	5			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	7,622	cy	$ 15.00	$ 114,333
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	15,244	sy	$ 15.00	$ 228,667
304	10" Concrete Pavement w/ 6" Curb	13,611	sy	$ 90.00	$ 1,225,000
404	4" Topsoil	10,072	sy	$ 5.00	$ 50,361
504	5" Concrete Sidewalk	49,000	sf	$ 7.00	$ 343,000
604	Moisture Conditioning	15,244	sy	$ 15.00	$ 228,667
704	Street Lighting	2,450	lf	$ 160.00	$ 392,000
				Paving Construction Cost Subtotal:	**$ 2,582,028**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 206,562
√	Traffic Control	Construction Phase Traffic Control	3%	$ 77,461
√	Pavement Markings/Signs		4%	$ 103,281
√	Roadway Drainage	Standard Internal System	25%	$ 645,507
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$3,694,950	$ 3,694,950
√	Water	Minor Adjustments	5%	$ 129,101
√	Sewer	Minor Adjustments	2%	$ 51,641
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 154,922
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 5,063,425**

Paving and Allowance Subtotal:		**$ 7,645,453**
Construction Contingency:	15%	$ 1,146,818
Annual Inflation (5 Years):	4%	$ 1,904,871
Construction Cost TOTAL:		**$ 10,698,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 10,698,000**
Engineering/Survey/Testing:		18%	$ 1,925,640
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,069,800
		Impact Fee Project Cost TOTAL:	**$ 13,693,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-37**
Name:	FRONTIER PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	1475 FT W OF GOOD HOPE TO GOOD HOPE		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,475		
Service Area(s):	5		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	4,589	cy	$ 15.00	$ 68,833
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,178	sy	$ 15.00	$ 137,667
304	10" Concrete Pavement w/ 6" Curb	8,194	sy	$ 90.00	$ 737,500
404	4" Topsoil	6,064	sy	$ 5.00	$ 30,319
504	5" Concrete Sidewalk	29,500	sf	$ 7.00	$ 206,500
604	Moisture Conditioning	9,178	sy	$ 15.00	$ 137,667
704	Street Lighting	1,475	lf	$ 160.00	$ 236,000
				Paving Construction Cost Subtotal:	**$ 1,554,486**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 124,359
√	Traffic Control	Construction Phase Traffic Control	3%	$ 46,635
√	Pavement Markings/Signs		4%	$ 62,179
√	Roadway Drainage	Standard Internal System	25%	$ 388,622
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$3,694,950	$ 3,694,950
√	Water	Minor Adjustments	5%	$ 77,724
√	Sewer	Minor Adjustments	2%	$ 31,090
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 93,269
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 4,518,828**

Paving and Allowance Subtotal:		**$ 6,073,314**
Construction Contingency:	15%	$ 910,997
Annual Inflation (5 Years):	4%	$ 1,513,171
Construction Cost TOTAL:		**$ 8,498,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 8,498,000**
Engineering/Survey/Testing:		18%	$ 1,529,640
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 849,800
		Impact Fee Project Cost TOTAL:	**$ 10,877,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**5-38**
Name:	McNABB DR	**This project consists of the construction of a new two-lane undivided collector.**		
Limits:	MOBBERLY RD TO GLENDENNING PKWY			
Impact Fee Class:	C2U			
Existing Lanes:	XX			
Length (lf):	4,310			
Service Area(s):	5			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	9,578	cy	$ 15.00	$ 143,667
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	19,156	sy	$ 12.00	$ 229,867
301	9" Concrete Pavement w/ 6" Curb	17,719	sy	$ 80.00	$ 1,417,511
401	4" Topsoil	7,183	sy	$ 5.00	$ 35,917
501	5" Concrete Sidewalk	68,960	sf	$ 7.00	$ 482,720
601	Moisture Conditioning	19,156	sy	$ 15.00	$ 287,333
701	Street Lighting	4,310	lf	$ 160.00	$ 689,600
				Paving Construction Cost Subtotal:	**$ 3,286,614**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 262,929
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 131,465
√	Roadway Drainage	Standard Internal System	35%	$ 1,150,315
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 164,331
√	Sewer	Minor Adjustments	2%	$ 65,732
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 197,197
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,971,969**

Paving and Allowance Subtotal:		**$ 5,258,583**
Construction Contingency:	15%	$ 788,787
Annual Inflation (5 Years):	4%	$ 1,310,180
Construction Cost TOTAL:		**$ 7,358,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 7,358,000**
Engineering/Survey/Testing:		18%	$ 1,324,440
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,471,600
		Impact Fee Project Cost TOTAL:	**$ 10,154,000**

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City of Celina - 2024 Roadway Impact Fee

Capital Improvement Plan for Roadway Impact Fees

Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area 6

#	Class	Project	Limits	Status	Project Cost
3-30, 6-1	P6D	FM 428	LEGACY DR TO DENTON COUNTY LINE	Widening	$ 3,993,000
3-31, 6-2	P6D	FM 428	LEGACY DR TO DALLAS NORTH TOLLWAY	Widening	$ 6,368,000
3-32, 6-3	P6D	FM 428	DALLAS NORTH TOLLWAY TO 800 FT WEST OF CR 55	Widening	$ 6,368,000
3-35, 6-4	P6D	GLENDENNING PKWY	PRESTON RD TO OLD CELINA CEMETERY	Widening	$ 18,254,000
6-5	P6D (1/3)	PUNK CARTER PKWY	LEGACY DR TO HUDDLESTON DR	Widening	$ 6,660,000
6-6	P6D (1/2)	PUNK CARTER PKWY	LEGACY DR TO HUDDLESTON DR	Widening	$ 4,051,000
6-7	P6D (1/2)	PUNK CARTER PKWY	HUDDLESTON DR TO DALLAS NORTH TOLLWAY	Widening	$ 5,175,000
6-8	P6D (1/3)	PUNK CARTER PKWY	DALLAS NORTH TOLLWAY TO 800 FT EAST OF DNT	Widening	$ 718,000
6-9	P6D (1/3)	PUNK CARTER PKWY	800 FT EAST OF DNT TO LIGHT FARMS WAY	Widening	$ 1,480,000
6-10	C2U	CAREY RD	LEGACY DR TO 2050 FT E OF LEGACY DR	New Build	$ 9,171,000
6-11	C2U	CAREY RD	1000 FT W OF HUDDLESTON TO DALLAS NORTH TOLLWAY	New Build	$ 16,552,000
6-12	M4D	DOE BRANCH BLVD	1500 FT N OF SPRING CREEK TO 2680 FT NE OF SPRING CRK	New Build	$ 3,842,000
6-13	M4D	DOE BRANCH BLVD	3775 FT W OF DNT TO DNT	New Build	$ 12,292,000
6-14	M4D	CLEAR CREEK PKWY	1780 FT E OF DOE BRANCH TO DALLAS NORTH TOLLWAY	New Build	$ 8,189,000
6-15	P6D	FRONTIER PKWY	LEGACY DR TO DALLAS NORTH TOLLWAY	Widening	$ 19,402,000
6-16	P6D (1/3)	FRONTIER PKWY	DALLAS NORTH TOLLWAY TO BRIDGEWATER DR	Widening	$ 1,038,000
6-17	P6D (1/3)	FRONTIER PKWY	BRIDGEWATER DR TO PRAIRIE CROSSING	Widening	$ 1,530,000
6-18	P6D (1/3)	FRONTIER PKWY	PRAIRIE CROSSING TO BNSF	Widening	$ 722,000
6-19	P6D (1/3)	FRONTIER PKWY	WORTHINGTON WAY TO PRESTON RD	Widening	$ 2,440,000
6-20	P6D	LEGACY DR	GLENDENNING PKWY TO OUTER LOOP	New Build	$ 16,931,000
5-30, 6-21	P6D	LEGACY DR	OUTER LOOP TO 985 FT N OF OUTER LOOP	Widening	$ 2,845,000
5-31, 6-22	P6D	LEGACY DR	OUTER LOOP TO PUNK CARTER PKWY	Widening	$ 7,191,000
5-32, 6-23	P6D	LEGACY DR	PUNK CARTER PKWY TO CAREY RD	Widening	$ 50,248,000
5-33, 6-24	P6D	LEGACY DR	CAREY RD TO 600 FT N OF CLEAR CREEK PKWY	Widening	$ 20,155,000
5-34, 6-25	P6D (1/2)	LEGACY DR	CLEAR CREEK PKWY TO 600 FT N OF CLEAR CREEK PKWY	Widening	$ 1,555,000
5-35, 6-26	P6D (1/3)	LEGACY DR	CLEAR CREEK PKWY TO FRONTIER PKWY	Widening	$ 1,993,000
6-27	M4D	HUDDLESTON DR	GLENDENNING PKWY TO 1982 FT S OF GLENDENNING	New Build	$ 6,447,000
6-28	M4D (1/2)	HUDDLESTON DR	1982 FT S OF GLENDENNING TO 3946 FT S OF GLENDENNING	Widening	$ 3,299,000
6-29	M4D	HUDDLESTON DR	PUNK CARTER PKWY TO CAREY RD	New Build	$ 5,731,000
6-30	P6D	CELINA PKWY	790 FT N OF GREENWAY TO 170 FT S OF ALAN	Widening	$ 4,954,000
6-31	P6D	CELINA PKWY	ALAN DR TO OUTER LOOP	New Build	$ 9,149,000
6-32, 7-23	P6D (1/3)	PRESTON RD (SH 289)	GLENDENNING PKWY TO OUTER LOOP	Widening	$ 1,734,000
6-33, 7-26	P6D (1/3)	PRESTON RD (SH 289)	OUTER LOOP TO PUNK CARTER PKWY	Widening	$ 1,301,000
6-34, 7-24	P6D (1/3)	PRESTON RD (SH 289)	PUNK CARTER PKWY TO OWNSBY PKWY	Widening	$ 1,215,500
6-35, 7-25	P6D (1/3)	PRESTON RD (SH 289)	1214 FT NORTH OF FRONTIER TO OWNSBY PKWY	Widening	$ 3,810,000
6-36	P6D	PUNK CARTER PKWY	775 FT E OF LIGHT FARMS TO PRESTON RD	New Build	$ 37,769,000
				ROADWAY TOTAL	**$ 304,572,500**

Type	Intersection	Project Cost
Int. Improvements	Preston Rd & Collin County Outer Loop	$ 1,800,000
Int. Improvements	Preston Rd & Punk Carter Pkwy	$ 900,000
Int. Improvements	Preston Rd & Ownsby Pkwy	$ 900,000
Int. Improvements	Preston Rd & John Cambell	$ 150,000
Int. Improvements	Preston Rd & Frontier Pkwy	$ 450,000
Int. Improvements	Collin County Outer Loop & Celina Pkwy	$ 1,800,000
Int. Improvements	Punk Carter Pkwy & Light Farms Way	$ 1,050,000
Int. Improvements	Frontier Pkwy & Worthington Way	$ 600,000
Int. Improvements	Dallas North Tollway & Light Farms Way	$ 1,350,000
Int. Improvements	Dallas North Tollway & Frontier Pkwy	$ 1,500,000
Int. Improvements	Dallas North Tollway & Punk Carter Pkwy	$ 1,800,000
Int. Improvements	Dallas North Tollway & Clear Creek Pkwy	$ 600,000
Int. Improvements	Punk Carter Pkwy & Huddleston Dr	$ 1,500,000
Int. Improvements	Frontier Pkwy & Doe Branch Blvd	$ 600,000
Int. Improvements	Legacy Dr & Punk Carter Pkwy	$ 1,800,000
Int. Improvements	Punk Carter Pkwy & Huddleston Dr	$ 1,500,000
Int. Improvements	Collin County Outer Loop & Dallas North Tollway	$ 1,800,000
Int. Improvements	Carey Rd & Huddleston Dr	$ 750,000
Int. Improvements	Celina Pkwy & Glendenning Pkwy	$ 750,000
Int. Improvements	Dallas North Tollway & Glendenning Pkwy	$ 1,650,000
Int. Improvements	Glendenning Pkwy & Huddleston Dr	$ 750,000
Int. Improvements	Glendenning Pkwy & Legacy Dr	$ 750,000
Int. Improvements	Frontier Pkwy & Legacy Dr	$ 1,800,000
Int. Improvements	Legacy Dr & Clear Creek Pkwy	$ 1,200,000
Int. Improvements	Preston Rd & Glendenning Pkwy	$ 1,500,000
Int. Improvements	Collin County Outer Loop & Legacy Dr	$ 1,800,000
Int. Improvements	Glendenning Pkwy & Oklahoma Dr	$ 750,000
	INTERSECTION TOTAL	**$ 31,800,000**

Type	Project	Project Cost
Prior ROW Dedication - Various Developments	Dallas North Tollway ROW	$ 8,724,920
	SERVICE AREA TOTAL	**$ 345,097,420**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-30, 6-1**
Name:	FM 428	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	LEGACY DR TO DENTON COUNTY LINE			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	2,765			
Service Area(s):	3, 6			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	8,602	cy	$ 15.00	$ 129,033
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	17,204	sy	$ 15.00	$ 258,067
304	10" Concrete Pavement w/ 6" Curb	15,361	sy	$ 90.00	$ 1,382,500
404	4" Topsoil	11,367	sy	$ 5.00	$ 56,836
504	5" Concrete Sidewalk	55,300	sf	$ 7.00	$ 387,100
604	Moisture Conditioning	17,204	sy	$ 15.00	$ 258,067
704	Street Lighting	2,765	lf	$ 160.00	$ 442,400
				Paving Construction Cost Subtotal:	**$ 2,914,003**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 233,120
√	Traffic Control	Construction Phase Traffic Control	3%	$ 87,420
√	Pavement Markings/Signs		4%	$ 116,560
√	Roadway Drainage	Standard Internal System	25%	$ 728,501
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 145,700
√	Sewer	Minor Adjustments	2%	$ 58,280
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 174,840
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,544,421**

Paving and Allowance Subtotal:		**$ 4,458,424**
Construction Contingency:	15%	$ 668,764
Annual Inflation (5 Years):	4%	$ 1,110,820
Construction Cost TOTAL:		**$ 6,239,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,239,000**
Engineering/Survey/Testing:		18%	$ 1,123,020
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 623,900
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 3,993,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**3-31, 6-2**
Name:	FM 428	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	LEGACY DR TO DALLAS NORTH TOLLWAY			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	4,410			
Service Area(s):	3, 6			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	13,720	cy	$ 15.00	$ 205,800
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	27,440	sy	$ 15.00	$ 411,600
304	10" Concrete Pavement w/ 6" Curb	24,500	sy	$ 90.00	$ 2,205,000
404	4" Topsoil	18,130	sy	$ 5.00	$ 90,650
504	5" Concrete Sidewalk	88,200	sf	$ 7.00	$ 617,400
604	Moisture Conditioning	27,440	sy	$ 15.00	$ 411,600
704	Street Lighting	4,410	lf	$ 160.00	$ 705,600
				Paving Construction Cost Subtotal:	**$ 4,647,650**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 371,812
√	Traffic Control	Construction Phase Traffic Control	3%	$ 139,430
√	Pavement Markings/Signs		4%	$ 185,906
√	Roadway Drainage	Standard Internal System	25%	$ 1,161,913
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 232,383
√	Sewer	Minor Adjustments	2%	$ 92,953
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 278,859
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,463,255**

Paving and Allowance Subtotal:		**$ 7,110,905**
Construction Contingency:	15%	$ 1,066,636
Annual Inflation (5 Years):	4%	$ 1,771,688
Construction Cost TOTAL:		**$ 9,950,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 9,950,000**
Engineering/Survey/Testing:		18%	$ 1,791,000
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 995,000
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 6,368,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-32, 6-3**
Name:	FM 428	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	DALLAS NORTH TOLLWAY TO 800 FT WEST OF CR 55		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,910		
Service Area(s):	3, 6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	9,053	cy	$ 15.00	$ 135,800
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	18,107	sy	$ 15.00	$ 271,600
304	10" Concrete Pavement w/ 6" Curb	16,167	sy	$ 90.00	$ 1,455,000
404	4" Topsoil	11,963	sy	$ 5.00	$ 59,817
504	5" Concrete Sidewalk	58,200	sf	$ 7.00	$ 407,400
604	Moisture Conditioning	18,107	sy	$ 15.00	$ 271,600
704	Street Lighting	2,910	lf	$ 160.00	$ 465,600
				Paving Construction Cost Subtotal:	**$ 3,066,817**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 245,345
√	Traffic Control	Construction Phase Traffic Control	3%	$ 92,005
√	Pavement Markings/Signs		4%	$ 122,673
√	Roadway Drainage	Standard Internal System	25%	$ 766,704
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 153,341
√	Sewer	Minor Adjustments	2%	$ 61,336
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 184,009
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,625,413**

Paving and Allowance Subtotal:		**$ 4,692,230**
Construction Contingency:	15%	$ 703,834
Annual Inflation (5 Years):	4%	$ 1,169,073
Construction Cost TOTAL:		**$ 6,566,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,566,000**
Engineering/Survey/Testing:		18%	$ 1,181,880
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 656,600
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 4,202,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**3-35, 6-4**
Name:	GLENDENNING PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	PRESTON RD TO OLD CELINA CEMETERY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	3,220		
Service Area(s):	3, 6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	10,018	cy	$ 15.00	$ 150,267
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	20,036	sy	$ 15.00	$ 300,533
304	10" Concrete Pavement w/ 6" Curb	17,889	sy	$ 90.00	$ 1,610,000
404	4" Topsoil	13,238	sy	$ 5.00	$ 66,189
504	5" Concrete Sidewalk	64,400	sf	$ 7.00	$ 450,800
604	Moisture Conditioning	20,036	sy	$ 15.00	$ 300,533
704	Street Lighting	3,220	lf	$ 160.00	$ 515,200
				Paving Construction Cost Subtotal:	**$ 3,393,522**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 271,482
√	Traffic Control	Construction Phase Traffic Control	3%	$ 101,806
√	Pavement Markings/Signs		4%	$ 135,741
√	Roadway Drainage	Standard Internal System	25%	$ 848,381
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 169,676
√	Sewer	Minor Adjustments	2%	$ 67,870
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 203,611
√	Other:	Grade-Separated Railroad Crossing	-	$ 5,000,000
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 6,798,567**

Paving and Allowance Subtotal:		**$ 10,192,089**
Construction Contingency:	15%	$ 1,528,813
Annual Inflation (5 Years):	4%	$ 2,539,368
Construction Cost TOTAL:		**$ 14,261,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 14,261,000**
Engineering/Survey/Testing:		18%	$ 2,566,980
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,426,100
		Impact Fee Project Cost TOTAL:	**$ 18,254,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**6-5**
Name:	PUNK CARTER PKWY	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**		
Limits:	LEGACY DR TO HUDDLESTON DR			
Impact Fee Class:	P6D (1/3)			
Existing Lanes:	4D			
Length (lf):	2,285			
Service Area(s):	6			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	4,062	cy	$ 15.00	$ 60,933
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	8,124	sy	$ 15.00	$ 121,867
306	10" Concrete Pavement w/ 6" Curb	6,601	sy	$ 90.00	$ 594,100
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	8,124	sy	$ 15.00	$ 121,867
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 898,767**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 71,901
√	Traffic Control	Construction Phase Traffic Control	3%	$ 26,963
√	Pavement Markings/Signs		4%	$ 35,951
	Roadway Drainage	None Anticipated	0%	$ -
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$2,567,950	$ 2,567,950
√	Water	Minor Adjustments	5%	$ 44,938
√	Sewer	Minor Adjustments	2%	$ 17,975
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 53,926
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,819,605**

Paving and Allowance Subtotal:		**$ 3,718,371**
Construction Contingency:	15%	$ 557,756
Annual Inflation (5 Years):	4%	$ 926,435
Construction Cost TOTAL:		**$ 5,203,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,203,000**
Engineering/Survey/Testing:		18%	$ 936,540
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 520,300
		Impact Fee Project Cost TOTAL:	**$ 6,660,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**6-6**
Name:	PUNK CARTER PKWY	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	LEGACY DR TO HUDDLESTON DR			
Impact Fee Class:	P6D (1/2)			
Existing Lanes:	2D			
Length (lf):	2,450			
Service Area(s):	6			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	3,811	cy	$ 15.00	$ 57,167
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,622	sy	$ 15.00	$ 114,333
305	10" Concrete Pavement w/ 6" Curb	6,806	sy	$ 90.00	$ 612,500
405	4" Topsoil	3,267	sy	$ 5.00	$ 16,333
505	5" Concrete Sidewalk	24,500	sf	$ 7.00	$ 171,500
605	Moisture Conditioning	7,622	sy	$ 15.00	$ 114,333
705	Street Lighting	2,450	lf	$ 160.00	$ 392,000
				Paving Construction Cost Subtotal:	**$ 1,478,167**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 118,253
√	Traffic Control	Construction Phase Traffic Control	3%	$ 44,345
√	Pavement Markings/Signs		4%	$ 59,127
√	Roadway Drainage	Standard Internal System	25%	$ 369,542
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 73,908
√	Sewer	Minor Adjustments	2%	$ 29,563
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 88,690
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 783,428**

Paving and Allowance Subtotal:		**$ 2,261,595**
Construction Contingency:	15%	$ 339,239
Annual Inflation (5 Years):	4%	$ 563,478
Construction Cost TOTAL:		**$ 3,165,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,165,000**
Engineering/Survey/Testing:		18%	$ 569,700
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 316,500
		Impact Fee Project Cost TOTAL:	**$ 4,051,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-7**
Name:	PUNK CARTER PKWY	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	HUDDLESTON DR TO DALLAS NORTH TOLLWAY		
Impact Fee Class:	P6D (1/2)		
Existing Lanes:	2D		
Length (lf):	3,130		
Service Area(s):	6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	4,869	cy	$ 15.00	$ 73,033
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,738	sy	$ 15.00	$ 146,067
305	10" Concrete Pavement w/ 6" Curb	8,694	sy	$ 90.00	$ 782,500
405	4" Topsoil	4,173	sy	$ 5.00	$ 20,867
505	5" Concrete Sidewalk	31,300	sf	$ 7.00	$ 219,100
605	Moisture Conditioning	9,738	sy	$ 15.00	$ 146,067
705	Street Lighting	3,130	lf	$ 160.00	$ 500,800
				Paving Construction Cost Subtotal:	**$ 1,888,433**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 151,075
√	Traffic Control	Construction Phase Traffic Control	3%	$ 56,653
√	Pavement Markings/Signs		4%	$ 75,537
√	Roadway Drainage	Standard Internal System	25%	$ 472,108
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 94,422
√	Sewer	Minor Adjustments	2%	$ 37,769
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 113,306
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,000,870**

Paving and Allowance Subtotal:		**$ 2,889,303**
Construction Contingency:	15%	$ 433,395
Annual Inflation (5 Years):	4%	$ 719,872
Construction Cost TOTAL:		**$ 4,043,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,043,000**
Engineering/Survey/Testing:		18%	$ 727,740
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 404,300
		Impact Fee Project Cost TOTAL:	**$ 5,175,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-8**
Name:	PUNK CARTER PKWY	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	DALLAS NORTH TOLLWAY TO 800 FT EAST OF DNT		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	795		
Service Area(s):	6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	1,413	cy	$ 15.00	$ 21,200
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	2,827	sy	$ 15.00	$ 42,400
306	10" Concrete Pavement w/ 6" Curb	2,297	sy	$ 90.00	$ 206,700
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	2,827	sy	$ 15.00	$ 42,400
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 312,700**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 25,016
√	Traffic Control	Construction Phase Traffic Control	3%	$ 9,381
√	Pavement Markings/Signs		4%	$ 12,508
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 15,635
√	Sewer	Minor Adjustments	2%	$ 6,254
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 18,762
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 87,556**

Paving and Allowance Subtotal:		**$ 400,256**
Construction Contingency:	15%	$ 60,038
Annual Inflation (5 Years):	4%	$ 99,724
Construction Cost TOTAL:		**$ 561,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 561,000**
Engineering/Survey/Testing:		18%	$ 100,980
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 56,100
		Impact Fee Project Cost TOTAL:	**$ 718,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-9**
Name:	PUNK CARTER PKWY	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	800 FT EAST OF DNT TO LIGHT FARMS WAY		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4LD		
Length (lf):	1,640		
Service Area(s):	6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	2,916	cy	$ 15.00	$ 43,733
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	5,831	sy	$ 15.00	$ 87,467
306	10" Concrete Pavement w/ 6" Curb	4,738	sy	$ 90.00	$ 426,400
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	5,831	sy	$ 15.00	$ 87,467
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 645,067**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 51,605
√	Traffic Control	Construction Phase Traffic Control	3%	$ 19,352
√	Pavement Markings/Signs		4%	$ 25,803
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 32,253
√	Sewer	Minor Adjustments	2%	$ 12,901
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 38,704
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 180,619**

Paving and Allowance Subtotal:		**$ 825,685**
Construction Contingency:	15%	$ 123,853
Annual Inflation (5 Years):	4%	$ 205,720
Construction Cost TOTAL:		**$ 1,156,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,156,000**
Engineering/Survey/Testing:		18%	$ 208,080
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 115,600
		Impact Fee Project Cost TOTAL:	**$ 1,480,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-10**
Name:	CAREY RD	**This project consists of the construction of a new two-lane undivided collector.**	
Limits:	LEGACY DR TO 2050 FT E OF LEGACY DR		
Impact Fee Class:	C2U		
Existing Lanes:	XX		
Length (lf):	2,050		
Service Area(s):	6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	4,556	cy	$ 15.00	$ 68,333
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	9,111	sy	$ 12.00	$ 109,333
301	9" Concrete Pavement w/ 6" Curb	8,428	sy	$ 80.00	$ 674,222
401	4" Topsoil	3,417	sy	$ 5.00	$ 17,083
501	5" Concrete Sidewalk	32,800	sf	$ 7.00	$ 229,600
601	Moisture Conditioning	9,111	sy	$ 15.00	$ 136,667
701	Street Lighting	2,050	lf	$ 160.00	$ 328,000
				Paving Construction Cost Subtotal:	**$ 1,563,239**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 125,059
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 62,530
√	Roadway Drainage	Standard Internal System	35%	$ 547,134
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$2,248,365	$ 2,248,365
√	Water	Minor Adjustments	5%	$ 78,162
√	Sewer	Minor Adjustments	2%	$ 31,265
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 93,794
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 3,186,308**

Paving and Allowance Subtotal:		**$ 4,749,547**
Construction Contingency:	15%	$ 712,432
Annual Inflation (5 Years):	4%	$ 1,183,354
Construction Cost TOTAL:		**$ 6,646,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,646,000**
Engineering/Survey/Testing:		18%	$ 1,196,280
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,329,200
		Impact Fee Project Cost TOTAL:	**$ 9,171,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-11**
Name:	CAREY RD	**This project consists of the construction of a new two-lane undivided collector.**	
Limits:	1000 FT W OF HUDDLESTON TO DALLAS NORTH TOLLWAY		
Impact Fee Class:	C2U		
Existing Lanes:	XX		
Length (lf):	4,310		
Service Area(s):	6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	9,578	cy	$ 15.00	$ 143,667
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	19,156	sy	$ 12.00	$ 229,867
301	9" Concrete Pavement w/ 6" Curb	17,719	sy	$ 80.00	$ 1,417,511
401	4" Topsoil	7,183	sy	$ 5.00	$ 35,917
501	5" Concrete Sidewalk	68,960	sf	$ 7.00	$ 482,720
601	Moisture Conditioning	19,156	sy	$ 15.00	$ 287,333
701	Street Lighting	4,310	lf	$ 160.00	$ 689,600
				Paving Construction Cost Subtotal:	**$ 3,286,614**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 262,929
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 131,465
√	Roadway Drainage	Standard Internal System	35%	$ 1,150,315
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$3,313,380	$ 3,313,380
√	Water	Minor Adjustments	5%	$ 164,331
√	Sewer	Minor Adjustments	2%	$ 65,732
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 197,197
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 5,285,349**

Paving and Allowance Subtotal:		**$ 8,571,963**
Construction Contingency:	15%	$ 1,285,794
Annual Inflation (5 Years):	4%	$ 2,135,712
Construction Cost TOTAL:		**$ 11,994,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 11,994,000**
Engineering/Survey/Testing:		18%	$ 2,158,920
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 2,398,800
		Impact Fee Project Cost TOTAL:	**$ 16,552,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-12**
Name:	DOE BRANCH BLVD	**This project consists of the construction of a new four-lane divided minor arterial.**	
Limits:	1500 FT N OF SPRING CREEK TO 2680 FT NE OF SPRING CRK		
Impact Fee Class:	M4D		
Existing Lanes:	XX		
Length (lf):	1,180		
Service Area(s):	6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	3,671	cy	$ 15.00	$ 55,067
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,342	sy	$ 15.00	$ 110,133
302	10" Concrete Pavement w/ 6" Curb	6,556	sy	$ 90.00	$ 590,000
402	4" Topsoil	4,851	sy	$ 5.00	$ 24,256
502	5" Concrete Sidewalk	23,600	sf	$ 7.00	$ 165,200
602	Moisture Conditioning	7,342	sy	$ 15.00	$ 110,133
702	Street Lighting	1,180	lf	$ 160.00	$ 188,800
				Paving Construction Cost Subtotal:	**$ 1,243,589**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 99,487
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 49,744
√	Roadway Drainage	Standard Internal System	35%	$ 435,256
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 62,179
√	Sewer	Minor Adjustments	2%	$ 24,872
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 74,615
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 746,153**

Paving and Allowance Subtotal:		**$ 1,989,742**
Construction Contingency:	15%	$ 298,461
Annual Inflation (5 Years):	4%	$ 495,746
Construction Cost TOTAL:		**$ 2,784,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,784,000**
Engineering/Survey/Testing:		18%	$ 501,120
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 556,800
		Impact Fee Project Cost TOTAL:	**$ 3,842,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-13**
Name:	DOE BRANCH BLVD	**This project consists of the construction of a new four-lane divided minor arterial.**	
Limits:	3775 FT W OF DNT TO DNT		
Impact Fee Class:	M4D		
Existing Lanes:	XX		
Length (lf):	3,775		
Service Area(s):	6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	11,744	cy	$ 15.00	$ 176,167
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	23,489	sy	$ 15.00	$ 352,333
302	10" Concrete Pavement w/ 6" Curb	20,972	sy	$ 90.00	$ 1,887,500
402	4" Topsoil	15,519	sy	$ 5.00	$ 77,597
502	5" Concrete Sidewalk	75,500	sf	$ 7.00	$ 528,500
602	Moisture Conditioning	23,489	sy	$ 15.00	$ 352,333
702	Street Lighting	3,775	lf	$ 160.00	$ 604,000
				Paving Construction Cost Subtotal:	**$ 3,978,431**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 318,274
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 159,137
√	Roadway Drainage	Standard Internal System	35%	$ 1,392,451
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 198,922
√	Sewer	Minor Adjustments	2%	$ 79,569
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 238,706
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,387,058**

Paving and Allowance Subtotal:		**$ 6,365,489**
Construction Contingency:	15%	$ 954,823
Annual Inflation (5 Years):	4%	$ 1,585,967
Construction Cost TOTAL:		**$ 8,907,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 8,907,000**
Engineering/Survey/Testing:		18%	$ 1,603,260
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,781,400
		Impact Fee Project Cost TOTAL:	**$ 12,292,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-14**
Name:	CLEAR CREEK PKWY	**This project consists of the construction**	
Limits:	1780 FT E OF DOE BRANCH TO DALLAS NORTH TOLLWAY	**of a new four-lane divided minor arterial.**	
Impact Fee Class:	M4D		
Existing Lanes:	XX		
Length (lf):	2,515		
Service Area(s):	6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	7,824	cy	$ 15.00	$ 117,367
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	15,649	sy	$ 15.00	$ 234,733
302	10" Concrete Pavement w/ 6" Curb	13,972	sy	$ 90.00	$ 1,257,500
402	4" Topsoil	10,339	sy	$ 5.00	$ 51,697
502	5" Concrete Sidewalk	50,300	sf	$ 7.00	$ 352,100
602	Moisture Conditioning	15,649	sy	$ 15.00	$ 234,733
702	Street Lighting	2,515	lf	$ 160.00	$ 402,400
				Paving Construction Cost Subtotal:	**$ 2,650,531**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 212,042
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 106,021
√	Roadway Drainage	Standard Internal System	35%	$ 927,686
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 132,527
√	Sewer	Minor Adjustments	2%	$ 53,011
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 159,032
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,590,318**

Paving and Allowance Subtotal:		**$ 4,240,849**
Construction Contingency:	15%	$ 636,127
Annual Inflation (5 Years):	4%	$ 1,056,611
Construction Cost TOTAL:		**$ 5,934,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,934,000**
Engineering/Survey/Testing:		18%	$ 1,068,120
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,186,800
		Impact Fee Project Cost TOTAL:	**$ 8,189,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-15**
Name:	FRONTIER PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	LEGACY DR TO DALLAS NORTH TOLLWAY		
Impact Fee Class:	P6D		
Existing Lanes:	2D		
Length (lf):	5,700		
Service Area(s):	6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	17,733	cy	$ 15.00	$ 266,000
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	35,467	sy	$ 15.00	$ 532,000
304	10" Concrete Pavement w/ 6" Curb	31,667	sy	$ 90.00	$ 2,850,000
404	4" Topsoil	23,433	sy	$ 5.00	$ 117,167
504	5" Concrete Sidewalk	114,000	sf	$ 7.00	$ 798,000
604	Moisture Conditioning	35,467	sy	$ 15.00	$ 532,000
704	Street Lighting	5,700	lf	$ 160.00	$ 912,000
				Paving Construction Cost Subtotal:	**$ 6,007,167**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 480,573
√	Traffic Control	Construction Phase Traffic Control	3%	$ 180,215
√	Pavement Markings/Signs		4%	$ 240,287
√	Roadway Drainage	Standard Internal System	25%	$ 1,501,792
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$1,642,200	$ 1,642,200
√	Water	Minor Adjustments	5%	$ 300,358
√	Sewer	Minor Adjustments	2%	$ 120,143
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 360,430
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 4,825,998**

Paving and Allowance Subtotal:		**$ 10,833,165**
Construction Contingency:	15%	$ 1,624,975
Annual Inflation (5 Years):	4%	$ 2,699,092
Construction Cost TOTAL:		**$ 15,158,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 15,158,000**
Engineering/Survey/Testing:		18%	$ 2,728,440
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,515,800
		Impact Fee Project Cost TOTAL:	**$ 19,402,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-16**
Name:	FRONTIER PKWY	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	DALLAS NORTH TOLLWAY TO BRIDGEWATER DR		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4LD		
Length (lf):	1,150		
Service Area(s):	6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	2,044	cy	$ 15.00	$ 30,667
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	4,089	sy	$ 15.00	$ 61,333
306	10" Concrete Pavement w/ 6" Curb	3,322	sy	$ 90.00	$ 299,000
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	4,089	sy	$ 15.00	$ 61,333
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 452,333**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 36,187
√	Traffic Control	Construction Phase Traffic Control	3%	$ 13,570
√	Pavement Markings/Signs		4%	$ 18,093
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 22,617
√	Sewer	Minor Adjustments	2%	$ 9,047
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 27,140
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 126,653**

Paving and Allowance Subtotal:		**$ 578,987**
Construction Contingency:	15%	$ 86,848
Annual Inflation (5 Years):	4%	$ 144,255
Construction Cost TOTAL:		**$ 811,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 811,000**
Engineering/Survey/Testing:		18%	$ 145,980
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 81,100
		Impact Fee Project Cost TOTAL:	**$ 1,038,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**6-17**
Name:	FRONTIER PKWY	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**		
Limits:	BRIDGEWATER DR TO PRAIRIE CROSSING			
Impact Fee Class:	P6D (1/3)			
Existing Lanes:	4LD			
Length (lf):	1,695			
Service Area(s):	6			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	3,013	cy	$ 15.00	$ 45,200
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	6,027	sy	$ 15.00	$ 90,400
306	10" Concrete Pavement w/ 6" Curb	4,897	sy	$ 90.00	$ 440,700
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	6,027	sy	$ 15.00	$ 90,400
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 666,700**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 53,336
√	Traffic Control	Construction Phase Traffic Control	3%	$ 20,001
√	Pavement Markings/Signs		4%	$ 26,668
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 33,335
√	Sewer	Minor Adjustments	2%	$ 13,334
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 40,002
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 186,676**

Paving and Allowance Subtotal:		**$ 853,376**
Construction Contingency:	15%	$ 128,006
Annual Inflation (5 Years):	4%	$ 212,619
Construction Cost TOTAL:		**$ 1,195,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,195,000**
Engineering/Survey/Testing:		18%	$ 215,100
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 119,500
		Impact Fee Project Cost TOTAL:	**$ 1,530,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**6-18**
Name:	FRONTIER PKWY	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**		
Limits:	PRAIRIE CROSSING TO BNSF			
Impact Fee Class:	P6D (1/3)			
Existing Lanes:	4LD			
Length (lf):	800			
Service Area(s):	6			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	1,422	cy	$ 15.00	$ 21,333
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	2,844	sy	$ 15.00	$ 42,667
306	10" Concrete Pavement w/ 6" Curb	2,311	sy	$ 90.00	$ 208,000
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	2,844	sy	$ 15.00	$ 42,667
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 314,667**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 25,173
√	Traffic Control	Construction Phase Traffic Control	3%	$ 9,440
√	Pavement Markings/Signs		4%	$ 12,587
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 15,733
√	Sewer	Minor Adjustments	2%	$ 6,293
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 18,880
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 88,107**

Paving and Allowance Subtotal:		**$ 402,773**
Construction Contingency:	15%	$ 60,416
Annual Inflation (5 Years):	4%	$ 100,351
Construction Cost TOTAL:		**$ 564,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 564,000**
Engineering/Survey/Testing:		18%	$ 101,520
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 56,400
		Impact Fee Project Cost TOTAL:	**$ 722,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**6-19**
Name:	FRONTIER PKWY	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**		
Limits:	WORTHINGTON WAY TO PRESTON RD			
Impact Fee Class:	P6D (1/3)			
Existing Lanes:	4LD			
Length (lf):	2,705			
Service Area(s):	6			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	4,809	cy	$ 15.00	$ 72,133
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,618	sy	$ 15.00	$ 144,267
306	10" Concrete Pavement w/ 6" Curb	7,814	sy	$ 90.00	$ 703,300
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	9,618	sy	$ 15.00	$ 144,267
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,063,967**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 85,117
√	Traffic Control	Construction Phase Traffic Control	3%	$ 31,919
√	Pavement Markings/Signs		4%	$ 42,559
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 53,198
√	Sewer	Minor Adjustments	2%	$ 21,279
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 63,838
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 297,911**

Paving and Allowance Subtotal:		**$ 1,361,877**
Construction Contingency:	15%	$ 204,282
Annual Inflation (5 Years):	4%	$ 339,313
Construction Cost TOTAL:		**$ 1,906,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,906,000**
Engineering/Survey/Testing:		18%	$ 343,080
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 190,600
		Impact Fee Project Cost TOTAL:	**$ 2,440,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**6-20**
Name:	LEGACY DR	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	GLENDENNING PKWY TO OUTER LOOP			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	5,200			
Service Area(s):	6			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	16,178	cy	$ 15.00	$ 242,667
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	32,356	sy	$ 15.00	$ 485,333
304	10" Concrete Pavement w/ 6" Curb	28,889	sy	$ 90.00	$ 2,600,000
404	4" Topsoil	21,378	sy	$ 5.00	$ 106,889
504	5" Concrete Sidewalk	104,000	sf	$ 7.00	$ 728,000
604	Moisture Conditioning	32,356	sy	$ 15.00	$ 485,333
704	Street Lighting	5,200	lf	$ 160.00	$ 832,000
				Paving Construction Cost Subtotal:	**$ 5,480,222**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 438,418
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 219,209
√	Roadway Drainage	Standard Internal System	35%	$ 1,918,078
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 274,011
√	Sewer	Minor Adjustments	2%	$ 109,604
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 328,813
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 3,288,133**

Paving and Allowance Subtotal:		**$ 8,768,356**
Construction Contingency:	15%	$ 1,315,253
Annual Inflation (5 Years):	4%	$ 2,184,643
Construction Cost TOTAL:		**$ 12,269,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 12,269,000**
Engineering/Survey/Testing:		18%	$ 2,208,420
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 2,453,800
		Impact Fee Project Cost TOTAL:	**$ 16,931,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.

The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.

City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-30, 6-21**
Name:	LEGACY DR	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	OUTER LOOP TO 985 FT N OF OUTER LOOP		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	985		
Service Area(s):	5, 6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	3,064	cy	$ 15.00	$ 45,967
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	6,129	sy	$ 15.00	$ 91,933
304	10" Concrete Pavement w/ 6" Curb	5,472	sy	$ 90.00	$ 492,500
404	4" Topsoil	4,049	sy	$ 5.00	$ 20,247
504	5" Concrete Sidewalk	19,700	sf	$ 7.00	$ 137,900
604	Moisture Conditioning	6,129	sy	$ 15.00	$ 91,933
704	Street Lighting	985	lf	$ 160.00	$ 157,600
				Paving Construction Cost Subtotal:	**$ 1,038,081**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 83,046
√	Traffic Control	Construction Phase Traffic Control	3%	$ 31,142
√	Pavement Markings/Signs		4%	$ 41,523
√	Roadway Drainage	Standard Internal System	25%	$ 259,520
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 51,904
√	Sewer	Minor Adjustments	2%	$ 20,762
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 62,285
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 550,183**

Paving and Allowance Subtotal:		**$ 1,588,263**
Construction Contingency:	15%	$ 238,239
Annual Inflation (5 Years):	4%	$ 395,717
Construction Cost TOTAL:		**$ 2,223,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,223,000**
Engineering/Survey/Testing:		18%	$ 400,140
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 222,300
		Impact Fee Project Cost TOTAL:	**$ 2,845,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-31, 6-22**
Name:	LEGACY DR	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	OUTER LOOP TO PUNK CARTER PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,490		
Service Area(s):	5, 6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	7,747	cy	$ 15.00	$ 116,200
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	15,493	sy	$ 15.00	$ 232,400
304	10" Concrete Pavement w/ 6" Curb	13,833	sy	$ 90.00	$ 1,245,000
404	4" Topsoil	10,237	sy	$ 5.00	$ 51,183
504	5" Concrete Sidewalk	49,800	sf	$ 7.00	$ 348,600
604	Moisture Conditioning	15,493	sy	$ 15.00	$ 232,400
704	Street Lighting	2,490	lf	$ 160.00	$ 398,400
				Paving Construction Cost Subtotal:	**$ 2,624,183**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 209,935
√	Traffic Control	Construction Phase Traffic Control	3%	$ 78,726
√	Pavement Markings/Signs		4%	$ 104,967
√	Roadway Drainage	Standard Internal System	25%	$ 656,046
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 131,209
√	Sewer	Minor Adjustments	2%	$ 52,484
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 157,451
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,390,817**

Paving and Allowance Subtotal:		**$ 4,015,001**
Construction Contingency:	15%	$ 602,250
Annual Inflation (5 Years):	4%	$ 1,000,341
Construction Cost TOTAL:		**$ 5,618,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,618,000**
Engineering/Survey/Testing:		18%	$ 1,011,240
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 561,800
		Impact Fee Project Cost TOTAL:	**$ 7,191,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**5-32, 6-23**
Name:	LEGACY DR	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	PUNK CARTER PKWY TO CAREY RD			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	4,160			
Service Area(s):	5, 6			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	12,942	cy	$ 15.00	$ 194,133
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	25,884	sy	$ 15.00	$ 388,267
304	10" Concrete Pavement w/ 6" Curb	23,111	sy	$ 90.00	$ 2,080,000
404	4" Topsoil	17,102	sy	$ 5.00	$ 85,511
504	5" Concrete Sidewalk	83,200	sf	$ 7.00	$ 582,400
604	Moisture Conditioning	25,884	sy	$ 15.00	$ 388,267
704	Street Lighting	4,160	lf	$ 160.00	$ 665,600
				Paving Construction Cost Subtotal:	**$ 4,384,178**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 350,734
√	Traffic Control	Construction Phase Traffic Control	3%	$ 131,525
√	Pavement Markings/Signs		4%	$ 175,367
√	Roadway Drainage	Standard Internal System	25%	$ 1,096,044
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$21,348,600	$ 21,348,600
√	Water	Minor Adjustments	5%	$ 219,209
√	Sewer	Minor Adjustments	2%	$ 87,684
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 263,051
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 23,672,214**

Paving and Allowance Subtotal:		**$ 28,056,392**
Construction Contingency:	15%	$ 4,208,459
Annual Inflation (5 Years):	4%	$ 6,990,274
Construction Cost TOTAL:		**$ 39,256,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 39,256,000**
Engineering/Survey/Testing:		18%	$ 7,066,080
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 3,925,600
		Impact Fee Project Cost TOTAL:	**$ 50,248,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-33, 6-24**
Name:	LEGACY DR	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	CAREY RD TO 600 FT N OF CLEAR CREEK PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2U-G		
Length (lf):	2,065		
Service Area(s):	5, 6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,424	cy	$ 15.00	$ 96,367
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,849	sy	$ 15.00	$ 192,733
304	10" Concrete Pavement w/ 6" Curb	11,472	sy	$ 90.00	$ 1,032,500
404	4" Topsoil	8,489	sy	$ 5.00	$ 42,447
504	5" Concrete Sidewalk	41,300	sf	$ 7.00	$ 289,100
604	Moisture Conditioning	12,849	sy	$ 15.00	$ 192,733
704	Street Lighting	2,065	lf	$ 160.00	$ 330,400
				Paving Construction Cost Subtotal:	**$ 2,176,281**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 174,102
√	Traffic Control	Construction Phase Traffic Control	3%	$ 65,288
√	Pavement Markings/Signs		4%	$ 87,051
√	Roadway Drainage	Standard Internal System	25%	$ 544,070
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$7,923,615	$ 7,923,615
√	Water	Minor Adjustments	5%	$ 108,814
√	Sewer	Minor Adjustments	2%	$ 43,526
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 130,577
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 9,077,044**

Paving and Allowance Subtotal:		**$ 11,253,324**
Construction Contingency:	15%	$ 1,687,999
Annual Inflation (5 Years):	4%	$ 2,803,775
Construction Cost TOTAL:		**$ 15,746,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 15,746,000**
Engineering/Survey/Testing:		18%	$ 2,834,280
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,574,600
		Impact Fee Project Cost TOTAL:	**$ 20,155,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-34, 6-25**
Name:	LEGACY DR	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	CLEAR CREEK PKWY TO 600 FT N OF CLEAR CREEK PKWY		
Impact Fee Class:	P6D (1/2)		
Existing Lanes:	2D		
Length (lf):	940		
Service Area(s):	5, 6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	1,462	cy	$ 15.00	$ 21,933
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	2,924	sy	$ 15.00	$ 43,867
305	10" Concrete Pavement w/ 6" Curb	2,611	sy	$ 90.00	$ 235,000
405	4" Topsoil	1,253	sy	$ 5.00	$ 6,267
505	5" Concrete Sidewalk	9,400	sf	$ 7.00	$ 65,800
605	Moisture Conditioning	2,924	sy	$ 15.00	$ 43,867
705	Street Lighting	940	lf	$ 160.00	$ 150,400
				Paving Construction Cost Subtotal:	**$ 567,133**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 45,371
√	Traffic Control	Construction Phase Traffic Control	3%	$ 17,014
√	Pavement Markings/Signs		4%	$ 22,685
√	Roadway Drainage	Standard Internal System	25%	$ 141,783
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 28,357
√	Sewer	Minor Adjustments	2%	$ 11,343
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 34,028
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 300,581**

Paving and Allowance Subtotal:		**$ 867,714**
Construction Contingency:	15%	$ 130,157
Annual Inflation (5 Years):	4%	$ 216,192
Construction Cost TOTAL:		**$ 1,215,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,215,000**
Engineering/Survey/Testing:		18%	$ 218,700
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 121,500
		Impact Fee Project Cost TOTAL:	**$ 1,555,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**5-35, 6-26**
Name:	LEGACY DR	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	CLEAR CREEK PKWY TO FRONTIER PKWY		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4LD		
Length (lf):	2,210		
Service Area(s):	5, 6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	3,929	cy	$ 15.00	$ 58,933
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,858	sy	$ 15.00	$ 117,867
306	10" Concrete Pavement w/ 6" Curb	6,384	sy	$ 90.00	$ 574,600
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	7,858	sy	$ 15.00	$ 117,867
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 869,267**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 69,541
√	Traffic Control	Construction Phase Traffic Control	3%	$ 26,078
√	Pavement Markings/Signs		4%	$ 34,771
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 43,463
√	Sewer	Minor Adjustments	2%	$ 17,385
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 52,156
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 243,395**

Paving and Allowance Subtotal:		**$ 1,112,661**
Construction Contingency:	15%	$ 166,899
Annual Inflation (5 Years):	4%	$ 277,221
Construction Cost TOTAL:		**$ 1,557,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,557,000**
Engineering/Survey/Testing:		18%	$ 280,260
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 155,700
		Impact Fee Project Cost TOTAL:	**$ 1,993,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**6-27**
Name:	HUDDLESTON DR	**This project consists of the construction of a new four-lane divided minor arterial.**		
Limits:	GLENDENNING PKWY TO 1982 FT S OF GLENDENNING			
Impact Fee Class:	M4D			
Existing Lanes:	XX			
Length (lf):	1,980			
Service Area(s):	6			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	6,160	cy	$ 15.00	$ 92,400
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,320	sy	$ 15.00	$ 184,800
302	10" Concrete Pavement w/ 6" Curb	11,000	sy	$ 90.00	$ 990,000
402	4" Topsoil	8,140	sy	$ 5.00	$ 40,700
502	5" Concrete Sidewalk	39,600	sf	$ 7.00	$ 277,200
602	Moisture Conditioning	12,320	sy	$ 15.00	$ 184,800
702	Street Lighting	1,980	lf	$ 160.00	$ 316,800
				Paving Construction Cost Subtotal:	**$ 2,086,700**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 166,936
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 83,468
√	Roadway Drainage	Standard Internal System	35%	$ 730,345
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 104,335
√	Sewer	Minor Adjustments	2%	$ 41,734
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 125,202
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,252,020**

Paving and Allowance Subtotal:		**$ 3,338,720**
Construction Contingency:	15%	$ 500,808
Annual Inflation (5 Years):	4%	$ 831,845
Construction Cost TOTAL:		**$ 4,672,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,672,000**
Engineering/Survey/Testing:		18%	$ 840,960
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 934,400
		Impact Fee Project Cost TOTAL:	**$ 6,447,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-28**
Name:	HUDDLESTON DR	**This project consists of the construction of two additonal lanes to complete the four-lane divided minor arterial.**	
Limits:	1982 FT S OF GLENDENNING TO 3946 FT S OF GLENDENNING		
Impact Fee Class:	M4D (1/2)		
Existing Lanes:	2D		
Length (lf):	1,995		
Service Area(s):	6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
103	Unclassified Street Excavation	3,103	cy	$ 15.00	$ 46,550
203	8" Lime Stabilized Subgrade @ 100 lbs/sy	6,207	sy	$ 15.00	$ 93,100
303	10" Concrete Pavement w/ 6" Curb	5,542	sy	$ 90.00	$ 498,750
403	4" Topsoil	2,660	sy	$ 5.00	$ 13,300
503	5" Concrete Sidewalk	19,950	sf	$ 7.00	$ 139,650
603	Moisture Conditioning	6,207	sy	$ 15.00	$ 93,100
703	Street Lighting	1,995	lf	$ 160.00	$ 319,200
				Paving Construction Cost Subtotal:	**$ 1,203,650**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 96,292
√	Traffic Control	Construction Phase Traffic Control	3%	$ 36,110
√	Pavement Markings/Signs		4%	$ 48,146
√	Roadway Drainage	Standard Internal System	25%	$ 300,913
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 60,183
√	Sewer	Minor Adjustments	2%	$ 24,073
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 72,219
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 637,935**

Paving and Allowance Subtotal:		**$ 1,841,585**
Construction Contingency:	15%	$ 276,238
Annual Inflation (5 Years):	4%	$ 458,832
Construction Cost TOTAL:		**$ 2,577,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,577,000**
Engineering/Survey/Testing:		18%	$ 463,860
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 257,700
		Impact Fee Project Cost TOTAL:	**$ 3,299,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**6-29**
Name:	HUDDLESTON DR	**This project consists of the construction of a new four-lane divided minor arterial.**		
Limits:	PUNK CARTER PKWY TO CAREY RD			
Impact Fee Class:	M4D			
Existing Lanes:	XX			
Length (lf):	1,760			
Service Area(s):	6			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	5,476	cy	$ 15.00	$ 82,133
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	10,951	sy	$ 15.00	$ 164,267
302	10" Concrete Pavement w/ 6" Curb	9,778	sy	$ 90.00	$ 880,000
402	4" Topsoil	7,236	sy	$ 5.00	$ 36,178
502	5" Concrete Sidewalk	35,200	sf	$ 7.00	$ 246,400
602	Moisture Conditioning	10,951	sy	$ 15.00	$ 164,267
702	Street Lighting	1,760	lf	$ 160.00	$ 281,600
				Paving Construction Cost Subtotal:	**$ 1,854,844**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 148,388
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 74,194
√	Roadway Drainage	Standard Internal System	35%	$ 649,196
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 92,742
√	Sewer	Minor Adjustments	2%	$ 37,097
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 111,291
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,112,907**

Paving and Allowance Subtotal:		**$ 2,967,751**
Construction Contingency:	15%	$ 445,163
Annual Inflation (5 Years):	4%	$ 739,418
Construction Cost TOTAL:		**$ 4,153,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,153,000**
Engineering/Survey/Testing:		18%	$ 747,540
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 830,600
		Impact Fee Project Cost TOTAL:	**$ 5,731,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-30**
Name:	CELINA PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	790 FT N OF GREENWAY TO 170 FT S OF ALAN		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,715		
Service Area(s):	6		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	5,336	cy	$ 15.00	$ 80,033
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	10,671	sy	$ 15.00	$ 160,067
304	10" Concrete Pavement w/ 6" Curb	9,528	sy	$ 90.00	$ 857,500
404	4" Topsoil	7,051	sy	$ 5.00	$ 35,253
504	5" Concrete Sidewalk	34,300	sf	$ 7.00	$ 240,100
604	Moisture Conditioning	10,671	sy	$ 15.00	$ 160,067
704	Street Lighting	1,715	lf	$ 160.00	$ 274,400
				Paving Construction Cost Subtotal:	**$ 1,807,419**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 144,594
√	Traffic Control	Construction Phase Traffic Control	3%	$ 54,223
√	Pavement Markings/Signs		4%	$ 72,297
√	Roadway Drainage	Standard Internal System	25%	$ 451,855
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 90,371
√	Sewer	Minor Adjustments	2%	$ 36,148
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 108,445
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 957,932**

Paving and Allowance Subtotal:		**$ 2,765,352**
Construction Contingency:	15%	$ 414,803
Annual Inflation (5 Years):	4%	$ 688,990
Construction Cost TOTAL:		**$ 3,870,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,870,000**
Engineering/Survey/Testing:		18%	$ 696,600
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 387,000
		Impact Fee Project Cost TOTAL:	**$ 4,954,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**6-31**
Name:	CELINA PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	ALAN DR TO OUTER LOOP			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	2,810			
Service Area(s):	6			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	8,742	cy	$ 15.00	$ 131,133
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	17,484	sy	$ 15.00	$ 262,267
304	10" Concrete Pavement w/ 6" Curb	15,611	sy	$ 90.00	$ 1,405,000
404	4" Topsoil	11,552	sy	$ 5.00	$ 57,761
504	5" Concrete Sidewalk	56,200	sf	$ 7.00	$ 393,400
604	Moisture Conditioning	17,484	sy	$ 15.00	$ 262,267
704	Street Lighting	2,810	lf	$ 160.00	$ 449,600
				Paving Construction Cost Subtotal:	**$ 2,961,428**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 236,914
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 118,457
√	Roadway Drainage	Standard Internal System	35%	$ 1,036,500
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 148,071
√	Sewer	Minor Adjustments	2%	$ 59,229
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 177,686
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,776,857**

Paving and Allowance Subtotal:		**$ 4,738,284**
Construction Contingency:	15%	$ 710,743
Annual Inflation (5 Years):	4%	$ 1,180,548
Construction Cost TOTAL:		**$ 6,630,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,630,000**
Engineering/Survey/Testing:		18%	$ 1,193,400
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,326,000
		Impact Fee Project Cost TOTAL:	**$ 9,149,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**6-32, 7-23**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**		
Limits:	GLENDENNING PKWY TO OUTER LOOP			
Impact Fee Class:	P6D (1/3)			
Existing Lanes:	4D			
Length (lf):	3,845			
Service Area(s):	6, 7			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	6,836	cy	$ 15.00	$ 102,533
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	13,671	sy	$ 15.00	$ 205,067
306	10" Concrete Pavement w/ 6" Curb	11,108	sy	$ 90.00	$ 999,700
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	13,671	sy	$ 15.00	$ 205,067
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,512,367**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 120,989
√	Traffic Control	Construction Phase Traffic Control	3%	$ 45,371
√	Pavement Markings/Signs		4%	$ 60,495
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 75,618
√	Sewer	Minor Adjustments	2%	$ 30,247
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 90,742
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 423,463**

Paving and Allowance Subtotal:		**$ 1,935,829**
Construction Contingency:	15%	$ 290,374
Annual Inflation (5 Years):	4%	$ 482,314
Construction Cost TOTAL:		**$ 2,709,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,709,000**
Engineering/Survey/Testing:		18%	$ 487,620
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 270,900
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 1,734,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**6-33, 7-26**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**		
Limits:	OUTER LOOP TO PUNK CARTER PKWY			
Impact Fee Class:	P6D (1/3)			
Existing Lanes:	4D			
Length (lf):	2,885			
Service Area(s):	6, 7			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	5,129	cy	$ 15.00	$ 76,933
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	10,258	sy	$ 15.00	$ 153,867
306	10" Concrete Pavement w/ 6" Curb	8,334	sy	$ 90.00	$ 750,100
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	10,258	sy	$ 15.00	$ 153,867
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,134,767**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 90,781
√	Traffic Control	Construction Phase Traffic Control	3%	$ 34,043
√	Pavement Markings/Signs		4%	$ 45,391
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 56,738
√	Sewer	Minor Adjustments	2%	$ 22,695
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 68,086
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 317,735**

Paving and Allowance Subtotal:		**$ 1,452,501**
Construction Contingency:	15%	$ 217,875
Annual Inflation (5 Years):	4%	$ 361,892
Construction Cost TOTAL:		**$ 2,033,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,033,000**
Engineering/Survey/Testing:		18%	$ 365,940
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 203,300
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 1,301,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-34, 7-24**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	PUNK CARTER PKWY TO OWNSBY PKWY		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	2,695		
Service Area(s):	6, 7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	4,791	cy	$ 15.00	$ 71,867
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,582	sy	$ 15.00	$ 143,733
306	10" Concrete Pavement w/ 6" Curb	7,786	sy	$ 90.00	$ 700,700
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	9,582	sy	$ 15.00	$ 143,733
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,060,033**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 84,803
√	Traffic Control	Construction Phase Traffic Control	3%	$ 31,801
√	Pavement Markings/Signs		4%	$ 42,401
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 53,002
√	Sewer	Minor Adjustments	2%	$ 21,201
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 63,602
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 296,809**

Paving and Allowance Subtotal:		**$ 1,356,843**
Construction Contingency:	15%	$ 203,526
Annual Inflation (5 Years):	4%	$ 338,058
Construction Cost TOTAL:		**$ 1,899,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,899,000**
Engineering/Survey/Testing:		18%	$ 341,820
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 189,900
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 1,215,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-35, 7-25**
Name:	PRESTON RD (SH 289)	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	1214 FT NORTH OF FRONTIER TO OWNSBY PKWY		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	4,740		
Service Area(s):	6, 7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	8,427	cy	$ 15.00	$ 126,400
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,853	sy	$ 15.00	$ 252,800
306	10" Concrete Pavement w/ 6" Curb	13,693	sy	$ 90.00	$ 1,232,400
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	16,853	sy	$ 15.00	$ 252,800
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,864,400**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 149,152
√	Traffic Control	Construction Phase Traffic Control	3%	$ 55,932
√	Pavement Markings/Signs		4%	$ 74,576
	Roadway Drainage	None Anticipated	0%	$ -
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$1,867,600	$ 1,867,600
√	Water	Minor Adjustments	5%	$ 93,220
√	Sewer	Minor Adjustments	2%	$ 37,288
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 111,864
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,389,632**

Paving and Allowance Subtotal:		**$ 4,254,032**
Construction Contingency:	15%	$ 638,105
Annual Inflation (5 Years):	4%	$ 1,059,896
Construction Cost TOTAL:		**$ 5,953,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,953,000**
Engineering/Survey/Testing:		18%	$ 1,071,540
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 595,300
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 3,810,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**6-36**
Name:	PUNK CARTER PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**		
Limits:	775 FT E OF LIGHT FARMS TO PRESTON RD			
Impact Fee Class:	P6D			
Existing Lanes:	XX			
Length (lf):	5,470			
Service Area(s):	6,			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	17,018	cy	$ 15.00	$ 255,267
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	34,036	sy	$ 15.00	$ 510,533
304	10" Concrete Pavement w/ 6" Curb	30,389	sy	$ 90.00	$ 2,735,000
404	4" Topsoil	22,488	sy	$ 5.00	$ 112,439
504	5" Concrete Sidewalk	109,400	sf	$ 7.00	$ 765,800
604	Moisture Conditioning	34,036	sy	$ 15.00	$ 510,533
704	Street Lighting	5,470	lf	$ 160.00	$ 875,200
				Paving Construction Cost Subtotal:	**$ 5,764,772**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 461,182
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 230,591
√	Roadway Drainage	Standard Internal System	35%	$ 2,017,670
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$5,337,150	$ 5,337,150
√	Water	Minor Adjustments	5%	$ 288,239
√	Sewer	Minor Adjustments	2%	$ 115,295
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 345,886
√	Other:	Grade-Separated Railroad Crossing	-	$ 5,000,000
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 13,796,013**

Paving and Allowance Subtotal:		**$ 19,560,786**
Construction Contingency:	15%	$ 2,934,118
Annual Inflation (5 Years):	4%	$ 4,873,586
Construction Cost TOTAL:		**$ 27,369,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 27,369,000**
Engineering/Survey/Testing:		18%	$ 4,926,420
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 5,473,800
		Impact Fee Project Cost TOTAL:	**$ 37,769,000**

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City of Celina - 2024 Roadway Impact Fee

Capital Improvement Plan for Roadway Impact Fees

Summary of Conceptual Level Project Cost Projections

Roadway Improvements - Service Area 7

#	Class	Project	Limits	Status	Project Cost
4-28, 7-1	M4D	SUNSET BLVD	COIT RD TO 2500 FT EAST OF ROSELAND	New Build	$ 29,627,000
4-29, 7-2	M4D	SUNSET BLVD	ROSELAND PKWY TO CUSTER RD	Widening	$ 7,855,000
4-30, 7-3	P6D	GLENDENNING PKWY	PRESTON RD TO 1177.8 EAST OF PRESTON RD	Widening	$ 3,409,000
4-31, 7-4	C2U	GLENDENNING PKWY	KC ROBINSON LN TO COIT RD	Widening	$ 4,859,000
7-5	P6D	CHOATE PKWY	2020 FT N OF OUTER LOOP TO OUTER LOOP	New Build	$ 6,577,000
7-6	P6D (1/3)	CHOATE PKWY	COIT RD TO 1713.6 FT W OF HACKBERRY	Widening	$ 1,859,000
7-7	P6D	CHOATE PKWY	COIT RD TO 1713.6 FT W OF HACKBERRY	Widening	$ 7,249,000
7-8	P6D	CHOATE PKWY	COIT RD TO 960 FT EAST OF COIT RD	Widening	$ 2,729,000
7-9	P6D	CHOATE PKWY	575 FT W OF WILSON CRK TO WILSON CRK	Widening	$ 1,676,000
7-10	P6D	CHOATE PKWY	250 FT W OF WILSON CRK TO 325 FT W OF WILSON CRK	Widening	$ 4,159,000
7-11	P6D	CHOATE PKWY	1800 FT W OF ROSELAND TO ROSELAND PKWY	Widening	$ 5,184,000
7-12	P6D	CHOATE PKWY	ROSELAND PKWY TO CUSTER RD	Widening	$ 7,596,000
7-13	P6D (1/3)	OWNSBY PKWY	PRESTON RD TO CR 83	Widening	$ 4,748,000
7-14	P6D (1/3)	OWNSBY PKWY	CR 83 TO COIT RD	Widening	$ 1,290,000
7-15	P6D	OWNSBY PKWY	WELLS WAY TO 2207.8 FT W OF ROSELAND	New Build	$ 12,068,000
7-16	P6D (1/3)	OWNSBY PKWY	2215 FT W OF ROSELAND TO ROSELAND PKWY	Widening	$ 1,998,000
7-17	P6D (1/3)	OWNSBY PKWY	ROSELAND PKWY TO CUSTER RD	Widening	$ 2,588,000
7-18	P6D	FRONTIER PKWY (FM 1461)	PRESTON RD TO COIT RD	Widening	$ 7,494,000
7-19	P6D	FRONTIER PKWY (FM 1461)	COIT RD TO WELLS WAY	Widening	$ 4,830,000
7-20	P6D	FRONTIER PKWY (FM 1461)	WELLS WAY TO WATERVIEW TRL	Widening	$ 5,321,000
7-21	P6D	FRONTIER PKWY (FM 1461)	WATERVIEW TRL TO CUSTER RD	Widening	$ 6,390,000
4-49, 7-22	P6D	COIT RD	GLENDENNING PKWY TO CR 92	Widening	$ 4,434,000
6-32, 7-23	P6D	PRESTON RD (SH 289)	GLENDENNING PKWY TO OUTER LOOP	Widening	$ 5,552,000
6-34, 7-24	P6D	PRESTON RD (SH 289)	PUNK CARTER PKWY TO OWNSBY PKWY	Widening	$ 3,892,000
6-35, 7-25	P6D	PRESTON RD (SH 289)	1214 FT NORTH OF FRONTIER TO OWNSBY PKWY	Widening	$ 9,785,500
6-33, 7-26	P6D	PRESTON RD (SH 289)	OUTER LOOP TO PUNK CARTER PKWY	Widening	$ 4,166,000
7-27	P6D (1/2)	COIT RD	GLENDENNING PKWY TO 1140 FT S OF GLENDENNING	Widening	$ 1,885,000
7-28	P6D	COIT RD	1140 FT S OF GLENDENNING TO OUTER LOOP	Widening	$ 7,205,000
7-29	P6D	COIT RD	OUTER LOOP TO CHOATE PKWY	Widening	$ 4,867,000
7-30	P6D (1/2)	COIT RD	CHOATE PKWY TO 1787.9 FT S OF CHOATE	Widening	$ 2,976,000
7-31	P6D	COIT RD	OWNSBY PKWY TO 1083.1 N OF PUNK CARTER	Widening	$ 6,065,000
7-32	P6D	COIT RD	490 FT N OF OWNSBY PKWY TO CR 84	Widening	$ 4,216,000
7-33	P6D (1/3)	COIT RD	CR 84 TO 2147 FT N OF FRONTIER	Widening	$ 3,671,000
7-34	P6D (1/2)	COIT RD	1585 FT N OF FRONTIER TO FRONTIER PKWY	Widening	$ 2,621,000
7-35	C2U	WELLS WAY	OWNSBY PKWY TO WELLS WAY	New Build	$ 2,109,000
7-36	C2U	ROSELAND PKWY	CHOATE PKWY TO NATIVE DANCER CT	New Build	$ 6,079,000
7-37	P6D	CUSTER RD (FM 2478)	SUNSET BLVD TO COLLIN COUNTY OUTER LOOP	Widening	$ 5,046,500
7-38	P6D	CUSTER RD (FM 2478)	747.5 FT S OF SUNSET BLVD TO OUTER LOOP	Widening	$ 3,668,000
7-39	P6D	CUSTER RD (FM 2478)	CHOATE PKWY TO OWNSBY PKWY	Widening	$ 7,660,000
7-40	P6D	CUSTER RD (FM 2478)	FRONTIER PKWY TO OWNSBY PKWY	Widening	$ 7,696,000
				TOTAL	**$ 223,100,000**

Type	Intersection	Project Cost
Int. Improvements	Coit Rd & Glendenning Pkwy	$ 750,000
Int. Improvements	Collin County Outer Loop & Roseland Pkwy	$ 1,500,000
Int. Improvements	Coit Rd & Choate Pkwy	$ 750,000
Int. Improvements	Custer Rd & Ownsby Pkwy	$ 1,650,000
Int. Improvements	Frontier Pkwy & Custer Rd	$ 1,800,000
Int. Improvements	Coit Rd & Punk Carter Pkwy	$ 600,000
Int. Improvements	Frontier Pkwy & Wells Rd	$ 600,000
Int. Improvements	Frontier Pkwy & Coit Rd	$ 1,350,000
Int. Improvements	Ownsby Pkwy & Wells Way	$ 750,000
Int. Improvements	Coit Rd & Ownsby Pkwy	$ 1,800,000
Int. Improvements	Choate Pkwy & Custer Rd	$ 1,800,000
Int. Improvements	Choate Pkwy & Roseland Pkwy	$ 750,000
Int. Improvements	Collin County Outer Loop & Custer Road	$ 1,500,000
Int. Improvements	Sunset Blvd & Roseland Pkwy	$ 750,000
Int. Improvements	Custer Rd & Sunset Blvd	$ 750,000
Int. Improvements	Preston Rd & Collin County Outer Loop	$ 1,800,000
Int. Improvements	Preston Rd & Punk Carter Pkwy	$ 900,000
Int. Improvements	Preston Rd & Ownsby Pkwy	$ 900,000
Int. Improvements	Preston Rd & John Cambell	$ 150,000
Int. Improvements	Preston Rd & Frontier Pkwy	$ 450,000
	INTERSECTION TOTAL	**$ 21,300,000**
	SERVICE AREA TOTAL	**$ 244,400,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-28, 7-1**
Name:	SUNSET BLVD	**This project consists of the construction of a new four-lane divided minor arterial.**	
Limits:	COIT RD TO 2500 FT EAST OF ROSELAND		
Impact Fee Class:	M4D		
Existing Lanes:	XX		
Length (lf):	6,665		
Service Area(s):	4, 7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	20,736	cy	$ 15.00	$ 311,033
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	41,471	sy	$ 15.00	$ 622,067
302	10" Concrete Pavement w/ 6" Curb	37,028	sy	$ 90.00	$ 3,332,500
402	4" Topsoil	27,401	sy	$ 5.00	$ 137,003
502	5" Concrete Sidewalk	133,300	sf	$ 7.00	$ 933,100
602	Moisture Conditioning	41,471	sy	$ 15.00	$ 622,067
702	Street Lighting	6,665	lf	$ 160.00	$ 1,066,400
				Paving Construction Cost Subtotal:	**$ 7,024,169**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 561,934
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 280,967
√	Roadway Drainage	Standard Internal System	35%	$ 2,458,459
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$4,105,500	$ 4,105,500
√	Water	Minor Adjustments	5%	$ 351,208
√	Sewer	Minor Adjustments	2%	$ 140,483
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 421,450
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 8,320,002**

Paving and Allowance Subtotal:		**$ 15,344,171**
Construction Contingency:	15%	$ 2,301,626
Annual Inflation (5 Years):	4%	$ 3,823,013
Construction Cost TOTAL:		**$ 21,469,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 21,469,000**
Engineering/Survey/Testing:		18%	$ 3,864,420
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 4,293,800
		Impact Fee Project Cost TOTAL:	**$ 29,627,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-29, 7-2**
Name:	SUNSET BLVD	**This project consists of the reconstruction of the existing road as a four-lane divided minor arterial.**	
Limits:	ROSELAND PKWY TO CUSTER RD		
Impact Fee Class:	M4D		
Existing Lanes:	2UD		
Length (lf):	2,720		
Service Area(s):	4, 7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
102	Unclassified Street Excavation	8,462	cy	$ 15.00	$ 126,933
202	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,924	sy	$ 15.00	$ 253,867
302	10" Concrete Pavement w/ 6" Curb	15,111	sy	$ 90.00	$ 1,360,000
402	4" Topsoil	11,182	sy	$ 5.00	$ 55,911
502	5" Concrete Sidewalk	54,400	sf	$ 7.00	$ 380,800
602	Moisture Conditioning	16,924	sy	$ 15.00	$ 253,867
702	Street Lighting	2,720	lf	$ 160.00	$ 435,200
				Paving Construction Cost Subtotal:	**$ 2,866,578**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 229,326
√	Traffic Control	Construction Phase Traffic Control	3%	$ 85,997
√	Pavement Markings/Signs		4%	$ 114,663
√	Roadway Drainage	Standard Internal System	25%	$ 716,644
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 143,329
√	Sewer	Minor Adjustments	2%	$ 57,332
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 171,995
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,519,286**

Paving and Allowance Subtotal:		**$ 4,385,864**
Construction Contingency:	15%	$ 657,880
Annual Inflation (5 Years):	4%	$ 1,092,742
Construction Cost TOTAL:		**$ 6,137,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,137,000**
Engineering/Survey/Testing:		18%	$ 1,104,660
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 613,700
		Impact Fee Project Cost TOTAL:	**$ 7,855,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-30, 7-3**
Name:	GLENDENNING PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	PRESTON RD TO 1177.8 EAST OF PRESTON RD		
Impact Fee Class:	P6D		
Existing Lanes:	2D		
Length (lf):	1,180		
Service Area(s):	4, 7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	3,671	cy	$ 15.00	$ 55,067
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,342	sy	$ 15.00	$ 110,133
304	10" Concrete Pavement w/ 6" Curb	6,556	sy	$ 90.00	$ 590,000
404	4" Topsoil	4,851	sy	$ 5.00	$ 24,256
504	5" Concrete Sidewalk	23,600	sf	$ 7.00	$ 165,200
604	Moisture Conditioning	7,342	sy	$ 15.00	$ 110,133
704	Street Lighting	1,180	lf	$ 160.00	$ 188,800
				Paving Construction Cost Subtotal:	**$ 1,243,589**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 99,487
√	Traffic Control	Construction Phase Traffic Control	3%	$ 37,308
√	Pavement Markings/Signs		4%	$ 49,744
√	Roadway Drainage	Standard Internal System	25%	$ 310,897
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 62,179
√	Sewer	Minor Adjustments	2%	$ 24,872
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 74,615
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 659,102**

Paving and Allowance Subtotal:		**$ 1,902,691**
Construction Contingency:	15%	$ 285,404
Annual Inflation (5 Years):	4%	$ 474,057
Construction Cost TOTAL:		**$ 2,663,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,663,000**
Engineering/Survey/Testing:		18%	$ 479,340
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 266,300
		Impact Fee Project Cost TOTAL:	**$ 3,409,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-31, 7-4**
Name:	GLENDENNING PKWY	**This project consists of the reconstruction of the existing facility as a two-lane undivided collector.**	
Limits:	KC ROBINSON LN TO COIT RD		
Impact Fee Class:	C2U		
Existing Lanes:	2UD		
Length (lf):	2,325		
Service Area(s):	4, 7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	5,167	cy	$ 15.00	$ 77,500
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	10,333	sy	$ 12.00	$ 124,000
301	9" Concrete Pavement w/ 6" Curb	9,558	sy	$ 80.00	$ 764,667
401	4" Topsoil	3,875	sy	$ 5.00	$ 19,375
501	5" Concrete Sidewalk	37,200	sf	$ 7.00	$ 260,400
601	Moisture Conditioning	10,333	sy	$ 15.00	$ 155,000
701	Street Lighting	2,325	lf	$ 160.00	$ 372,000
				Paving Construction Cost Subtotal:	**$ 1,772,942**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 141,835
√	Traffic Control	Construction Phase Traffic Control	3%	$ 53,188
√	Pavement Markings/Signs		4%	$ 70,918
√	Roadway Drainage	Standard Internal System	25%	$ 443,235
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 88,647
√	Sewer	Minor Adjustments	2%	$ 35,459
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 106,377
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 939,659**

Paving and Allowance Subtotal:		**$ 2,712,601**
Construction Contingency:	15%	$ 406,890
Annual Inflation (5 Years):	4%	$ 675,847
Construction Cost TOTAL:		**$ 3,796,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,796,000**
Engineering/Survey/Testing:		18%	$ 683,280
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 379,600
		Impact Fee Project Cost TOTAL:	**$ 4,859,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-5**
Name:	CHOATE PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	2020 FT N OF OUTER LOOP TO OUTER LOOP		
Impact Fee Class:	P6D		
Existing Lanes:	XX		
Length (lf):	2,020		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,284	cy	$ 15.00	$ 94,267
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	12,569	sy	$ 15.00	$ 188,533
304	10" Concrete Pavement w/ 6" Curb	11,222	sy	$ 90.00	$ 1,010,000
404	4" Topsoil	8,304	sy	$ 5.00	$ 41,522
504	5" Concrete Sidewalk	40,400	sf	$ 7.00	$ 282,800
604	Moisture Conditioning	12,569	sy	$ 15.00	$ 188,533
704	Street Lighting	2,020	lf	$ 160.00	$ 323,200
				Paving Construction Cost Subtotal:	**$ 2,128,856**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 170,308
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 85,154
√	Roadway Drainage	Standard Internal System	35%	$ 745,099
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 106,443
√	Sewer	Minor Adjustments	2%	$ 42,577
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 127,731
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,277,313**

Paving and Allowance Subtotal:		**$ 3,406,169**
Construction Contingency:	15%	$ 510,925
Annual Inflation (5 Years):	4%	$ 848,650
Construction Cost TOTAL:		**$ 4,766,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,766,000**
Engineering/Survey/Testing:		18%	$ 857,880
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 953,200
		Impact Fee Project Cost TOTAL:	**$ 6,577,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-6**
Name:	CHOATE PKWY	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	COIT RD TO 1713.6 FT W OF HACKBERRY		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4LD		
Length (lf):	2,060		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	3,662	cy	$ 15.00	$ 54,933
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,324	sy	$ 15.00	$ 109,867
306	10" Concrete Pavement w/ 6" Curb	5,951	sy	$ 90.00	$ 535,600
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	7,324	sy	$ 15.00	$ 109,867
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 810,267**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 64,821
√	Traffic Control	Construction Phase Traffic Control	3%	$ 24,308
√	Pavement Markings/Signs		4%	$ 32,411
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 40,513
√	Sewer	Minor Adjustments	2%	$ 16,205
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 48,616
	Other:		-	$ -
			Allowance Subtotal:	**$ 226,875**

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:		**$ 1,037,141**
Construction Contingency:	15%	$ 155,571
Annual Inflation (5 Years):	4%	$ 258,405
Construction Cost TOTAL:		**$ 1,452,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,452,000**
Engineering/Survey/Testing:		18%	$ 261,360
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 145,200
		Impact Fee Project Cost TOTAL:	**$ 1,859,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-7**
Name:	CHOATE PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	COIT RD TO 1713.6 FT W OF HACKBERRY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,510		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	7,809	cy	$ 15.00	$ 117,133
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	15,618	sy	$ 15.00	$ 234,267
304	10" Concrete Pavement w/ 6" Curb	13,944	sy	$ 90.00	$ 1,255,000
404	4" Topsoil	10,319	sy	$ 5.00	$ 51,594
504	5" Concrete Sidewalk	50,200	sf	$ 7.00	$ 351,400
604	Moisture Conditioning	15,618	sy	$ 15.00	$ 234,267
704	Street Lighting	2,510	lf	$ 160.00	$ 401,600
				Paving Construction Cost Subtotal:	**$ 2,645,261**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 211,621
√	Traffic Control	Construction Phase Traffic Control	3%	$ 79,358
√	Pavement Markings/Signs		4%	$ 105,810
√	Roadway Drainage	Standard Internal System	25%	$ 661,315
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 132,263
√	Sewer	Minor Adjustments	2%	$ 52,905
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 158,716
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,401,988**

Paving and Allowance Subtotal:		**$ 4,047,250**
Construction Contingency:	15%	$ 607,087
Annual Inflation (5 Years):	4%	$ 1,008,376
Construction Cost TOTAL:		**$ 5,663,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,663,000**
Engineering/Survey/Testing:		18%	$ 1,019,340
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 566,300
		Impact Fee Project Cost TOTAL:	**$ 7,249,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-8**
Name:	CHOATE PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	COIT RD TO 960 FT EAST OF COIT RD		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	945		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	2,940	cy	$ 15.00	$ 44,100
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	5,880	sy	$ 15.00	$ 88,200
304	10" Concrete Pavement w/ 6" Curb	5,250	sy	$ 90.00	$ 472,500
404	4" Topsoil	3,885	sy	$ 5.00	$ 19,425
504	5" Concrete Sidewalk	18,900	sf	$ 7.00	$ 132,300
604	Moisture Conditioning	5,880	sy	$ 15.00	$ 88,200
704	Street Lighting	945	lf	$ 160.00	$ 151,200
				Paving Construction Cost Subtotal:	**$ 995,925**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 79,674
√	Traffic Control	Construction Phase Traffic Control	3%	$ 29,878
√	Pavement Markings/Signs		4%	$ 39,837
√	Roadway Drainage	Standard Internal System	25%	$ 248,981
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 49,796
√	Sewer	Minor Adjustments	2%	$ 19,919
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 59,756
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 527,840**

Paving and Allowance Subtotal:		**$ 1,523,765**
Construction Contingency:	15%	$ 228,565
Annual Inflation (5 Years):	4%	$ 379,647
Construction Cost TOTAL:		**$ 2,132,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,132,000**
Engineering/Survey/Testing:		18%	$ 383,760
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 213,200
		Impact Fee Project Cost TOTAL:	**$ 2,729,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-9**
Name:	CHOATE PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	575 FT W OF WILSON CRK TO WILSON CRK		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	580		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	1,804	cy	$ 15.00	$ 27,067
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	3,609	sy	$ 15.00	$ 54,133
304	10" Concrete Pavement w/ 6" Curb	3,222	sy	$ 90.00	$ 290,000
404	4" Topsoil	2,384	sy	$ 5.00	$ 11,922
504	5" Concrete Sidewalk	11,600	sf	$ 7.00	$ 81,200
604	Moisture Conditioning	3,609	sy	$ 15.00	$ 54,133
704	Street Lighting	580	lf	$ 160.00	$ 92,800
				Paving Construction Cost Subtotal:	**$ 611,256**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 48,900
√	Traffic Control	Construction Phase Traffic Control	3%	$ 18,338
√	Pavement Markings/Signs		4%	$ 24,450
√	Roadway Drainage	Standard Internal System	25%	$ 152,814
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 30,563
√	Sewer	Minor Adjustments	2%	$ 12,225
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 36,675
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 323,965**

Paving and Allowance Subtotal:		**$ 935,221**
Construction Contingency:	15%	$ 140,283
Annual Inflation (5 Years):	4%	$ 233,011
Construction Cost TOTAL:		**$ 1,309,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,309,000**
Engineering/Survey/Testing:		18%	$ 235,620
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 130,900
		Impact Fee Project Cost TOTAL:	**$ 1,676,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-10**
Name:	CHOATE PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	250 FT W OF WILSON CRK TO 325 FT W OF WILSON CRK		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,285		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	3,998	cy	$ 15.00	$ 59,967
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,996	sy	$ 15.00	$ 119,933
304	10" Concrete Pavement w/ 6" Curb	7,139	sy	$ 90.00	$ 642,500
404	4" Topsoil	5,283	sy	$ 5.00	$ 26,414
504	5" Concrete Sidewalk	25,700	sf	$ 7.00	$ 179,900
604	Moisture Conditioning	7,996	sy	$ 15.00	$ 119,933
704	Street Lighting	1,285	lf	$ 160.00	$ 205,600
				Paving Construction Cost Subtotal:	**$ 1,354,247**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 108,340
√	Traffic Control	Construction Phase Traffic Control	3%	$ 40,627
√	Pavement Markings/Signs		4%	$ 54,170
√	Roadway Drainage	Standard Internal System	25%	$ 338,562
√	Special Drainage Structures	Minor Stream Crossing(s)	$250,000	$ 250,000
√	Water	Minor Adjustments	5%	$ 67,712
√	Sewer	Minor Adjustments	2%	$ 27,085
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 81,255
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 967,751**

Paving and Allowance Subtotal:		**$ 2,321,998**
Construction Contingency:	15%	$ 348,300
Annual Inflation (5 Years):	4%	$ 578,528
Construction Cost TOTAL:		**$ 3,249,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,249,000**
Engineering/Survey/Testing:		18%	$ 584,820
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 324,900
		Impact Fee Project Cost TOTAL:	**$ 4,159,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-11**
Name:	CHOATE PKWY	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	1800 FT W OF ROSELAND TO ROSELAND PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,795		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	5,584	cy	$ 15.00	$ 83,767
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	11,169	sy	$ 15.00	$ 167,533
304	10" Concrete Pavement w/ 6" Curb	9,972	sy	$ 90.00	$ 897,500
404	4" Topsoil	7,379	sy	$ 5.00	$ 36,897
504	5" Concrete Sidewalk	35,900	sf	$ 7.00	$ 251,300
604	Moisture Conditioning	11,169	sy	$ 15.00	$ 167,533
704	Street Lighting	1,795	lf	$ 160.00	$ 287,200
				Paving Construction Cost Subtotal:	**$ 1,891,731**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 151,338
√	Traffic Control	Construction Phase Traffic Control	3%	$ 56,752
√	Pavement Markings/Signs		4%	$ 75,669
√	Roadway Drainage	Standard Internal System	25%	$ 472,933
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 94,587
√	Sewer	Minor Adjustments	2%	$ 37,835
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 113,504
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,002,617**

Paving and Allowance Subtotal:		**$ 2,894,348**
Construction Contingency:	15%	$ 434,152
Annual Inflation (5 Years):	4%	$ 721,129
Construction Cost TOTAL:		**$ 4,050,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,050,000**
Engineering/Survey/Testing:		18%	$ 729,000
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 405,000
		Impact Fee Project Cost TOTAL:	**$ 5,184,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-12**
Name:	CHOATE PKWY		
Limits:	ROSELAND PKWY TO CUSTER RD		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,630		
Service Area(s):	7		

This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	8,182	cy	$ 15.00	$ 122,733
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,364	sy	$ 15.00	$ 245,467
304	10" Concrete Pavement w/ 6" Curb	14,611	sy	$ 90.00	$ 1,315,000
404	4" Topsoil	10,812	sy	$ 5.00	$ 54,061
504	5" Concrete Sidewalk	52,600	sf	$ 7.00	$ 368,200
604	Moisture Conditioning	16,364	sy	$ 15.00	$ 245,467
704	Street Lighting	2,630	lf	$ 160.00	$ 420,800
				Paving Construction Cost Subtotal:	**$ 2,771,728**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 221,738
√	Traffic Control	Construction Phase Traffic Control	3%	$ 83,152
√	Pavement Markings/Signs		4%	$ 110,869
√	Roadway Drainage	Standard Internal System	25%	$ 692,932
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 138,586
√	Sewer	Minor Adjustments	2%	$ 55,435
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 166,304
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,469,016**

Paving and Allowance Subtotal:		**$ 4,240,744**
Construction Contingency:	15%	$ 636,112
Annual Inflation (5 Years):	4%	$ 1,056,585
Construction Cost TOTAL:		**$ 5,934,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,934,000**
Engineering/Survey/Testing:		18%	$ 1,068,120
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 593,400
		Impact Fee Project Cost TOTAL:	**$ 7,596,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-13**
Name:	OWNSBY PKWY	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	PRESTON RD TO CR 83		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	5,265		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	9,360	cy	$ 15.00	$ 140,400
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	18,720	sy	$ 15.00	$ 280,800
306	10" Concrete Pavement w/ 6" Curb	15,210	sy	$ 90.00	$ 1,368,900
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	18,720	sy	$ 15.00	$ 280,800
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 2,070,900**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 165,672
√	Traffic Control	Construction Phase Traffic Control	3%	$ 62,127
√	Pavement Markings/Signs		4%	$ 82,836
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 103,545
√	Sewer	Minor Adjustments	2%	$ 41,418
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 124,254
	Other:		-	$ -
			Allowance Subtotal:	**$ 579,852**

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:		**$ 2,650,752**
Construction Contingency:	15%	$ 397,613
Annual Inflation (5 Years):	4%	$ 660,437
Construction Cost TOTAL:		**$ 3,709,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,709,000**
Engineering/Survey/Testing:		18%	$ 667,620
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 370,900
		Impact Fee Project Cost TOTAL:	**$ 4,748,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-14**
Name:	OWNSBY PKWY	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	CR 83 TO COIT RD		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	1,430		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	2,542	cy	$ 15.00	$ 38,133
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	5,084	sy	$ 15.00	$ 76,267
306	10" Concrete Pavement w/ 6" Curb	4,131	sy	$ 90.00	$ 371,800
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	5,084	sy	$ 15.00	$ 76,267
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 562,467**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 44,997
√	Traffic Control	Construction Phase Traffic Control	3%	$ 16,874
√	Pavement Markings/Signs		4%	$ 22,499
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 28,123
√	Sewer	Minor Adjustments	2%	$ 11,249
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 33,748
	Other:		-	$ -
			Allowance Subtotal:	**$ 157,491**

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:		**$ 719,957**
Construction Contingency:	15%	$ 107,994
Annual Inflation (5 Years):	4%	$ 179,378
Construction Cost TOTAL:		**$ 1,008,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,008,000**
Engineering/Survey/Testing:		18%	$ 181,440
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 100,800
		Impact Fee Project Cost TOTAL:	**$ 1,290,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-15**
Name:	OWNSBY PKWY	**This project consists of the construction of a new four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	WELLS WAY TO 2207.8 FT W OF ROSELAND		
Impact Fee Class:	P6D		
Existing Lanes:	XX		
Length (lf):	3,195		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	9,940	cy	$ 15.00	$ 149,100
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	19,880	sy	$ 15.00	$ 298,200
304	10" Concrete Pavement w/ 6" Curb	17,750	sy	$ 90.00	$ 1,597,500
404	4" Topsoil	13,135	sy	$ 5.00	$ 65,675
504	5" Concrete Sidewalk	63,900	sf	$ 7.00	$ 447,300
604	Moisture Conditioning	19,880	sy	$ 15.00	$ 298,200
704	Street Lighting	3,195	lf	$ 160.00	$ 511,200
				Paving Construction Cost Subtotal:	**$ 3,367,175**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 269,374
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 134,687
√	Roadway Drainage	Standard Internal System	35%	$ 1,178,511
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$862,155	$ 862,155
√	Water	Minor Adjustments	5%	$ 168,359
√	Sewer	Minor Adjustments	2%	$ 67,344
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 202,031
	Other:		-	$ -
			Allowance Subtotal:	**$ 2,882,460**

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:		**$ 6,249,635**
Construction Contingency:	15%	$ 937,445
Annual Inflation (5 Years):	4%	$ 1,557,102
Construction Cost TOTAL:		**$ 8,745,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 8,745,000**
Engineering/Survey/Testing:		18%	$ 1,574,100
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 1,749,000
		Impact Fee Project Cost TOTAL:	**$ 12,068,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-16**
Name:	OWNSBY PKWY	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	2215 FT W OF ROSELAND TO ROSELAND PKWY		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	2,215		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	3,938	cy	$ 15.00	$ 59,067
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	7,876	sy	$ 15.00	$ 118,133
306	10" Concrete Pavement w/ 6" Curb	6,399	sy	$ 90.00	$ 575,900
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	7,876	sy	$ 15.00	$ 118,133
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 871,233**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 69,699
√	Traffic Control	Construction Phase Traffic Control	3%	$ 26,137
√	Pavement Markings/Signs		4%	$ 34,849
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 43,562
√	Sewer	Minor Adjustments	2%	$ 17,425
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 52,274
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 243,945**

Paving and Allowance Subtotal:		**$ 1,115,179**
Construction Contingency:	15%	$ 167,277
Annual Inflation (5 Years):	4%	$ 277,848
Construction Cost TOTAL:		**$ 1,561,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,561,000**
Engineering/Survey/Testing:		18%	$ 280,980
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 156,100
		Impact Fee Project Cost TOTAL:	**$ 1,998,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-17**
Name:	OWNSBY PKWY	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	ROSELAND PKWY TO CUSTER RD		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4D		
Length (lf):	2,870		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	5,102	cy	$ 15.00	$ 76,533
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	10,204	sy	$ 15.00	$ 153,067
306	10" Concrete Pavement w/ 6" Curb	8,291	sy	$ 90.00	$ 746,200
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	10,204	sy	$ 15.00	$ 153,067
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,128,867**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 90,309
√	Traffic Control	Construction Phase Traffic Control	3%	$ 33,866
√	Pavement Markings/Signs		4%	$ 45,155
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 56,443
√	Sewer	Minor Adjustments	2%	$ 22,577
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 67,732
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 316,083**

Paving and Allowance Subtotal:		**$ 1,444,949**
Construction Contingency:	15%	$ 216,742
Annual Inflation (5 Years):	4%	$ 360,010
Construction Cost TOTAL:		**$ 2,022,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,022,000**
Engineering/Survey/Testing:		18%	$ 363,960
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 202,200
		Impact Fee Project Cost TOTAL:	**$ 2,588,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**7-18**
Name:	FRONTIER PKWY (FM 1461)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	PRESTON RD TO COIT RD			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	5,190			
Service Area(s):	7			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	16,147	cy	$ 15.00	$ 242,200
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	32,293	sy	$ 15.00	$ 484,400
304	10" Concrete Pavement w/ 6" Curb	28,833	sy	$ 90.00	$ 2,595,000
404	4" Topsoil	21,337	sy	$ 5.00	$ 106,683
504	5" Concrete Sidewalk	103,800	sf	$ 7.00	$ 726,600
604	Moisture Conditioning	32,293	sy	$ 15.00	$ 484,400
704	Street Lighting	5,190	lf	$ 160.00	$ 830,400
				Paving Construction Cost Subtotal:	**$ 5,469,683**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 437,575
√	Traffic Control	Construction Phase Traffic Control	3%	$ 164,091
√	Pavement Markings/Signs		4%	$ 218,787
√	Roadway Drainage	Standard Internal System	25%	$ 1,367,421
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 273,484
√	Sewer	Minor Adjustments	2%	$ 109,394
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 328,181
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,898,932**

Paving and Allowance Subtotal:		**$ 8,368,616**
Construction Contingency:	15%	$ 1,255,292
Annual Inflation (5 Years):	4%	$ 2,085,048
Construction Cost TOTAL:		**$ 11,709,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 11,709,000**
Engineering/Survey/Testing:		18%	$ 2,107,620
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,170,900
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 7,494,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**7-19**
Name:	FRONTIER PKWY (FM 1461)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	COIT RD TO WELLS WAY			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	3,345			
Service Area(s):	7			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	10,407	cy	$ 15.00	$ 156,100
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	20,813	sy	$ 15.00	$ 312,200
304	10" Concrete Pavement w/ 6" Curb	18,583	sy	$ 90.00	$ 1,672,500
404	4" Topsoil	13,752	sy	$ 5.00	$ 68,758
504	5" Concrete Sidewalk	66,900	sf	$ 7.00	$ 468,300
604	Moisture Conditioning	20,813	sy	$ 15.00	$ 312,200
704	Street Lighting	3,345	lf	$ 160.00	$ 535,200
				Paving Construction Cost Subtotal:	**$ 3,525,258**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 282,021
√	Traffic Control	Construction Phase Traffic Control	3%	$ 105,758
√	Pavement Markings/Signs		4%	$ 141,010
√	Roadway Drainage	Standard Internal System	25%	$ 881,315
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 176,263
√	Sewer	Minor Adjustments	2%	$ 70,505
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 211,516
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,868,387**

Paving and Allowance Subtotal:		**$ 5,393,645**
Construction Contingency:	15%	$ 809,047
Annual Inflation (5 Years):	4%	$ 1,343,831
Construction Cost TOTAL:		**$ 7,547,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 7,547,000**
Engineering/Survey/Testing:		18%	$ 1,358,460
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 754,700
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 4,830,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:		**Description:**	**Project No.**	**7-20**
Name:	FRONTIER PKWY (FM 1461)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**		
Limits:	WELLS WAY TO WATERVIEW TRL			
Impact Fee Class:	P6D			
Existing Lanes:	2UD			
Length (lf):	3,530			
Service Area(s):	7			

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	10,982	cy	$ 15.00	$ 164,733
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	21,964	sy	$ 15.00	$ 329,467
304	10" Concrete Pavement w/ 6" Curb	19,611	sy	$ 90.00	$ 1,765,000
404	4" Topsoil	14,512	sy	$ 5.00	$ 72,561
504	5" Concrete Sidewalk	70,600	sf	$ 7.00	$ 494,200
604	Moisture Conditioning	21,964	sy	$ 15.00	$ 329,467
704	Street Lighting	3,530	lf	$ 160.00	$ 564,800
				Paving Construction Cost Subtotal:	**$ 3,720,228**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 297,618
√	Traffic Control	Construction Phase Traffic Control	3%	$ 111,607
√	Pavement Markings/Signs		4%	$ 148,809
√	Roadway Drainage	Standard Internal System	25%	$ 930,057
√	Special Drainage Structures	Minor Stream Crossing(s)	$250,000	$ 250,000
√	Water	Minor Adjustments	5%	$ 186,011
√	Sewer	Minor Adjustments	2%	$ 74,405
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 223,214
	Other:		-	$ -
			Allowance Subtotal:	**$ 2,221,721**

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:		**$ 5,941,949**
Construction Contingency:	15%	$ 891,292
Annual Inflation (5 Years):	4%	$ 1,480,441
Construction Cost TOTAL:		**$ 8,314,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 8,314,000**
Engineering/Survey/Testing:		18%	$ 1,496,520
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 831,400
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 5,321,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-21**
Name:	FRONTIER PKWY (FM 1461)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	WATERVIEW TRL TO CUSTER RD		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	4,425		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	13,767	cy	$ 15.00	$ 206,500
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	27,533	sy	$ 15.00	$ 413,000
304	10" Concrete Pavement w/ 6" Curb	24,583	sy	$ 90.00	$ 2,212,500
404	4" Topsoil	18,192	sy	$ 5.00	$ 90,958
504	5" Concrete Sidewalk	88,500	sf	$ 7.00	$ 619,500
604	Moisture Conditioning	27,533	sy	$ 15.00	$ 413,000
704	Street Lighting	4,425	lf	$ 160.00	$ 708,000
				Paving Construction Cost Subtotal:	**$ 4,663,458**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 373,077
√	Traffic Control	Construction Phase Traffic Control	3%	$ 139,904
√	Pavement Markings/Signs		4%	$ 186,538
√	Roadway Drainage	Standard Internal System	25%	$ 1,165,865
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 233,173
√	Sewer	Minor Adjustments	2%	$ 93,269
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 279,808
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,471,633**

Paving and Allowance Subtotal:		**$ 7,135,091**
Construction Contingency:	15%	$ 1,070,264
Annual Inflation (5 Years):	4%	$ 1,777,714
Construction Cost TOTAL:		**$ 9,984,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 9,984,000**
Engineering/Survey/Testing:		18%	$ 1,797,120
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 998,400
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 6,390,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**4-49, 7-22**
Name:	COIT RD		
Limits:	GLENDENNING PKWY TO CR 92		
Impact Fee Class:	P6D		
Existing Lanes:	2D		
Length (lf):	1,535		
Service Area(s):	4, 7		

This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	4,776	cy	$ 15.00	$ 71,633
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,551	sy	$ 15.00	$ 143,267
304	10" Concrete Pavement w/ 6" Curb	8,528	sy	$ 90.00	$ 767,500
404	4" Topsoil	6,311	sy	$ 5.00	$ 31,553
504	5" Concrete Sidewalk	30,700	sf	$ 7.00	$ 214,900
604	Moisture Conditioning	9,551	sy	$ 15.00	$ 143,267
704	Street Lighting	1,535	lf	$ 160.00	$ 245,600
				Paving Construction Cost Subtotal:	**$ 1,617,719**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 129,418
√	Traffic Control	Construction Phase Traffic Control	3%	$ 48,532
√	Pavement Markings/Signs		4%	$ 64,709
√	Roadway Drainage	Standard Internal System	25%	$ 404,430
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 80,886
√	Sewer	Minor Adjustments	2%	$ 32,354
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 97,063
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 857,391**

Paving and Allowance Subtotal:		**$ 2,475,111**
Construction Contingency:	15%	$ 371,267
Annual Inflation (5 Years):	4%	$ 616,676
Construction Cost TOTAL:		**$ 3,464,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,464,000**
Engineering/Survey/Testing:		18%	$ 623,520
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 346,400
		Impact Fee Project Cost TOTAL:	**$ 4,434,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-32, 7-23**
Name:	PRESTON RD (SH 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	GLENDENNING PKWY TO OUTER LOOP		
Impact Fee Class:	P6D		
Existing Lanes:	4D		
Length (lf):	3,845		
Service Area(s):	6, 7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	11,962	cy	$ 15.00	$ 179,433
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	23,924	sy	$ 15.00	$ 358,867
304	10" Concrete Pavement w/ 6" Curb	21,361	sy	$ 90.00	$ 1,922,500
404	4" Topsoil	15,807	sy	$ 5.00	$ 79,036
504	5" Concrete Sidewalk	76,900	sf	$ 7.00	$ 538,300
604	Moisture Conditioning	23,924	sy	$ 15.00	$ 358,867
704	Street Lighting	3,845	lf	$ 160.00	$ 615,200
				Paving Construction Cost Subtotal:	**$ 4,052,203**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 324,176
√	Traffic Control	Construction Phase Traffic Control	3%	$ 121,566
√	Pavement Markings/Signs		4%	$ 162,088
√	Roadway Drainage	Standard Internal System	25%	$ 1,013,051
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 202,610
√	Sewer	Minor Adjustments	2%	$ 81,044
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 243,132
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,147,667**

Paving and Allowance Subtotal:		**$ 6,199,870**
Construction Contingency:	15%	$ 929,981
Annual Inflation (5 Years):	4%	$ 1,544,703
Construction Cost TOTAL:		**$ 8,675,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 8,675,000**
Engineering/Survey/Testing:		18%	$ 1,561,500
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 867,500
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 5,552,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-34, 7-24**
Name:	PRESTON RD (SH 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	PUNK CARTER PKWY TO OWNSBY PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	4D		
Length (lf):	2,695		
Service Area(s):	6, 7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	8,384	cy	$ 15.00	$ 125,767
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	16,769	sy	$ 15.00	$ 251,533
304	10" Concrete Pavement w/ 6" Curb	14,972	sy	$ 90.00	$ 1,347,500
404	4" Topsoil	11,079	sy	$ 5.00	$ 55,397
504	5" Concrete Sidewalk	53,900	sf	$ 7.00	$ 377,300
604	Moisture Conditioning	16,769	sy	$ 15.00	$ 251,533
704	Street Lighting	2,695	lf	$ 160.00	$ 431,200
				Paving Construction Cost Subtotal:	**$ 2,840,231**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 227,218
√	Traffic Control	Construction Phase Traffic Control	3%	$ 85,207
√	Pavement Markings/Signs		4%	$ 113,609
√	Roadway Drainage	Standard Internal System	25%	$ 710,058
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 142,012
√	Sewer	Minor Adjustments	2%	$ 56,805
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 170,414
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,505,322**

Paving and Allowance Subtotal:		**$ 4,345,553**
Construction Contingency:	15%	$ 651,833
Annual Inflation (5 Years):	4%	$ 1,082,698
Construction Cost TOTAL:		**$ 6,081,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,081,000**
Engineering/Survey/Testing:		18%	$ 1,094,580
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 608,100
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 3,892,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-35, 7-25**
Name:	PRESTON RD (SH 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	1214 FT NORTH OF FRONTIER TO OWNSBY PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	4D		
Length (lf):	4,740		
Service Area(s):	6, 7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	14,747	cy	$ 15.00	$ 221,200
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	29,493	sy	$ 15.00	$ 442,400
304	10" Concrete Pavement w/ 6" Curb	26,333	sy	$ 90.00	$ 2,370,000
404	4" Topsoil	19,487	sy	$ 5.00	$ 97,433
504	5" Concrete Sidewalk	94,800	sf	$ 7.00	$ 663,600
604	Moisture Conditioning	29,493	sy	$ 15.00	$ 442,400
704	Street Lighting	4,740	lf	$ 160.00	$ 758,400
				Paving Construction Cost Subtotal:	**$ 4,995,433**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 399,635
√	Traffic Control	Construction Phase Traffic Control	3%	$ 149,863
√	Pavement Markings/Signs		4%	$ 199,817
√	Roadway Drainage	Standard Internal System	25%	$ 1,248,858
√	Special Drainage Structures	Major Floodplain Bridge Crossing	$3,284,400	$ 3,284,400
√	Water	Minor Adjustments	5%	$ 249,772
√	Sewer	Minor Adjustments	2%	$ 99,909
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 299,726
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 5,931,980**

Paving and Allowance Subtotal:		**$ 10,927,413**
Construction Contingency:	15%	$ 1,639,112
Annual Inflation (5 Years):	4%	$ 2,722,574
Construction Cost TOTAL:		**$ 15,290,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 15,290,000**
Engineering/Survey/Testing:		18%	$ 2,752,200
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,529,000
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 9,785,500**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**6-33, 7-26**
Name:	PRESTON RD (SH 289)	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	OUTER LOOP TO PUNK CARTER PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	4D		
Length (lf):	2,885		
Service Area(s):	6, 7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	8,976	cy	$ 15.00	$ 134,633
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	17,951	sy	$ 15.00	$ 269,267
304	10" Concrete Pavement w/ 6" Curb	16,028	sy	$ 90.00	$ 1,442,500
404	4" Topsoil	11,861	sy	$ 5.00	$ 59,303
504	5" Concrete Sidewalk	57,700	sf	$ 7.00	$ 403,900
604	Moisture Conditioning	17,951	sy	$ 15.00	$ 269,267
704	Street Lighting	2,885	lf	$ 160.00	$ 461,600
				Paving Construction Cost Subtotal:	**$ 3,040,469**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 243,238
√	Traffic Control	Construction Phase Traffic Control	3%	$ 91,214
√	Pavement Markings/Signs		4%	$ 121,619
√	Roadway Drainage	Standard Internal System	25%	$ 760,117
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 152,023
√	Sewer	Minor Adjustments	2%	$ 60,809
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 182,428
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,611,449**

Paving and Allowance Subtotal:		**$ 4,651,918**
Construction Contingency:	15%	$ 697,788
Annual Inflation (5 Years):	4%	$ 1,159,029
Construction Cost TOTAL:		**$ 6,509,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 6,509,000**
Engineering/Survey/Testing:		18%	$ 1,171,620
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 650,900
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 4,166,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-27**
Name:	COIT RD	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	GLENDENNING PKWY TO 1140 FT S OF GLENDENNING		
Impact Fee Class:	P6D (1/2)		
Existing Lanes:	2UD		
Length (lf):	1,140		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	1,773	cy	$ 15.00	$ 26,600
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	3,547	sy	$ 15.00	$ 53,200
305	10" Concrete Pavement w/ 6" Curb	3,167	sy	$ 90.00	$ 285,000
405	4" Topsoil	1,520	sy	$ 5.00	$ 7,600
505	5" Concrete Sidewalk	11,400	sf	$ 7.00	$ 79,800
605	Moisture Conditioning	3,547	sy	$ 15.00	$ 53,200
705	Street Lighting	1,140	lf	$ 160.00	$ 182,400
				Paving Construction Cost Subtotal:	**$ 687,800**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 55,024
√	Traffic Control	Construction Phase Traffic Control	3%	$ 20,634
√	Pavement Markings/Signs		4%	$ 27,512
√	Roadway Drainage	Standard Internal System	25%	$ 171,950
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 34,390
√	Sewer	Minor Adjustments	2%	$ 13,756
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 41,268
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 364,534**

Paving and Allowance Subtotal:		**$ 1,052,334**
Construction Contingency:	15%	$ 157,850
Annual Inflation (5 Years):	4%	$ 262,190
Construction Cost TOTAL:		**$ 1,473,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,473,000**
Engineering/Survey/Testing:		18%	$ 265,140
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 147,300
		Impact Fee Project Cost TOTAL:	**$ 1,885,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-28**
Name:	COIT RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	1140 FT S OF GLENDENNING TO OUTER LOOP		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,495		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	7,762	cy	$ 15.00	$ 116,433
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	15,524	sy	$ 15.00	$ 232,867
304	10" Concrete Pavement w/ 6" Curb	13,861	sy	$ 90.00	$ 1,247,500
404	4" Topsoil	10,257	sy	$ 5.00	$ 51,286
504	5" Concrete Sidewalk	49,900	sf	$ 7.00	$ 349,300
604	Moisture Conditioning	15,524	sy	$ 15.00	$ 232,867
704	Street Lighting	2,495	lf	$ 160.00	$ 399,200
				Paving Construction Cost Subtotal:	**$ 2,629,453**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 210,356
√	Traffic Control	Construction Phase Traffic Control	3%	$ 78,884
√	Pavement Markings/Signs		4%	$ 105,178
√	Roadway Drainage	Standard Internal System	25%	$ 657,363
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 131,473
√	Sewer	Minor Adjustments	2%	$ 52,589
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 157,767
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,393,610**

Paving and Allowance Subtotal:		**$ 4,023,063**
Construction Contingency:	15%	$ 603,459
Annual Inflation (5 Years):	4%	$ 1,002,349
Construction Cost TOTAL:		**$ 5,629,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,629,000**
Engineering/Survey/Testing:		18%	$ 1,013,220
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 562,900
		Impact Fee Project Cost TOTAL:	**$ 7,205,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-29**
Name:	COIT RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	OUTER LOOP TO CHOATE PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,685		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	5,242	cy	$ 15.00	$ 78,633
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	10,484	sy	$ 15.00	$ 157,267
304	10" Concrete Pavement w/ 6" Curb	9,361	sy	$ 90.00	$ 842,500
404	4" Topsoil	6,927	sy	$ 5.00	$ 34,636
504	5" Concrete Sidewalk	33,700	sf	$ 7.00	$ 235,900
604	Moisture Conditioning	10,484	sy	$ 15.00	$ 157,267
704	Street Lighting	1,685	lf	$ 160.00	$ 269,600
				Paving Construction Cost Subtotal:	**$ 1,775,803**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 142,064
√	Traffic Control	Construction Phase Traffic Control	3%	$ 53,274
√	Pavement Markings/Signs		4%	$ 71,032
√	Roadway Drainage	Standard Internal System	25%	$ 443,951
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 88,790
√	Sewer	Minor Adjustments	2%	$ 35,516
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 106,548
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 941,175**

Paving and Allowance Subtotal:		**$ 2,716,978**
Construction Contingency:	15%	$ 407,547
Annual Inflation (5 Years):	4%	$ 676,937
Construction Cost TOTAL:		**$ 3,802,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,802,000**
Engineering/Survey/Testing:		18%	$ 684,360
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 380,200
		Impact Fee Project Cost TOTAL:	**$ 4,867,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-30**
Name:	COIT RD	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	CHOATE PKWY TO 1787.9 FT S OF CHOATE		
Impact Fee Class:	P6D (1/2)		
Existing Lanes:	2D		
Length (lf):	1,800		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	2,800	cy	$ 15.00	$ 42,000
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	5,600	sy	$ 15.00	$ 84,000
305	10" Concrete Pavement w/ 6" Curb	5,000	sy	$ 90.00	$ 450,000
405	4" Topsoil	2,400	sy	$ 5.00	$ 12,000
505	5" Concrete Sidewalk	18,000	sf	$ 7.00	$ 126,000
605	Moisture Conditioning	5,600	sy	$ 15.00	$ 84,000
705	Street Lighting	1,800	lf	$ 160.00	$ 288,000
				Paving Construction Cost Subtotal:	**$ 1,086,000**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 86,880
√	Traffic Control	Construction Phase Traffic Control	3%	$ 32,580
√	Pavement Markings/Signs		4%	$ 43,440
√	Roadway Drainage	Standard Internal System	25%	$ 271,500
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 54,300
√	Sewer	Minor Adjustments	2%	$ 21,720
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 65,160
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 575,580**

Paving and Allowance Subtotal:		**$ 1,661,580**
Construction Contingency:	15%	$ 249,237
Annual Inflation (5 Years):	4%	$ 413,984
Construction Cost TOTAL:		**$ 2,325,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,325,000**
Engineering/Survey/Testing:		18%	$ 418,500
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 232,500
		Impact Fee Project Cost TOTAL:	**$ 2,976,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-31**
Name:	COIT RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	OWNSBY PKWY TO 1083.1 N OF PUNK CARTER		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,100		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	6,533	cy	$ 15.00	$ 98,000
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	13,067	sy	$ 15.00	$ 196,000
304	10" Concrete Pavement w/ 6" Curb	11,667	sy	$ 90.00	$ 1,050,000
404	4" Topsoil	8,633	sy	$ 5.00	$ 43,167
504	5" Concrete Sidewalk	42,000	sf	$ 7.00	$ 294,000
604	Moisture Conditioning	13,067	sy	$ 15.00	$ 196,000
704	Street Lighting	2,100	lf	$ 160.00	$ 336,000
				Paving Construction Cost Subtotal:	**$ 2,213,167**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 177,053
√	Traffic Control	Construction Phase Traffic Control	3%	$ 66,395
√	Pavement Markings/Signs		4%	$ 88,527
√	Roadway Drainage	Standard Internal System	25%	$ 553,292
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 110,658
√	Sewer	Minor Adjustments	2%	$ 44,263
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 132,790
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,172,978**

Paving and Allowance Subtotal:		**$ 3,386,145**
Construction Contingency:	15%	$ 507,922
Annual Inflation (5 Years):	4%	$ 843,661
Construction Cost TOTAL:		**$ 4,738,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,738,000**
Engineering/Survey/Testing:		18%	$ 852,840
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 473,800
		Impact Fee Project Cost TOTAL:	**$ 6,065,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-32**
Name:	COIT RD	**This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.**	
Limits:	490 FT N OF OWNSBY PKWY TO CR 84		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	1,460		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	4,542	cy	$ 15.00	$ 68,133
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	9,084	sy	$ 15.00	$ 136,267
304	10" Concrete Pavement w/ 6" Curb	8,111	sy	$ 90.00	$ 730,000
404	4" Topsoil	6,002	sy	$ 5.00	$ 30,011
504	5" Concrete Sidewalk	29,200	sf	$ 7.00	$ 204,400
604	Moisture Conditioning	9,084	sy	$ 15.00	$ 136,267
704	Street Lighting	1,460	lf	$ 160.00	$ 233,600
				Paving Construction Cost Subtotal:	**$ 1,538,678**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 123,094
√	Traffic Control	Construction Phase Traffic Control	3%	$ 46,160
√	Pavement Markings/Signs		4%	$ 61,547
√	Roadway Drainage	Standard Internal System	25%	$ 384,669
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 76,934
√	Sewer	Minor Adjustments	2%	$ 30,774
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 92,321
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 815,499**

Paving and Allowance Subtotal:		**$ 2,354,177**
Construction Contingency:	15%	$ 353,127
Annual Inflation (5 Years):	4%	$ 586,545
Construction Cost TOTAL:		**$ 3,294,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 3,294,000**
Engineering/Survey/Testing:		18%	$ 592,920
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 329,400
		Impact Fee Project Cost TOTAL:	**$ 4,216,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-33**
Name:	COIT RD	**This project consists of the construction of two additional lanes to complete the six-lane divided primary arterial within the ultimate ROW.**	
Limits:	CR 84 TO 2147 FT N OF FRONTIER		
Impact Fee Class:	P6D (1/3)		
Existing Lanes:	4LD		
Length (lf):	4,070		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
106	Unclassified Street Excavation	7,236	cy	$ 15.00	$ 108,533
206	8" Lime Stabilized Subgrade @ 100 lbs/sy	14,471	sy	$ 15.00	$ 217,067
306	10" Concrete Pavement w/ 6" Curb	11,758	sy	$ 90.00	$ 1,058,200
406	4" Topsoil	0	sy	$ 5.00	$ -
506	5" Concrete Sidewalk	0	sf	$ 7.00	$ -
606	Moisture Conditioning	14,471	sy	$ 15.00	$ 217,067
706	Street Lighting	0	lf	$ 160.00	$ -
				Paving Construction Cost Subtotal:	**$ 1,600,867**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 128,069
√	Traffic Control	Construction Phase Traffic Control	3%	$ 48,026
√	Pavement Markings/Signs		4%	$ 64,035
	Roadway Drainage	None Anticipated	0%	$ -
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 80,043
√	Sewer	Minor Adjustments	2%	$ 32,017
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 96,052
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 448,243**

Paving and Allowance Subtotal:		**$ 2,049,109**
Construction Contingency:	15%	$ 307,366
Annual Inflation (5 Years):	4%	$ 510,537
Construction Cost TOTAL:		**$ 2,868,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,868,000**
Engineering/Survey/Testing:		18%	$ 516,240
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 286,800
		Impact Fee Project Cost TOTAL:	**$ 3,671,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-34**
Name:	COIT RD	**This project consists of the construction of two additonal lanes to complete a four-lane divided primary arterial within the ultimate ROW of a six-lane divided arterial.**	
Limits:	1585 FT N OF FRONTIER TO FRONTIER PKWY		
Impact Fee Class:	P6D (1/2)		
Existing Lanes:	2UD		
Length (lf):	1,585		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
105	Unclassified Street Excavation	2,466	cy	$ 15.00	$ 36,983
205	8" Lime Stabilized Subgrade @ 100 lbs/sy	4,931	sy	$ 15.00	$ 73,967
305	10" Concrete Pavement w/ 6" Curb	4,403	sy	$ 90.00	$ 396,250
405	4" Topsoil	2,113	sy	$ 5.00	$ 10,567
505	5" Concrete Sidewalk	15,850	sf	$ 7.00	$ 110,950
605	Moisture Conditioning	4,931	sy	$ 15.00	$ 73,967
705	Street Lighting	1,585	lf	$ 160.00	$ 253,600
				Paving Construction Cost Subtotal:	**$ 956,283**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 76,503
√	Traffic Control	Construction Phase Traffic Control	3%	$ 28,689
√	Pavement Markings/Signs		4%	$ 38,251
√	Roadway Drainage	Standard Internal System	25%	$ 239,071
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 47,814
√	Sewer	Minor Adjustments	2%	$ 19,126
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 57,377
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 506,830**

Paving and Allowance Subtotal:		**$ 1,463,114**
Construction Contingency:	15%	$ 219,467
Annual Inflation (5 Years):	4%	$ 364,536
Construction Cost TOTAL:		**$ 2,048,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 2,048,000**
Engineering/Survey/Testing:		18%	$ 368,640
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 204,800
		Impact Fee Project Cost TOTAL:	**$ 2,621,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-35**
Name:	WELLS WAY	**This project consists of the construction of a new two-lane undivided collector.**	
Limits:	OWNSBY PKWY TO WELLS WAY		
Impact Fee Class:	C2U		
Existing Lanes:	XX		
Length (lf):	895		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	1,989	cy	$ 15.00	$ 29,833
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	3,978	sy	$ 12.00	$ 47,733
301	9" Concrete Pavement w/ 6" Curb	3,679	sy	$ 80.00	$ 294,356
401	4" Topsoil	1,492	sy	$ 5.00	$ 7,458
501	5" Concrete Sidewalk	14,320	sf	$ 7.00	$ 100,240
601	Moisture Conditioning	3,978	sy	$ 15.00	$ 59,667
701	Street Lighting	895	lf	$ 160.00	$ 143,200
				Paving Construction Cost Subtotal:	**$ 682,487**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 54,599
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 27,299
√	Roadway Drainage	Standard Internal System	35%	$ 238,871
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 34,124
√	Sewer	Minor Adjustments	2%	$ 13,650
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 40,949
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 409,492**

Paving and Allowance Subtotal:		**$ 1,091,980**
Construction Contingency:	15%	$ 163,797
Annual Inflation (5 Years):	4%	$ 272,068
Construction Cost TOTAL:		**$ 1,528,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 1,528,000**
Engineering/Survey/Testing:		18%	$ 275,040
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 305,600
		Impact Fee Project Cost TOTAL:	**$ 2,109,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.

The planning level cost projections shall not supersede the City's design standards contained within the Subdivision Ordinance or the determination of the City Engineer for a specific project.

City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-36**
Name:	ROSELAND PKWY	**This project consists of the construction of a new two-lane undivided collector.**	
Limits:	CHOATE PKWY TO NATIVE DANCER CT		
Impact Fee Class:	C2U		
Existing Lanes:	XX		
Length (lf):	2,580		
Service Area(s):	7		

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
101	Unclassified Street Excavation	5,733	cy	$ 15.00	$ 86,000
201	6" Lime Stabilized Subgrade @ 100 lbs/sy	11,467	sy	$ 12.00	$ 137,600
301	9" Concrete Pavement w/ 6" Curb	10,607	sy	$ 80.00	$ 848,533
401	4" Topsoil	4,300	sy	$ 5.00	$ 21,500
501	5" Concrete Sidewalk	41,280	sf	$ 7.00	$ 288,960
601	Moisture Conditioning	11,467	sy	$ 15.00	$ 172,000
701	Street Lighting	2,580	lf	$ 160.00	$ 412,800
				Paving Construction Cost Subtotal:	**$ 1,967,393**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 157,391
	Traffic Control	None Anticipated	0%	$ -
√	Pavement Markings/Signs		4%	$ 78,696
√	Roadway Drainage	Standard Internal System	35%	$ 688,588
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 98,370
√	Sewer	Minor Adjustments	2%	$ 39,348
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 118,044
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,180,436**

Paving and Allowance Subtotal:		**$ 3,147,829**
Construction Contingency:	15%	$ 472,174
Annual Inflation (5 Years):	4%	$ 784,284
Construction Cost TOTAL:		**$ 4,405,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 4,405,000**
Engineering/Survey/Testing:		18%	$ 792,900
Previous City contribution			
Other			
ROW/Easement Acquisition:	New Roadway Alignment	20%	$ 881,000
		Impact Fee Project Cost TOTAL:	**$ 6,079,000**

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-37**
Name:	CUSTER RD (FM 2478)		
Limits:	SUNSET BLVD TO COLLIN COUNTY OUTER LOOP		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	3,495		
Service Area(s):	7		

This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	10,873	cy	$ 15.00	$ 163,100
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	21,747	sy	$ 15.00	$ 326,200
304	10" Concrete Pavement w/ 6" Curb	19,417	sy	$ 90.00	$ 1,747,500
404	4" Topsoil	14,368	sy	$ 5.00	$ 71,842
504	5" Concrete Sidewalk	69,900	sf	$ 7.00	$ 489,300
604	Moisture Conditioning	21,747	sy	$ 15.00	$ 326,200
704	Street Lighting	3,495	lf	$ 160.00	$ 559,200
				Paving Construction Cost Subtotal:	**$ 3,683,342**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 294,667
√	Traffic Control	Construction Phase Traffic Control	3%	$ 110,500
√	Pavement Markings/Signs		4%	$ 147,334
√	Roadway Drainage	Standard Internal System	25%	$ 920,835
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 184,167
√	Sewer	Minor Adjustments	2%	$ 73,667
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 221,001
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,952,171**

Paving and Allowance Subtotal:		**$ 5,635,513**
Construction Contingency:	15%	$ 845,327
Annual Inflation (5 Years):	4%	$ 1,404,093
Construction Cost TOTAL:		**$ 7,885,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 7,885,000**
Engineering/Survey/Testing:		18%	$ 1,419,300
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 788,500
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 5,046,500**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-38**
Name:	CUSTER RD (FM 2478)		
Limits:	747.5 FT S OF SUNSET BLVD TO OUTER LOOP		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	2,540		
Service Area(s):	7		

This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	7,902	cy	$ 15.00	$ 118,533
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	15,804	sy	$ 15.00	$ 237,067
304	10" Concrete Pavement w/ 6" Curb	14,111	sy	$ 90.00	$ 1,270,000
404	4" Topsoil	10,442	sy	$ 5.00	$ 52,211
504	5" Concrete Sidewalk	50,800	sf	$ 7.00	$ 355,600
604	Moisture Conditioning	15,804	sy	$ 15.00	$ 237,067
704	Street Lighting	2,540	lf	$ 160.00	$ 406,400
				Paving Construction Cost Subtotal:	**$ 2,676,878**

Major Construction Component Allowances**:

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 214,150
√	Traffic Control	Construction Phase Traffic Control	3%	$ 80,306
√	Pavement Markings/Signs		4%	$ 107,075
√	Roadway Drainage	Standard Internal System	25%	$ 669,219
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 133,844
√	Sewer	Minor Adjustments	2%	$ 53,538
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 160,613
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 1,418,745**

Paving and Allowance Subtotal:		**$ 4,095,623**
Construction Contingency:	15%	$ 614,343
Annual Inflation (5 Years):	4%	$ 1,020,428
Construction Cost TOTAL:		**$ 5,731,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 5,731,000**
Engineering/Survey/Testing:		18%	$ 1,031,580
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 573,100
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 3,668,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-39**
Name:	CUSTER RD (FM 2478)		
Limits:	CHOATE PKWY TO OWNSBY PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	5,305		
Service Area(s):	7		

This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	16,504	cy	$ 15.00	$ 247,567
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	33,009	sy	$ 15.00	$ 495,133
304	10" Concrete Pavement w/ 6" Curb	29,472	sy	$ 90.00	$ 2,652,500
404	4" Topsoil	21,809	sy	$ 5.00	$ 109,047
504	5" Concrete Sidewalk	106,100	sf	$ 7.00	$ 742,700
604	Moisture Conditioning	33,009	sy	$ 15.00	$ 495,133
704	Street Lighting	5,305	lf	$ 160.00	$ 848,800
				Paving Construction Cost Subtotal:	**$ 5,590,881**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 447,270
√	Traffic Control	Construction Phase Traffic Control	3%	$ 167,726
√	Pavement Markings/Signs		4%	$ 223,635
√	Roadway Drainage	Standard Internal System	25%	$ 1,397,720
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 279,544
√	Sewer	Minor Adjustments	2%	$ 111,818
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 335,453
	Other:		-	$ -
			Allowance Subtotal:	**$ 2,963,167**

**Allowances based on % of Paving Construction Cost Subtotal

Paving and Allowance Subtotal:		**$ 8,554,047**
Construction Contingency:	15%	$ 1,283,107
Annual Inflation (5 Years):	4%	$ 2,131,248
Construction Cost TOTAL:		**$ 11,969,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 11,969,000**
Engineering/Survey/Testing:		18%	$ 2,154,420
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,196,900
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 7,660,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.

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City of Celina

2024 Roadway Impact Fee

Conceptual Level Project Cost Projection

Kimley-Horn and Associates, Inc.

updated: 1/2/2025

Project Information:	**Description:**	**Project No.**	**7-40**
Name:	CUSTER RD (FM 2478)		
Limits:	FRONTIER PKWY TO OWNSBY PKWY		
Impact Fee Class:	P6D		
Existing Lanes:	2UD		
Length (lf):	5,330		
Service Area(s):	7		

This project consists of the reconstruction of the existing road as a four lane divided primary arterial within the ultimate ROW of a six lane divided arterial.

Roadway Construction Cost Projection

No.	Item Description	Quantity	Unit	Unit Price	Item Cost
104	Unclassified Street Excavation	16,582	cy	$ 15.00	$ 248,733
204	8" Lime Stabilized Subgrade @ 100 lbs/sy	33,164	sy	$ 15.00	$ 497,467
304	10" Concrete Pavement w/ 6" Curb	29,611	sy	$ 90.00	$ 2,665,000
404	4" Topsoil	21,912	sy	$ 5.00	$ 109,561
504	5" Concrete Sidewalk	106,600	sf	$ 7.00	$ 746,200
604	Moisture Conditioning	33,164	sy	$ 15.00	$ 497,467
704	Street Lighting	5,330	lf	$ 160.00	$ 852,800
				Paving Construction Cost Subtotal:	**$ 5,617,228**

Major Construction Component Allowances:**

	Item Description	Notes	Allowance	Item Cost
√	Prep ROW		8%	$ 449,378
√	Traffic Control	Construction Phase Traffic Control	3%	$ 168,517
√	Pavement Markings/Signs		4%	$ 224,689
√	Roadway Drainage	Standard Internal System	25%	$ 1,404,307
	Special Drainage Structures	None Anticipated	$0	$ -
√	Water	Minor Adjustments	5%	$ 280,861
√	Sewer	Minor Adjustments	2%	$ 112,345
√	Establish Turf / Erosion Ctrl / Landscaping		6%	$ 337,034
	Other:		-	$ -
**Allowances based on % of Paving Construction Cost Subtotal			**Allowance Subtotal:**	**$ 2,977,131**

Paving and Allowance Subtotal:		**$ 8,594,359**
Construction Contingency:	15%	$ 1,289,154
Annual Inflation (5 Years):	4%	$ 2,141,292
Construction Cost TOTAL:		**$ 12,025,000**

Impact Fee Project Cost Summary

Item Description	Notes:	Allowance	Item Cost
Construction:		-	**$ 12,025,000**
Engineering/Survey/Testing:		18%	$ 2,164,500
Previous City contribution			
Other			
ROW/Easement Acquisition:	Existing Roadway Alignment	10%	$ 1,202,500
Impact Fee Project Cost TOTAL (50% City Contribution)			**$ 7,696,000**

NOTE: The planning level cost projections listed in this appendix have been developed for Impact Fee calculations only and should not be used for any future Capital Improvement Planning within the City of Celina.

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B. CIP Service Units of Supply

City of Celina - 2024 Roadway Impact Fee Study

CIP Service Units of Supply

Service Area 1

1/2/2025

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI TOTAL DEMAND PK-HR	EXCESS CAPACITY PK-HR VEH-MI	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
1-1	MARILEE RD	DALLAS NORTH TOLLWAY TO 6665 FT EAST OF DNT	1.26	4	P6D	17	50%	750	1890	11	1879	$ 23,512,000.00	$ 11,756,000.00
1-2	MARILEE RD	CELINA PKWY TO CASHON CIR	1.14	4	P6D	17	50%	750	1710	10	1700	$ 51,205,000.00	$ 25,602,500.00
1-3	MARILEE RD	CASHON CIR- W ENTRANCE TO CASHON CIR- E ENTRANCE	0.79	4	P6D	17	50%	750	1185	7	1178	$ 12,115,000.00	$ 6,057,500.00
1-4	MARILEE RD	CASHON CIR TO PRESTON RD	0.57	4	P6D	17	50%	750	855	5	850	$ 10,915,000.00	$ 5,457,500.00
1-5	CASHON CIR	MARILEE @ CASHON W TO MARILEE @ CASHON E	1.28	2	C2U	New	100%	475	1216	0	1216	$ 15,902,000.00	$ 15,902,000.00
1-6, 3-3	G A MOORE PKWY (FM 455)	DALLAS NORTH TOLLWAY TO LEGACY DR	1.05	4	P6D	198	50%	750	1575	104	1471	$ 19,734,500.00	$ 9,867,250.00
1-7, 3-1	LEGACY DR	GA MOORE PKWY TO CELINA PKWY	1.25	2	P6D (1/2)	0	50%	750	938	0	938	$ 16,017,000.00	$ 8,008,500.00
1-8	G A MOORE PKWY (FM 455)	RILEY RD TO DALLAS NORTH TOLLWAY	0.32	4	P6D	198	50%	750	480	32	448	$ 2,418,500.00	$ 1,209,250.00
1-9, 3-2	LEGACY DR (BUS 289)	LOUISIANA TO PRESTON RD	0.97	2	M4D (1/2)	104	50%	650	631	50	581	$ 6,696,500.00	$ 3,348,250.00
1-10	DALLAS NORTH TOLLWAY	MARILEE RD TO 1433.2 FT N OF RAZOR DR	1.31	1	DNT	155	100%	750	983	203	780	$ 3,127,000.00	$ 3,127,000.00
1-11	DALLAS NORTH TOLLWAY	1433.2 FT N OF RAZOR DR TO RAZOR DR	0.28	1	DNT	155	100%	750	210	43	167	$ 657,000.00	$ 657,000.00
1-12	DALLAS NORTH TOLLWAY	RAZOR DR TO GA MOORE PKWY	0.99	1	DNT	155	100%	750	743	153	590	$ 2,360,000.00	$ 2,360,000.00
1-13	CELINA PKWY	MARILEE RD TO 2720 FT S OF MARILEE RD	0.52	4	P6D	16	50%	750	780	4	776	$ 7,855,000.00	$ 3,927,500.00
1-14	CELINA PKWY	MARILEE RD TO CR 58	0.55	4	P6D	New	100%	750	1650	0	1650	$ 41,008,000.00	$ 41,008,000.00
1-15	CELINA PKWY	CR 58 TO ANGEL AVE	0.31	2	P6D (1/2)	16	100%	750	465	5	460	$ 2,703,000.00	$ 2,703,000.00
1-16	CELINA PKWY	ANGEL AVE TO STELZER PKWY	0.43	2	P6D (1/2)	16	50%	750	323	3	320	$ 3,721,000.00	$ 1,860,500.00
1-17	CELINA PKWY	CR 58 TO STELZER PKWY	0.12	2	P6D (1/2)	16	100%	750	180	2	178	$ 1,059,000.00	$ 1,059,000.00
1-18	CELINA PKWY	LEGACY DR TO CR 58	0.47	2	P6D (1/2)	16	50%	750	353	4	349	$ 8,635,000.00	$ 4,317,500.00
1-19, 2-17	PRESTON RD (SH 289)	MARILEE RD TO STALLCUP BLVD	0.76	4	P6D	920	50%	750	1140	350	790	$ 5,985,500.00	$ 2,992,750.00
1-20, 2-18	PRESTON RD (SH 289)	STALLCUP BLVD TO CARL DARNALL PKWY	0.74	4	P6D	1305	50%	750	1110	483	627	$ 5,653,000.00	$ 2,826,500.00
1-21, 2-19	PRESTON RD (SH 289)	CARL DARNALL PKWY TO 493.7 FT NORTH OF LEGACY	0.76	4	P6D	1305	50%	750	1140	496	644	$ 5,761,500.00	$ 2,880,750.00
1-22, 2-20	PRESTON RD (SH 289)	494.2 FT NORTH OF LEGACY TO LEGACY DR	0.09	2	P6D (1/3)	1280	50%	750	68	58	10	$ 267,000.00	$ 133,500.00
	Int. Improvements	CR 10 & Marilee Road					25%					$ 1,800,000.00	$ 450,000
	Int. Improvements	Oklahoma Dr & Legacy Dr					50%					$ 750,000.00	$ 375,000
	Int. Improvements	Legacy Dr & GA Moore Parkway					25%					$ 750,000.00	$ 187,500
	Int. Improvements	CR 10 & GA Moore Pkwy					50%					$ 1,800,000.00	$ 900,000
	Int. Improvements	Preston Rd & Marilee Rd					25%					$ 1,800,000.00	$ 450,000
	Int. Improvements	Preston Rd & Stallcup Blvd					50%					$ 750,000.00	$ 375,000
	Int. Improvements	Preston Rd & SA2_RD1					50%					$ 1,800,000.00	$ 900,000
	Int. Improvements	Preston Rd & Legacy Dr					25%					$ 1,050,000.00	$ 262,500
	Int. Improvements	Preston Rd & Carl Darnall Pkwy					25%					$ 900,000.00	$ 225,000
	Int. Improvements	Marilee Rd & Cashon Cir E					50%					$ 750,000.00	$ 375,000
	Int. Improvements	Marilee Rd & Cashon Cir W					50%					$ 750,000.00	$ 375,000
SUBTOTAL									**19,625**	**2,023**	**17,602**	**$ 260,207,500**	**$ 161,936,750**

2024 Roadway Impact Fee Study Cost Per Service Area $ 31,429

TOTAL COST IN SERVICE AREA 1 $ 161,968,179

City of Celina - 2024 Roadway Impact Fee Study

CIP Service Units of Supply

Service Area 2

1/2/2025

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI TOTAL DEMAND PK-HR	EXCESS CAPACITY PK-HR VEH-MI	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
2-1	MARILEE RD	PRESTON RD TO HUFFINES BLVD	0.63	4	P6D	17	50%	750	945	5	940	$ 9,617,000.00	$ 4,808,500.00
2-2	MARILEE RD	HUFFINES BLVD TO 1780 FT OF HUFFINES	0.34	4	P6D	17	50%	750	510	3	507	$ 5,140,000.00	$ 2,570,000.00
2-3	STALLCUP BLVD	PRESTON RD TO WATERFRONT BLVD	0.45	4	M4D	New	100%	650	1170	0	1170	$ 7,700,000.00	$ 7,700,000.00
2-4	STALLCUP BLVD	WATERFRONT BLVD TO HUFFINES BLVD	0.48	4	M4D	New	50%	650	624	0	624	$ 8,270,000.00	$ 4,135,000.00
2-5	STALLCUP BLVD	HUFFINES BLVD TO CUSTER RD (CR 132)	0.52	4	M4D	New	100%	650	1352	0	1352	$ 13,662,000.00	$ 13,662,000.00
2-6	CR 106	PRESTON RD TO COIT RD	0.5	2	C2U	106	100%	475	475	53	422	$ 5,507,000.00	$ 5,507,000.00
2-7	CR 106	COIT RD TO CLARK WAY	0.26	2	C2U	106	100%	475	247	28	219	$ 2,916,000.00	$ 2,916,000.00
2-8	CARL DARNALL PKWY	COIT RD TO 875 EAST OF COIT RD	0.17	2	P6D	New	50%	750	128	0	128	$ 1,482,000.00	$ 741,000.00
2-9	CARL DARNALL PKWY	875 EAST OF COIT RD TO 220 EAST OF CLARK WAY	0.09	4	P6D	New	100%	750	270	0	270	$ 6,043,000.00	$ 6,043,000.00
2-10	CLARK WAY	STALLCUP BLVD TO CR 106	0.49	4	C2U	New	50%	475	466	0	466	$ 2,850,000.00	$ 1,425,000.00
2-11	CLARK WAY	CR 106 TO 925 FT S OF CR 106	0.18	2	C2U	New	50%	475	86	0	86	$ 2,180,000.00	$ 1,090,000.00
2-12	CLARK WAY	420 FT N OF CARL DARNALL TO CARL DARNALL PKWY	0.08	2	C2U	New	100%	475	76	0	76	$ 989,000.00	$ 989,000.00
2-13	LEGACY DR	2010 FT WEST OF COIT TO COIT RD	0.38	2	M4D (1/2)	104	50%	650	247	20	227	$ 3,324,000.00	$ 1,662,000.00
2-14, 4-1	ROBINSON DR (CR 134)	PRESTON RD TO COIT RD	0.59	4	M4D	502	50%	650	767	148	619	$ 8,968,000.00	$ 4,484,000.00
2-15, 4-2	ROBINSON DR (CR 134)	COIT RD TO 2659.3 FT EAST OF COIT RD	0.5	4	M4D	348	50%	650	650	87	563	$ 7,683,000.00	$ 3,841,500.00
2-16, 4-3	ROBINSON DR (CR 134)	800 FT E OF CUSTER RD TO 2080 FT E OF CUSTER RD	0.24	4	M4D	348	50%	650	312	42	270	$ 3,697,000.00	$ 1,848,500.00
1-19, 2-17	PRESTON RD (SH 289)	MARILEE RD TO STALLCUP BLVD	0.76	4	P6D	920	50%	750	1140	350	790	$ 5,985,500.00	$ 2,992,750.00
1-20, 2-18	PRESTON RD (SH 289)	STALLCUP BLVD TO CARL DARNALL PKWY	0.74	4	P6D	1305	50%	750	1110	483	627	$ 5,653,000.00	$ 2,826,500.00
1-21, 2-19	PRESTON RD (SH 289)	CARL DARNALL PKWY TO 493.7 FT NORTH OF LEGACY	0.76	4	P6D	1305	50%	750	1140	496	644	$ 5,761,500.00	$ 2,880,750.00
1-22, 2-20	PRESTON RD (SH 289)	494.2 FT NORTH OF LEGACY TO LEGACY DR	0.09	2	P6D (1/3)	1280	50%	750	68	58	10	$ 223,500.00	$ 111,750.00
2-21	HUFFINES BLVD	MARILEE RD TO STALLCUP BLVD	0.66	2	C2U	New	100%	475	627	0	627	$ 6,103,000.00	$ 6,103,000.00
2-22	COIT RD	CARL DARNALL PKWY TO STALLCUP BLVD	0.12	2	C2U	New	50%	475	57	0	57	$ 1,508,000.00	$ 754,000.00
2-23	COIT RD	639.5 S OF CARL DARNALL TO 1437.8 FT NORTH OF LEGACY	0.28	4	M4D	New	100%	650	728	0	728	$ 4,787,000.00	$ 4,787,000.00
2-24	COIT RD	1460 FT NORTH OF LEGACY TO LEGACY DR	0.28	4	M4D	New	100%	650	728	0	728	$ 4,754,000.00	$ 4,754,000.00
2-25, 3-77	PRESTON RD (SH 289)	LEGACY DR TO ROBINSON DR	0.39	4	P6D	1280	50%	750	585	250	335	$ 2,953,000.00	$ 1,476,500.00
	Int. Improvements	Coit Road & Carl Darnall Pkwy					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Coit Road & Legacy Dr					25%					$ 750,000.00	$ 187,500.00
	Int. Improvements	Preston Rd & Robinson Dr					25%					$ 150,000.00	$ 37,500.00
	Int. Improvements	GA Moore Pkwy & Celina Pkwy					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	SA2_Rd1 & SA2_Rd2					25%					$ 450,000.00	$ 112,500.00
	Int. Improvements	Carl Darnall Pkwy & SA2_Rd2					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	Marilee Rd & SA2_RD2					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Stallcup Blvd & SA2_RD2 E					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	Stallcup Blvd & SA2_RD2 W					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	Preston Rd & Marilee Rd					25%					$ 1,800,000.00	$ 450,000.00
	Int. Improvements	Preston Rd & Stallcup Blvd					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Preston Rd & SA2_RD1					50%					$ 1,800,000.00	$ 900,000.00
	Int. Improvements	Preston Rd & Legacy Dr					50%					$ 1,050,000.00	$ 525,000.00
	Int. Improvements	GA Moore Pkwy & Celina Pkwy					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	Preston Rd & Carl Darnall Pkwy					50%					$ 900,000.00	$ 450,000.00
SUBTOTAL									**14,508**	**2,023**	**12,485**	**$ 140,656,500**	**$ 97,646,250**

2024 Roadway Impact Fee Study Cost Per Service Area $ 31,429

TOTAL COST IN SERVICE AREA 2 $ 97,677,679

City of Celina - 2024 Roadway Impact Fee Study

CIP Service Units of Supply

Service Area 3

1/2/2025

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI TOTAL DEMAND PK-HR	EXCESS CAPACITY PK-HR VEH-MI	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
1-7, 3-1	LEGACY DR	GA MOORE PKWY TO CELINA PKWY	1.25	2	P6D (1/2)	0	50%	750	938	0	938	$ 16,017,000.00	$ 8,008,500.00
1-9, 3-2	LEGACY DR (BUS 289)	LOUISIANA TO PRESTON RD	0.97	4	M4D	104	50%	650	1261	50	1211	$ 11,428,500.00	$ 5,714,250.00
1-6, 3-3	G A MOORE PKWY (FM 455)	DALLAS NORTH TOLLWAY TO LEGACY DR	1.05	4	P6D	198	50%	750	1575	104	1471	$ 19,734,500.00	$ 9,867,250.00
3-4	G A MOORE PKWY	LEGACY DR TO CELINA PKWY	0.96	2	P6D (1/2)	0	50%	750	720	0	720	$ 18,300,000.00	$ 9,150,000.00
3-5	G A MOORE PKWY	4090 FT W OF OKLAHOMA DR TO OKLAHOMA DR	0.77	4	P6D	-1998	50%	750	1155	-769	1924	$ 11,812,000.00	$ 5,906,000.00
3-6	G A MOORE PKWY	LOUISIANA DR TO BNSF RAILROAD	0.48	4	P6D	208	50%	750	720	50	670	$ 16,218,000.00	$ 8,109,000.00
3-7	O'BRIEN DR	DALLAS NORTH TOLLWAY TO 1110 FT WEST OF LEGACY	0.78	2	M4D (1/2)	30	100%	650	1014	23	991	$ 6,836,000.00	$ 6,836,000.00
3-8	O'BRIEN DR	1125 FT WEST OF LEGACY TO LEGACY DR	0.21	4	M4D	New	50%	650	273	0	273	$ 3,664,000.00	$ 1,832,000.00
3-9	O'BRIEN DR	LEGACY DR TO FM 455	0.47	4	M4D	New	100%	650	1222	0	1222	$ 7,119,000.00	$ 7,119,000.00
3-10	O'BRIEN DR	FM 455 TO CELINA PKWY	0.56	2	C2U	New	100%	475	532	0	532	$ 6,986,000.00	$ 6,986,000.00
3-11	CR 994	COX LN TO 1280 FT EAST OF COX LN	0.24	2	C2U	New	100%	475	228	0	228	$ 3,498,000.00	$ 3,498,000.00
3-12	CR 994	1566 FT E OF COX LN TO 1606 FT E OF COX LN	0.15	2	C2U	21	50%	475	71	2	69	$ 1,693,000.00	$ 846,500.00
3-13	J FRED SMITH PKWY	DALLAS NORTH TOLLWAY TO LEGACY DR	0.83	2	P6D (1/2)	19	100%	750	1245	16	1229	$ 7,698,000.00	$ 7,698,000.00
3-14	J FRED SMITH PKWY	LEGACY DR TO FM 455	0.68	4	P6D	28	50%	750	1020	10	1010	$ 12,631,000.00	$ 6,315,500.00
3-15	J FRED SMITH PKWY	FM 455 TO 575 FT EAST OF FM 455	0.11	4	P6D	28	100%	750	330	3	327	$ 1,661,000.00	$ 1,661,000.00
3-16	J FRED SMITH PKWY	575 FT EAST OF FM 455 TO CELINA PKWY	0.48	4	P6D	New	100%	750	1440	0	1440	$ 8,172,000.00	$ 8,172,000.00
3-17	J FRED SMITH PKWY	CELINA PKWY TO FLORIDA DR	0.5	4	P6D	21	100%	750	1500	11	1489	$ 7,610,000.00	$ 7,610,000.00
3-18	J FRED SMITH PKWY	CR 57 TO 701 FT EAST OF CR 57	0.29	4	P6D	New	100%	750	870	0	870	$ 47,428,000.00	$ 47,428,000.00
3-19	J FRED SMITH PKWY	LOUISIANA TO 2084.4 FT W OF LOUISIANA	0.2	4	P6D	New	100%	750	600	0	600	$ 18,989,000.00	$ 18,989,000.00
3-20	J FRED SMITH PKWY	OKLAHOMA DR TO 1430 FT W OF PRESTON	0.39	4	P6D	23	50%	750	585	4	581	$ 7,813,000.00	$ 3,906,500.00
3-21	WALNUT ST (FM 455)	FM 455 TO FLORIDA	0.91	4	M4D	281	100%	650	2366	256	2110	$ 13,948,000.00	$ 13,948,000.00
3-22	OKLAHOMA DR	MALONE TO PRESTON RD	0.62	2	C2U	New	100%	475	589	0	589	$ 7,658,000.00	$ 7,658,000.00
3-23	MOBBERLY RD	DALLAS NORTH TOLLWAY TO 1715 FT EAST OF DNT	0.32	4	P6D	8	100%	750	960	3	957	$ 29,952,000.00	$ 29,952,000.00
3-24	MOBBERLY RD	1715 FT EAST OF DNT TO 2575 FT EAST OF LEGACY	0.67	4	P6D	8	50%	750	1005	3	1002	$ 33,766,000.00	$ 16,883,000.00
3-25	MOBBERLY CONNECTOR	1240 FT WEST OF RANCH RD TO RANCH RD	0.23	4	M4D	New	100%	650	598	0	598	$ 4,038,000.00	$ 4,038,000.00
3-26	SUNSET BLVD	RANCH RD TO CELINA PKWY	0.61	2	M4D (1/2)	0	100%	650	793	0	793	$ 5,283,000.00	$ 5,283,000.00
3-27	SUNSET BLVD	CELINA PKWY TO S UTAH DR	0.45	2	M4D (1/2)	77	100%	650	585	35	550	$ 3,968,000.00	$ 3,968,000.00
3-28	SUNSET BLVD	S UTAH DR TO BNSF RAILWAY	0.39	4	M4D	New	100%	650	1014	0	1014	$ 7,625,000.00	$ 7,625,000.00
3-29	SUNSET BLVD	BNSF RAILWAY TO PRESTON RD	0.4	4	M4D	New	100%	650	1040	0	1040	$ 9,235,000.00	$ 9,235,000.00
3-30, 6-1	FM 428	LEGACY DR TO DENTON COUNTY LINE	0.52	4	P6D	590	50%	750	780	153	627	$ 3,993,000.00	$ 1,996,500.00
3-31, 6-2	FM 428	LEGACY DR TO DALLAS NORTH TOLLWAY	0.84	4	P6D	595	50%	750	1260	250	1010	$ 6,368,000.00	$ 3,184,000.00
3-32, 6-3	FM 428	DALLAS NORTH TOLLWAY TO 800 FT WEST OF CR 55	0.55	4	P6D	701	50%	750	825	193	632	$ 4,202,000.00	$ 2,101,000.00
3-33	GLENDENNING PKWY	552 FT WEST OF CR 55 TO FM 428	0.16	4	P6D	New	100%	750	480	0	480	$ 2,719,000.00	$ 2,719,000.00
3-34	GLENDENNING PKWY	GLENDENNING PKWY TO CR 55	0.37	4	P6D	New	100%	750	1110	0	1110	$ 19,000,000.00	$ 19,000,000.00
3-35, 6-4	GLENDENNING PKWY	PRESTON RD TO OLD CELINA CEMETERY	0.61	4	P6D	36	50%	750	915	11	904	$ 18,254,000.00	$ 9,127,000.00
3-36	DALLAS NORTH TOLLWAY	GA MOORE PKWY TO O'BRIEN DR	1.43	1	DNT	New	100%	750	1073	0	1073	$ 3,416,000.00	$ 3,416,000.00
3-37	DALLAS NORTH TOLLWAY	O'BRIEN DR TO J FRED SMITH PKWY	0.58	1	DNT	New	100%	750	435	0	435	$ 1,376,000.00	$ 1,376,000.00
3-38	DALLAS NORTH TOLLWAY	J FRED SMITH PKWY TO MOBBERLY RD	1.16	1	DNT	354	100%	750	870	411	459	$ 2,771,000.00	$ 2,771,000.00
3-39	DALLAS NORTH TOLLWAY	COUNTY LINE TO LEGACY DR	0.72	1	DNT	New	100%	750	540	0	540	$ 1,718,000.00	$ 1,718,000.00
3-40	DALLAS NORTH TOLLWAY	LEGACY DR TO GLENDENNING PKWY	1.19	1	DNT	New	100%	750	893	0	893	$ 2,839,000.00	$ 2,839,000.00
3-41	LEGACY DR (FM 455)	650 FT S OF GA MOORE PKWY TO O'BRIEN DR	0.93	4	P6D	288	100%	750	2790	268	2522	$ 7,068,000.00	$ 7,068,000.00
3-42	LEGACY DR	1500 FT S OF O'BRIEN DR TO J FRED SMITH PKWY	0.4	2	P6D (1/2)	100	100%	750	600	40	560	$ 3,497,000.00	$ 3,497,000.00
3-43	LEGACY DR	J FRED SMITH PKWY TO 555 FT SOUTH OF J FRED	0.11	4	P6D	10	50%	750	165	1	164	$ 1,604,000.00	$ 802,000.00
3-44	LEGACY DR	MOBBERLY RD TO DALLAS NORTH TOLLWAY	0.42	4	P6D	1	100%	750	1260	0	1260	$ 13,750,000.00	$ 13,750,000.00
3-45	LEGACY DR	MOBBERLY RD TO GLENDENNING PKWY	0.58	4	P6D	0	100%	750	1740	0	1740	$ 15,704,000.00	$ 15,704,000.00
3-46	FM 455	O'BRIEN DR TO J FRED SMITH PKWY	0.65	4	M4D	482	100%	650	1690	313	1377	$ 6,805,000.00	$ 6,805,000.00
3-47	FM 455	J FRED SMITH PKWY TO WALNUT ST	0.98	4	M4D	482	100%	650	2548	472	2076	$ 11,296,000.00	$ 11,296,000.00
3-48	CELINA PKWY	LEGACY DR TO GA MOORE PKWY	0.58	2	P6D (1/2)	0	100%	750	870	0	870	$ 5,540,000.00	$ 5,540,000.00
3-49	CELINA PKWY	1735 FT S OF G A MOORE TO O'BRIEN DR	0.55	4	P6D	New	50%	750	825	0	825	$ 9,427,000.00	$ 4,713,500.00
3-50	CELINA PKWY	O'BRIEN DR TO 1385 FT S OF O'BRIEN DR	0.26	4	P6D	New	50%	750	390	0	390	$ 4,510,000.00	$ 2,255,000.00
3-51	CELINA PKWY	CR 57 TO 2125 FT N OF CR 57	0.4	4	P6D	New	100%	750	1200	0	1200	$ 6,919,000.00	$ 6,919,000.00
3-52	CELINA PKWY	CR 57 TO J FRED SMITH PKWY	0.22	4	P6D	28	100%	750	660	6	654	$ 3,292,000.00	$ 3,292,000.00
3-53	CELINA PKWY	J FRED SMITH PKWY TO WALNUT ST (FM 455)	0.72	4	P6D	New	100%	750	2160	0	2160	$ 23,884,000.00	$ 23,884,000.00
3-54	FM 428	WALNUT ST (FM 455) TO SUNSET BLVD	0.59	4	P6D	490	100%	750	1770	289	1481	$ 4,526,500.00	$ 4,526,500.00
3-55	FM 428	SUNSET BLVD TO 150 FT N OF CR 55	0.32	4	P6D	559	100%	750	960	179	781	$ 2,418,500.00	$ 2,418,500.00
3-56	CELINA PKWY	SUNSET BLVD TO 150 FT N OF FM 428	0.37	4	P6D	New	100%	750	1110	0	1110	$ 3,183,000.00	$ 3,183,000.00
3-57	LEGACY DR	690 FT W OF LOUISIANA DR (BUS 289) TO LOUISIANA DR (BUS 28	0.32	4	P6D	New	100%	750	960	0	960	$ 5,503,000.00	$ 5,503,000.00
3-58	FLORIDA DR	FLORIDA TO J FRED SMITH	0.42	2	C2U	New	100%	475	399	0	399	$ 13,073,000.00	$ 13,073,000.00
3-59	FLORIDA DR	300 FT N OF MULBERRY CT TO PECAN ST	0.26	2	C2U	281	100%	475	247	73	174	$ 2,853,000.00	$ 2,853,000.00

City of Celina - 2024 Roadway Impact Fee Study

CIP Service Units of Supply

Service Area 3

1/2/2025

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI TOTAL DEMAND PK-HR	EXCESS CAPACITY PK-HR VEH-MI	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
3-60	LOUISIANA DR (BUS 289)	LEGACY DR TO GA MOORE PKWY	0.87	4	P6D	294	100%	750	2610	256	2354	$ 6,663,500.00	$ 6,663,500.00
3-61	LOUISIANA DR (BUS 289)	GA MOORE PKWY TO O'BRIEN	0.55	4	P6D	334	100%	750	1650	184	1466	$ 4,447,500.00	$ 4,447,500.00
3-62	LOUISIANA DR (BUS 289)	CR 994 TO O'BRIEN DR	0.5	4	P6D	334	100%	750	1500	167	1333	$ 3,819,500.00	$ 3,819,500.00
3-63	LOUISIANA DR (BUS 289)	CR 994 TO 1045 FT SOUTH OF CR 994	0.2	4	P6D	270	50%	750	300	27	273	$ 1,509,000.00	$ 754,500.00
3-64	LOUISIANA DR (BUS 289)	1045 FT SOUTH OF CR 994 TO J FRED SMITH PKWY	0.25	4	P6D	270	100%	750	750	68	682	$ 9,972,500.00	$ 9,972,500.00
3-65	LOUISIANA DR (BUS 289)	J FRED SMITH PKWY TO 260 FT NORTH OF POPLAR	0.51	4	P6D	282	100%	750	1530	144	1386	$ 5,693,500.00	$ 5,693,500.00
3-66	OKLAHOMA DR (BUS 289)	ASH ST TO SUNSET BLVD	0.4	2	C2U	382	100%	475	380	153	227	$ 2,718,500.00	$ 2,718,500.00
3-67	OKLAHOMA DR (BUS 289)	SUNSET BLVD TO PRESTON RD	0.4	4	M4D	382	100%	650	1040	153	887	$ 3,069,000.00	$ 3,069,000.00
3-68	OKLAHOMA DR (BUS 289)	GLENDENNING PKWY TO OKLAHOMA DR	0.31	4	M4D	New	100%	650	806	0	806	$ 2,629,500.00	$ 2,629,500.00
3-69, 4-32	PRESTON RD (SH 289)	ROBINSON DR TO GA MOORE PKWY	0.49	2	P6D (1/3)	1280	50%	750	368	314	54	$ 1,172,500.00	$ 586,250.00
3-70, 4-33	PRESTON RD (SH 289)	GA MOORE PKWY TO MASSEY DR	0.5	2	P6D (1/3)	1280	50%	750	375	320	55	$ 1,202,000.00	$ 601,000.00
3-71, 4-34	PRESTON RD (SH 289)	MASSEY DR TO J FRED SMITH PKWY	1	2	P6D (1/3)	1280	50%	750	750	640	110	$ 2,391,500.00	$ 1,195,750.00
3-72, 4-35	PRESTON RD (SH 289)	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	0.51	2	P6D (1/3)	2053	50%	750	383	524	-141	$ 1,217,500.00	$ 608,750.00
3-73, 4-36	PRESTON RD (SH 289)	LYNN STAMBAUGH PKWY TO FM 455	0.34	2	P6D (1/3)	2363	50%	750	255	402	-147	$ 818,500.00	$ 409,250.00
3-74, 4-37	PRESTON RD (SH 289)	FM 455 TO ASH ST	0.38	2	P6D (1/3)	2363	50%	750	285	449	-164	$ 2,361,000.00	$ 1,180,500.00
3-75, 4-38	PRESTON RD (SH 289)	ASH ST TO SUNSET BLVD	0.36	2	P6D (1/3)	2363	50%	750	270	425	-155	$ 852,500.00	$ 426,250.00
3-76, 4-39	PRESTON RD (SH 289)	SUNSET BLVD TO GLENDENNING PKWY	0.64	2	P6D (1/3)	2727	50%	750	480	873	-393	$ 1,533,500.00	$ 766,750.00
2-25, 3-77	PRESTON RD (SH 289)	LEGACY DR TO ROBINSON DR	0.39	2	P6D (1/3)	1280	50%	750	293	250	43	$ 922,000.00	$ 461,000.00
	Int. Improvements	FM 455 & O'Brien Dr					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	FM 455 & J Fred Smith Pkwy					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	Dallas North Tollway & CR 9					25%					$ 1,800,000.00	$ 450,000.00
	Int. Improvements	Legacy Dr & J Fred Smith Pkwy					50%					$ 600,000.00	$ 300,000.00
	Int. Improvements	Celina Pkwy & O'Brien Dr					25%					$ 750,000.00	$ 187,500.00
	Int. Improvements	Legacy Dr & O'Brien Dr					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	J Fred Smith Pkwy & Celina Pkwy					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Louisiana Dr & CR 994					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	Louisiana Dr & O'Brien Dr					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	Louisiana Dr & GA Moore Pkwy					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	Louisiana Dr & J Fred Smith Pkwy					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	Dallas North Tollway & Mobberly Rd					50%					$ 1,800,000.00	$ 900,000.00
	Int. Improvements	Celina Pkwy & Walnut					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Celina Pkwy & Sunset Blvd					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	BUS 289 & Sunset Blvd					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	BUS 289 & Ash St					100%					$ 450,000.00	$ 450,000.00
	Int. Improvements	Preston Rd & BUS 289					50%					$ 1,050,000.00	$ 525,000.00
	Int. Improvements	Preston Rd & Glendenning Pkwy					25%					$ 1,500,000.00	$ 375,000.00
	Int. Improvements	Preston Rd & Ash St					50%					$ 1,050,000.00	$ 525,000.00
	Int. Improvements	Preston Rd & FM 455					50%					$ 900,000.00	$ 450,000.00
	Int. Improvements	Preston Rd & GA Moore Pkwy					50%					$ 1,500,000.00	$ 750,000.00
	Int. Improvements	Preston Rd & Massey Dr					100%					$ 600,000.00	$ 600,000.00
	Int. Improvements	Preston Rd & Settlers Ridge Rd					50%					$ 1,500,000.00	$ 750,000.00
	Int. Improvements	Preston Rd & Lynn Stambaugh Pkwy					50%					$ 1,200,000.00	$ 600,000.00
	Int. Improvements	Preston Rd & Sunset Blvd					50%					$ 1,050,000.00	$ 525,000.00
	Int. Improvements	Celina Pkwy & Glendenning Pkwy					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Dallas North Tollway & Glendenning Pkwy					50%					$ 1,650,000.00	$ 825,000.00
	Int. Improvements	Glendenning Pkwy & Huddleston Dr					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Glendenning Pkwy & Legacy Dr					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Legacy Dr & Dallas North Tollway					100%					$ 1,800,000.00	$ 1,800,000.00
	Int. Improvements	Dallas North Tollway & O'Brien Dr					50%					$ 1,500,000.00	$ 750,000.00
	Int. Improvements	Florida Dr & J Fred Smith					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	Glendenning Pkwy & Oklahoma Dr					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Glendenning Pkwy & McNabb Dr					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	Oklahoma Dr & Legacy Dr					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Legacy Dr & GA Moore Parkway					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Mobberly Rd & Legacy Dr					200%					$ 600,000.00	$ 1,200,000.00
	Int. Improvements	Preston Rd & Massey Dr					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Preston Rd & Robinson Dr					50%					$ 150,000.00	$ 75,000.00
SUBTOTAL									**71,799**	**7,809**	**63,990**	**$ 651,733,500**	**$ 531,238,500**

2024 Roadway Impact Fee Study Cost Per Service Area $ 31,429

TOTAL COST IN SERVICE AREA 3 $ 531,269,929

City of Celina - 2024 Roadway Impact Fee Study

CIP Service Units of Supply

Service Area 4

1/2/2025

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI TOTAL DEMAND PK-HR	EXCESS CAPACITY PK-HR VEH-MI	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
2-14, 4-1	ROBINSON DR (CR 134)	PRESTON RD TO COIT RD	0.59	4	M4D	502	50%	650	767	148	619	$ 8,968,000.00	$ 4,484,000.00
2-15, 4-2	ROBINSON DR (CR 134)	COIT RD TO 2659.3 FT EAST OF COIT RD	0.50	4	M4D	348	50%	650	650	87	563	$ 7,683,000.00	$ 3,841,500.00
2-16, 4-3	ROBINSON DR (CR 134)	800 FT E OF CUSTER RD TO 2080 FT E OF CUSTER RD	0.24	4	M4D	348	50%	650	312	42	270	$ 3,697,000.00	$ 1,848,500.00
4-4	G A MOORE PKWY	PRESTON RD TO COIT RD	0.32	4	P6D	208	100%	750	960	67	893	$ 4,924,000.00	$ 4,924,000.00
4-5	G A MOORE PKWY	1680 FT E OF PRESTON RD TO COIT RD	0.37	4	P6D	New	100%	750	1110	0	1110	$ 6,318,000.00	$ 6,318,000.00
4-6	G A MOORE PKWY	COIT RD TO MCILROY DR	1.30	4	P6D	New	100%	750	3900	0	3900	$ 22,270,000.00	$ 22,270,000.00
4-7	G A MOORE PKWY	MCILROY DR TO 2042.6 FT EAST OF MCILROY	0.39	4	P6D	New	100%	750	1170	0	1170	$ 7,142,000.00	$ 7,142,000.00
4-8	G A MOORE PKWY (CR 128)	CUSTER RD TO PETERMAN PARKWAY	0.34	4	P6D	11	50%	750	510	2	508	$ 5,242,000.00	$ 2,621,000.00
4-9	G A MOORE PKWY	CUSTER RD TO PETERMAN PARKWAY	0.06	4	P6D	New	100%	750	180	0	180	$ 5,750,000.00	$ 5,750,000.00
4-10	PETERMAN PARKWAY	2025 FT NORTH OF CR 170 TO 240 FT NORTH OF CR 170	0.34	4	P6D	198	50%	750	510	34	476	$ 5,156,000.00	$ 2,578,000.00
4-11	MASSEY DR (CR 101)	COIT RD TO 927.3 FT EAST OF COIT RD	0.18	2	C2U	26	50%	475	86	2	84	$ 1,933,000.00	$ 966,500.00
4-12	CR 130	CR 101 TO CUSTER RD	0.65	2	C2U	26	100%	475	618	17	601	$ 7,178,000.00	$ 7,178,000.00
4-13	CR 130	CUSTER RD TO 700 FT E OF MCILROY DR	0.22	2	C2U	26	100%	475	209	6	203	$ 2,394,000.00	$ 2,394,000.00
4-14	CR 130	720 FT WEST OF CUSTER RD TO MCILROY RD	0.14	2	C2U	26	50%	475	67	2	65	$ 1,505,000.00	$ 752,500.00
4-15	J FRED SMITH PKWY	PRESTON RD TO 1315 FT EAST OF PRESTON	0.25	4	P6D	26	100%	750	750	7	743	$ 3,798,000.00	$ 3,798,000.00
4-16	J FRED SMITH PKWY	LAKEVIEW DR TO 1070 E OF LAKEVIEW DR	0.20	4	P6D	New	100%	750	600	0	600	$ 3,485,000.00	$ 3,485,000.00
4-17	J FRED SMITH PKWY	1960 FT WEST OF COIT RD TO COIT RD	0.37	4	P6D	26	100%	750	1110	10	1100	$ 5,676,000.00	$ 5,676,000.00
4-18	J FRED SMITH PKWY	CR 101 TO ROSELAND DR	0.42	4	P6D	New	100%	750	1260	0	1260	$ 7,262,000.00	$ 7,262,000.00
4-19	J FRED SMITH PKWY	ROSELAND DR TO CUSTER RD	0.68	4	P6D	New	100%	750	2040	0	2040	$ 11,770,000.00	$ 11,770,000.00
4-20	J FRED SMITH PKWY	CUSTER RD TO PETERMAN PKWY	0.91	4	P6D	258	100%	750	2730	235	2495	$ 13,934,000.00	$ 13,934,000.00
4-21	LYNN STAMBAUGH PKWY	PRESTON RD TO COIT RD	0.92	4	M4D	357	100%	650	2392	328	2064	$ 14,049,000.00	$ 14,049,000.00
4-22	LYNN STAMBAUGH PKWY	COIT RD TO 721.1 FT WEST OF CR 98	0.40	4	M4D	404	100%	650	1040	162	878	$ 6,152,000.00	$ 6,152,000.00
4-23	LYNN STAMBAUGH PKWY	FM 455 TO CR 98	0.15	4	M4D	New	100%	650	390	0	390	$ 2,507,000.00	$ 2,507,000.00
4-24	LYNN STAMBAUGH PKWY	CR 98 TO ROSELAND PKWY	0.51	4	M4D	New	50%	650	663	0	663	$ 8,694,000.00	$ 4,347,000.00
4-25	OUSLEY BLVD	PRESTON RD TO FM 455	0.78	4	P6D	New	100%	750	2340	0	2340	$ 13,382,000.00	$ 13,382,000.00
4-26	OUSLEY BLVD (FM 455)	2250 FT EAST OF COIT RD TO COIT RD	0.43	4	P6D	198	100%	750	1290	85	1205	$ 3,249,500.00	$ 3,249,500.00
4-27	SUNSET BLVD	PRESTON RD TO COIT RD	1.20	4	M4D	123	100%	650	3120	148	2972	$ 18,367,000.00	$ 18,367,000.00
4-28, 7-1	SUNSET BLVD	COIT RD TO 2500 FT EAST OF ROSELAND	1.26	4	M4D	New	50%	650	1638	0	1638	$ 29,627,000.00	$ 14,813,500.00
4-29, 7-2	SUNSET BLVD	ROSELAND PKWY TO CUSTER RD	0.52	4	M4D	98	50%	650	676	25	651	$ 7,855,000.00	$ 3,927,500.00
4-30, 7-3	GLENDENNING PKWY	PRESTON RD TO 1177.8 EAST OF PRESTON RD	0.22	2	P6D (1/2)	36	50%	750	165	4	161	$ 1,952,000.00	$ 976,000.00
4-31, 7-4	GLENDENNING PKWY	KC ROBINSON LN TO COIT RD	0.44	2	C2U	36	50%	475	209	8	201	$ 4,859,000.00	$ 2,429,500.00
3-69, 4-32	PRESTON RD (SH 289)	ROBINSON DR TO GA MOORE PKWY	0.49	2	P6D (1/3)	1280	50%	750	368	314	54	$ 1,172,500.00	$ 586,250.00
3-70, 4-33	PRESTON RD (SH 289)	GA MOORE PKWY TO MASSEY DR	0.50	2	P6D (1/3)	1280	50%	750	375	320	55	$ 1,202,000.00	$ 601,000.00
3-71, 4-34	PRESTON RD (SH 289)	MASSEY DR TO J FRED SMITH PKWY	1.00	2	P6D (1/3)	1280	50%	750	750	640	110	$ 2,391,500.00	$ 1,195,750.00
3-72, 4-35	PRESTON RD (SH 289)	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	0.51	2	P6D (1/3)	2053	50%	750	383	524	-141	$ 1,217,500.00	$ 608,750.00
3-73, 4-36	PRESTON RD (SH 289)	LYNN STAMBAUGH PKWY TO FM 455	0.34	2	P6D (1/3)	2363	50%	750	255	402	-147	$ 818,500.00	$ 409,250.00
3-74, 4-37	PRESTON RD (SH 289)	FM 455 TO ASH ST	0.38	2	P6D (1/3)	2363	50%	750	285	449	-164	$ 2,361,000.00	$ 1,180,500.00
3-75, 4-38	PRESTON RD (SH 289)	ASH ST TO SUNSET BLVD	0.36	2	P6D (1/3)	2363	50%	750	270	425	-155	$ 852,500.00	$ 426,250.00
3-76, 4-39	PRESTON RD (SH 289)	SUNSET BLVD TO GLENDENNING PKWY	0.64	2	P6D (1/3)	2727	50%	750	480	873	-393	$ 1,533,500.00	$ 766,750.00
4-40	COIT RD	ROBINSON DR TO 750 FT N OF GA MOORE PKWY	0.49	4	M4D	228	100%	650	1274	112	1162	$ 7,451,000.00	$ 7,451,000.00
4-41	COIT RD	750 FT N OF GA MOORE PKWY TO GA MOORE PKWY	0.14	4	P6D	228	50%	750	210	16	194	$ 2,167,000.00	$ 1,083,500.00
4-42	COIT RD	GA MOORE PKWY TO MASSEY DR	0.36	4	P6D	228	100%	750	1080	82	998	$ 5,458,000.00	$ 5,458,000.00
4-43	COIT RD	MASSEY DR TO J FRED SMITH PKWY	1.01	4	P6D	209	50%	750	1515	106	1409	$ 15,407,000.00	$ 7,703,500.00
4-44	COIT RD	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	0.50	4	P6D	209	50%	750	750	52	698	$ 7,639,000.00	$ 3,819,500.00
4-45	COIT RD	LYNN STAMBAUGH PKWY TO OUSLEY BLVD	0.50	4	P6D	173	100%	750	1500	87	1413	$ 7,683,000.00	$ 7,683,000.00
4-46	COIT RD	OUSLEY BLVD TO 715 FT SOUTH OF OUSLEY	0.14	4	P6D	133	50%	750	210	9	201	$ 2,066,000.00	$ 1,033,000.00
4-47	COIT RD	1260 FT SOUTH OF OUSLEY TO SUNSET BLVD	0.27	4	P6D	133	50%	750	405	18	387	$ 4,145,000.00	$ 2,072,500.00
4-48	COIT RD	SUNSET BLVD TO CR 92	0.24	4	P6D	1940	50%	750	360	233	127	$ 3,596,000.00	$ 1,798,000.00
4-49, 7-22	COIT RD	GLENDENNING PKWY TO CR 92	0.29	2	P6D (1/2)	1940	50%	750	218	281	-63	$ 2,538,000.00	$ 1,269,000.00
4-50	CR 101	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	0.54	2	C2U	198	50%	475	257	53	204	$ 5,946,000.00	$ 2,973,000.00
4-51	ROSELAND PKWY	J FRED SMITH PKWY TO LYNN STAMBAUGH PKWY	0.55	4	M4D	New	100%	650	1430	0	1430	$ 9,523,000.00	$ 9,523,000.00
4-52	ROSELAND PKWY	SUNSET BLVD TO 2820 FT N OF SUNSET	0.53	2	C2U	New	100%	475	504	0	504	$ 6,643,000.00	$ 6,643,000.00
4-53	CUSTER RD	940 FT S OF ROBINSON DR TO 1665 FT S OF ROBINSON DR	0.14	4	P6D	14	50%	750	210	1	209	$ 2,094,000.00	$ 1,047,000.00
4-54	CUSTER RD	GA MOORE PKWY TO 1960 FT N OF GA MOORE	0.37	4	P6D	14	100%	750	1110	5	1105	$ 5,660,000.00	$ 5,660,000.00
4-55	CUSTER RD	1025 FT SOUTH OF GA MOORE TO CR 130	0.16	4	P6D	New	100%	750	480	0	480	$ 2,719,000.00	$ 2,719,000.00
4-56	CUSTER RD	CR 130 TO CUSTER RD	0.55	4	P6D	New	100%	750	1650	0	1650	$ 9,427,000.00	$ 9,427,000.00
4-57	MCILROY RD	GA MOORE PKWY TO 1149.6 FT S OF GA MOORE	0.24	2	C2U	11	50%	475	114	1	113	$ 2,602,000.00	$ 1,301,000.00

City of Celina - 2024 Roadway Impact Fee Study

CIP Service Units of Supply

Service Area 4

1/2/2025

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI TOTAL DEMAND PK-HR	EXCESS CAPACITY PK-HR VEH-MI	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
4-58	MCILROY RD	1150 FT S OF GA MOORE TO CR 130	0.17	2	C2U	11	50%	475	81	1	80	$ 1,912,000.00	$ 956,000.00
4-59	CUSTER RD	CHURCH ST TO J FRED SMITH PKWY	0.30	4	P6D	11	100%	750	900	3	897	$ 4,650,000.00	$ 4,650,000.00
4-60	CUSTER RD	J FRED SMITH PKWY TO 1195 FT S OF J FRED SMITH	0.23	4	P6D	New	100%	750	690	0	690	$ 3,892,000.00	$ 3,892,000.00
4-61	PETERMAN PARKWAY	2676.7 FT N OF J FRED TO J FRED SMITH PKWY	0.51	4	P6D	148	50%	750	765	38	727	$ 7,740,000.00	$ 3,870,000.00
4-62	MASSEY DR	PRESTON RD TO COIT RD	0.83	2	C2U	New	100%	475	789	0	789	$ 10,354,000.00	$ 10,354,000.00
	Int. Improvements	Coit Road & Robinson Dr					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Coit Rd & GA Moore Pkwy					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	Coit Rd & Massey Dr					75%					$ 750,000.00	$ 562,500.00
	Int. Improvements	GA Moore Pkwy & McIlroy Dr					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	Coit Rd & J Fred Smith Pkwy					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	J Fred Smith Pkwy & McIlroy Rd-Roseland Pkwy					75%					$ 750,000.00	$ 562,500.00
	Int. Improvements	Custer Rd & J Fred Smith Pkwy					25%					$ 1,800,000.00	$ 450,000.00
	Int. Improvements	J Fred Smith Pkwy & Peterman Parkway					25%					$ 750,000.00	$ 187,500.00
	Int. Improvements	Coit Rd & Lynn Stambaugh Pkwy					25%					$ 750,000.00	$ 187,500.00
	Int. Improvements	Lynn Stambaugh Pkwy & Roseland Pkwy					25%					$ 750,000.00	$ 187,500.00
	Int. Improvements	Coit Rd & Ousley Blvd					25%					$ 750,000.00	$ 187,500.00
	Int. Improvements	Sunset Blvd & Roseland Pkwy					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Sunset Blvd & Coit Rd					75%					$ 750,000.00	$ 562,500.00
	Int. Improvements	Custer Rd & Sunset Blvd					25%					$ 750,000.00	$ 187,500.00
	Int. Improvements	Coit Rd & SA4_Rd1					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	SA4_Rd1 & McIlroy Dr					75%					$ 750,000.00	$ 562,500.00
	Int. Improvements	SA4_Rd1 & Custer Rd					25%					$ 450,000.00	$ 112,500.00
	Int. Improvements	J Fred Smith Pkwy & Custer Rd					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	J Fred Smith Pkwy & SA4_Rd3					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Lynn Stambaugh Pkwy & Coit Rd					25%					$ 750,000.00	$ 187,500.00
	Int. Improvements	Preston Rd & BUS 289					50%					$ 1,050,000.00	$ 525,000.00
	Int. Improvements	Preston Rd & Glendenning Pkwy					25%					$ 1,500,000.00	$ 375,000.00
	Int. Improvements	Preston Rd & Ash St					50%					$ 1,050,000.00	$ 525,000.00
	Int. Improvements	Preston Rd & FM 455					50%					$ 900,000.00	$ 450,000.00
	Int. Improvements	Preston Rd & GA Moore Pkwy					50%					$ 1,500,000.00	$ 750,000.00
	Int. Improvements	Preston Rd & Settlers Ridge Rd					50%					$ 1,500,000.00	$ 750,000.00
	Int. Improvements	Preston Rd & Lynn Stambaugh Pkwy					50%					$ 1,200,000.00	$ 600,000.00
	Int. Improvements	Preston Rd & Sunset Blvd					50%					$ 1,050,000.00	$ 525,000.00
	Int. Improvements	GA Moore Pkwy & Custer Rd					25%					$ 750,000.00	$ 187,500.00
	Int. Improvements	Preston Rd & Massey Dr					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Preston Rd & Robinson Dr					25%					$ 150,000.00	$ 37,500.00
SUBTOTAL									**53,130**	**6,464**	**46,666**	**$ 416,789,500**	**$ 324,516,000**

2024 Roadway Impact Fee Study Cost Per Service Area $ 31,429

TOTAL COST IN SERVICE AREA 4 $ 324,547,429

City of Celina - 2024 Roadway Impact Fee Study

CIP Service Units of Supply

Service Area 5

1/2/2025

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI TOTAL DEMAND PK-HR	EXCESS CAPACITY PK-HR VEH-MI	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
5-1	MOBBERLY RD	2555 FT WEST OF DNT TO DALLAS NORTH TOLLWAY	0.48	4	P6D	8	50%	750	720	2	718	$ 44,142,000.00	$ 22,071,000.00
5-2	GLENDENNING PKWY	SMILEY RD TO 2610 FT EAST OF SMILEY	0.49	4	P6D	New	100%	750	1470	0	1470	$ 23,718,000.00	$ 23,718,000.00
5-3	GLENDENNING PKWY	1965 FT WEST OF MCNABB DR TO MCNABB DR	0.48	4	P6D	590	50%	750	720	142	578	$ 7,379,000.00	$ 3,689,500.00
5-4	GLENDENNING PKWY	588.9 FT EAST OF MCNABB TO 1303.3 FT EAST OF MCNABB	0.12	4	P6D	590	100%	750	360	71	289	$ 1,806,000.00	$ 1,806,000.00
5-5	GLENDENNING PKWY	1303.3 FT EAST OF MCNABB TO 1213.7 FT W OF CNTY LINE	0.15	4	P6D	590	50%	750	225	44	181	$ 2,310,000.00	$ 1,155,000.00
5-6	GLENDENNING PKWY	1240 FT W OF CNTY LINE TO COUNTY LINE	0.23	4	P6D	590	100%	750	690	136	554	$ 3,581,000.00	$ 3,581,000.00
5-7	PUNK CARTER PKWY (FM 428)	MAYER PKWY TO BOTHWELL BLVD	0.55	4	P6D	875	50%	750	825	241	584	$ 10,459,000.00	$ 5,229,500.00
5-8	PUNK CARTER PKWY	860 FT E OF BOTHWELL BLVD TO 3850 FT E OF BOTHWELL BLV	0.57	4	P6D	New	100%	750	1710	0	1710	$ 9,736,000.00	$ 9,736,000.00
5-9	PUNK CARTER PKWY	3850 FT E OF BOTHWELL BLV TO SMILEY RD	0.38	4	P6D	New	50%	750	570	0	570	$ 6,610,000.00	$ 3,305,000.00
5-10	CAREY RD	610 FT E OF BOTHWELL BLVD TO 3395 FT E OF BOTHWELL BLV	0.53	2	C2U	New	100%	475	504	0	504	$ 6,562,000.00	$ 6,562,000.00
5-11	CAREY RD	BOTHWELL BLVD TO SMILEY RD	0.38	2	C2U	New	50%	475	181	0	181	$ 4,783,000.00	$ 2,391,500.00
5-12	CAREY RD	SMILEY RD TO 945 FT WEST OF MCNABB	0.32	2	C2U	7	50%	475	152	1	151	$ 8,518,000.00	$ 4,259,000.00
5-13	CAREY RD	1035 FT EAST OF MCNABB TO 2470 FT WEST OF LEGACY DR	0.40	2	C2U	7	50%	475	190	1	189	$ 4,440,000.00	$ 2,220,000.00
5-14	CAREY RD	1865 FT WEST OF LEGACY TO LEGACY DR	0.35	2	C2U	7	100%	475	333	2	331	$ 6,017,000.00	$ 6,017,000.00
5-15	CRUTCHFIELD DR	665 FT W OF BOTHWELL TO BOTHWELL BLVD	0.13	2	M4D (1/2)	261	50%	650	85	17	68	$ 1,100,000.00	$ 550,000.00
5-16	FRONTIER PKWY / PARVIN RD	1500 FT W OF MAYER PKWY (FM 1385) TO 1600 FT E OF BOTHWELL	0.68	2	P6D (1/2)	831	50%	750	510	283	227	$ 5,919,000.00	$ 2,959,500.00
5-17	FRONTIER PKWY	SMILEY RD TO 3150 FT W OF SMILEY RD	0.59	4	P6D	480	50%	750	885	142	743	$ 9,053,000.00	$ 4,526,500.00
5-18	FRONTIER PKWY	500 FT S OF WILD TULIP DR TO LEGACY DR	0.52	4	P6D	-1998	100%	750	1560	-1039	2599	$ 7,986,000.00	$ 7,986,000.00
5-19	FRONTIER PKWY	LEGACY DR TO 500 FT S OF WILD TULIP DR	0.56	4	P6D	1263	100%	750	1680	707	973	$ 14,373,000.00	$ 14,373,000.00
5-20	MAYER PKWY (FM 1385)	282.6 FT N OF COUNTRYVIEW TO PUNK CARTER PKWY	1.11	4	P6D	1263	50%	750	1665	701	964	$ 12,137,500.00	$ 6,068,750.00
5-21	MAYER PKWY (FM 1385)	3325 FT N OF FRONTIER TO FRONTIER PKWY	0.63	4	P6D	1598	50%	750	945	503	442	$ 4,801,500.00	$ 2,400,750.00
5-22	BOTHWELL BLVD (FM 428)	1325 FT NE OF MUSTANG TO 2330 FT NE OF MUSTANG	0.20	4	M4D	0	50%	650	260	0	260	$ 1,524,000.00	$ 762,000.00
5-23	BOTHWELL BLVD (FM 428)	PUNK CARTER TO SMILEY RD	0.33	4	M4D	0	100%	650	858	0	858	$ 2,512,500.00	$ 2,512,500.00
5-24	SMILEY RD	CELINA RD TO OUTER LOOP EXTENSION	1.01	4	P6D	0	50%	750	1515	0	1515	$ 29,052,000.00	$ 14,526,000.00
5-25	SMILEY RD	760 FT S OF MEADOW LN TO 1680 FT S OF MEADOW LN	0.17	4	P6D	35	50%	750	255	3	252	$ 2,657,000.00	$ 1,328,500.00
5-26	SMILEY RD	1300 FT N OF PUNK CARTER TO PUNK CARTER PKWY	0.25	4	P6D	35	50%	750	375	4	371	$ 3,754,000.00	$ 1,877,000.00
5-27	SMILEY RD	CAREY RD TO 1335 FT SOUTH OF CAREY	0.25	4	P6D	35	100%	750	750	9	741	$ 3,855,000.00	$ 3,855,000.00
5-28	SMILEY RD	MERRITT WAY TO 325 FT N OF MERRITT WAY	0.06	4	P6D	35	100%	750	180	2	178	$ 5,718,000.00	$ 5,718,000.00
5-29	SMILEY RD	1990 FT N OF FRONTIER TO FRONTIER PKWY	0.39	4	P6D	35	50%	750	585	7	578	$ 35,302,000.00	$ 17,651,000.00
5-30, 6-21	LEGACY DR	OUTER LOOP TO 985 FT N OF OUTER LOOP	0.19	4	P6D	360	50%	750	285	34	251	$ 2,845,000.00	$ 1,422,500.00
5-31, 6-22	LEGACY DR	OUTER LOOP TO PUNK CARTER PKWY	0.47	4	P6D	360	50%	750	705	85	620	$ 7,191,000.00	$ 3,595,500.00
5-32, 6-23	LEGACY DR	PUNK CARTER PKWY TO CAREY RD	0.79	4	P6D	16	50%	750	1185	6	1179	$ 50,248,000.00	$ 25,124,000.00
5-33, 6-24	LEGACY DR	CAREY RD TO 600 FT N OF CLEAR CREEK PKWY	0.39	4	P6D	370	50%	750	585	72	513	$ 20,155,000.00	$ 10,077,500.00
5-34, 6-25	LEGACY DR	CLEAR CREEK PKWY TO 600 FT N OF CLEAR CREEK PKWY	0.18	4	P6D	370	50%	750	270	33	237	$ 2,715,000.00	$ 1,357,500.00
5-35, 6-26	LEGACY DR	CLEAR CREEK PKWY TO FRONTIER PKWY	0.42	2	P6D (1/3)	370	50%	750	315	78	237	$ 1,993,000.00	$ 996,500.00
5-36	LEGACY DR	FRONTIER PKWY TO OLD PARVIN RD	0.46	4	P6D	367	50%	750	690	84	606	$ 13,693,000.00	$ 6,846,500.00
5-37	FRONTIER PKWY	1475 FT W OF GOOD HOPE TO GOOD HOPE	0.28	4	P6D	1121	50%	750	420	157	263	$ 10,877,000.00	$ 5,438,500.00
5-38	McNABB DR	MOBBERLY RD TO GLENDENNING PKWY	0.82	2	C2U	New	100%	475	779	0	779	$ 10,154,000.00	$ 10,154,000.00
	Int. Improvements	Frontier Pkwy & Legacy Dr					25%					$ 1,800,000.00	$ 450,000.00
	Int. Improvements	Legacy Dr & Clear Creek Pkwy					50%					$ 1,200,000.00	$ 600,000.00
	Int. Improvements	Legacy Dr & Carey Rd					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Collin County Outer Loop & Legacy Dr					25%					$ 1,800,000.00	$ 450,000.00
	Int. Improvements	Frontier Pkwy & Smiley Rd					25%					$ 750,000.00	$ 187,500.00
	Int. Improvements	Parvin Rd & Bothwell Blvd					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Mayer Pkwy & Crutchfield Dr					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Smiley Rd & Carey Rd					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Punk Carter Pkwy & Mayer Pkwy					25%					$ 300,000.00	$ 75,000.00
	Int. Improvements	Outer Loop Extension & Smiley Rd					25%					$ 1,800,000.00	$ 450,000.00
	Int. Improvements	Mobberly Rd & McNabb Dr					25%					$ 750,000.00	$ 187,500.00
	Int. Improvements	Smiley Rd & Celina Rd					25%					$ 750,000.00	$ 187,500.00
	Int. Improvements	Punk Carter Pkwy & Mayer Pkwy					25%					$ 750,000.00	$ 187,500.00
	Int. Improvements	Dallas North Tollway & Mobberly Rd					25%					$ 1,800,000.00	$ 450,000.00
SUBTOTAL									**25,992**	**2,528**	**23,464**	**$ 414,376,500**	**$ 252,572,500**

2024 Roadway Impact Fee Study Cost Per Service Area $ 31,429

TOTAL COST IN SERVICE AREA 5 $ 252,603,929

City of Celina - 2024 Roadway Impact Fee Study

CIP Service Units of Supply

Service Area 6

1/2/2025

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI TOTAL DEMAND PK-HR	EXCESS CAPACITY PK-HR VEH-MI	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
3-30, 6-1	FM 428	LEGACY DR TO DENTON COUNTY LINE	0.52	4	P6D	590	50%	750	780	153	627	$ 3,993,000.00	$ 1,996,500.00
3-31, 6-2	FM 428	LEGACY DR TO DALLAS NORTH TOLLWAY	0.84	4	P6D	595	50%	750	1260	250	1010	$ 6,368,000.00	$ 3,184,000.00
3-32, 6-3	FM 428	DALLAS NORTH TOLLWAY TO 800 FT WEST OF CR 55	0.55	4	P6D	701	50%	750	825	193	632	$ 6,368,000.00	$ 3,184,000.00
3-35, 6-4	GLENDENNING PKWY	PRESTON RD TO OLD CELINA CEMETERY	0.61	4	P6D	36	50%	750	915	11	904	$ 18,254,000.00	$ 9,127,000.00
6-5	PUNK CARTER PKWY	LEGACY DR TO HUDDLESTON DR	0.43	2	P6D (1/3)	497	100%	750	645	214	431	$ 6,660,000.00	$ 6,660,000.00
6-6	PUNK CARTER PKWY	LEGACY DR TO HUDDLESTON DR	0.46	2	P6D (1/2)	572	100%	750	690	263	427	$ 4,051,000.00	$ 4,051,000.00
6-7	PUNK CARTER PKWY	HUDDLESTON DR TO DALLAS NORTH TOLLWAY	0.59	2	P6D (1/2)	572	100%	750	885	337	548	$ 5,175,000.00	$ 5,175,000.00
6-8	PUNK CARTER PKWY	DALLAS NORTH TOLLWAY TO 800 FT EAST OF DNT	0.15	2	P6D (1/3)	138	100%	750	225	21	204	$ 718,000.00	$ 718,000.00
6-9	PUNK CARTER PKWY	800 FT EAST OF DNT TO LIGHT FARMS WAY	0.31	2	P6D (1/3)	138	50%	750	233	21	212	$ 1,480,000.00	$ 740,000.00
6-10	CAREY RD	LEGACY DR TO 2050 FT E OF LEGACY DR	0.39	2	C2U	New	100%	475	371	0	371	$ 9,171,000.00	$ 9,171,000.00
6-11	CAREY RD	1000 FT W OF HUDDLESTON TO DALLAS NORTH TOLLWAY	0.82	2	C2U	New	100%	475	779	0	779	$ 16,552,000.00	$ 16,552,000.00
6-12	DOE BRANCH BLVD	1500 FT N OF SPRING CREEK TO 2680 FT NE OF SPRING CRK	0.22	4	M4D	New	100%	650	572	0	572	$ 3,842,000.00	$ 3,842,000.00
6-13	DOE BRANCH BLVD	3775 FT W OF DNT TO DNT	0.71	4	M4D	New	100%	650	1846	0	1846	$ 12,292,000.00	$ 12,292,000.00
6-14	CLEAR CREEK PKWY	1780 FT E OF DOE BRANCH TO DALLAS NORTH TOLLWAY	0.48	4	M4D	New	100%	650	1248	0	1248	$ 8,189,000.00	$ 8,189,000.00
6-15	FRONTIER PKWY	LEGACY DR TO DALLAS NORTH TOLLWAY	1.08	4	P6D	1152	50%	750	1620	622	998	$ 19,402,000.00	$ 9,701,000.00
6-16	FRONTIER PKWY	DALLAS NORTH TOLLWAY TO BRIDGEWATER DR	0.22	2	P6D (1/3)	1152	50%	750	165	127	38	$ 1,038,000.00	$ 519,000.00
6-17	FRONTIER PKWY	BRIDGEWATER DR TO PRAIRIE CROSSING	0.32	2	P6D (1/3)	1152	50%	750	240	184	56	$ 1,530,000.00	$ 765,000.00
6-18	FRONTIER PKWY	PRAIRIE CROSSING TO BNSF	0.15	2	P6D (1/3)	1190	50%	750	113	89	24	$ 722,000.00	$ 361,000.00
6-19	FRONTIER PKWY	WORTHINGTON WAY TO PRESTON RD	0.51	2	P6D (1/3)	1190	50%	750	383	303	80	$ 2,440,000.00	$ 1,220,000.00
6-20	LEGACY DR	GLENDENNING PKWY TO OUTER LOOP	0.98	4	P6D	New	100%	750	2940	0	2940	$ 16,931,000.00	$ 16,931,000.00
5-30, 6-21	LEGACY DR	OUTER LOOP TO 985 FT N OF OUTER LOOP	0.19	4	P6D	360	50%	750	285	34	251	$ 2,845,000.00	$ 1,422,500.00
5-31, 6-22	LEGACY DR	OUTER LOOP TO PUNK CARTER PKWY	0.47	4	P6D	360	50%	750	705	85	620	$ 7,191,000.00	$ 3,595,500.00
5-32, 6-23	LEGACY DR	PUNK CARTER PKWY TO CAREY RD	0.79	4	P6D	16	50%	750	1185	6	1179	$ 50,248,000.00	$ 25,124,000.00
5-33, 6-24	LEGACY DR	CAREY RD TO 600 FT N OF CLEAR CREEK PKWY	0.39	4	P6D	370	50%	750	585	72	513	$ 20,155,000.00	$ 10,077,500.00
5-34, 6-25	LEGACY DR	CLEAR CREEK PKWY TO 600 FT N OF CLEAR CREEK PKWY	0.18	2	P6D (1/2)	370	50%	750	135	33	102	$ 1,555,000.00	$ 777,500.00
5-35, 6-26	LEGACY DR	CLEAR CREEK PKWY TO FRONTIER PKWY	0.42	2	P6D (1/3)	370	50%	750	315	78	237	$ 1,993,000.00	$ 996,500.00
6-27	HUDDLESTON DR	GLENDENNING PKWY TO 1982 FT S OF GLENDENNING	0.38	4	M4D	New	50%	650	494	0	494	$ 6,447,000.00	$ 3,223,500.00
6-28	HUDDLESTON DR	1982 FT S OF GLENDENNING TO 3946 FT S OF GLENDENNING	0.38	2	M4D (1/2)	89	50%	650	247	17	230	$ 3,299,000.00	$ 1,649,500.00
6-29	HUDDLESTON DR	PUNK CARTER PKWY TO CAREY RD	0.33	4	M4D	New	100%	650	858	0	858	$ 5,731,000.00	$ 5,731,000.00
6-30	CELINA PKWY	790 FT N OF GREENWAY TO 170 FT S OF ALAN	0.32	4	P6D	106	100%	750	960	34	926	$ 4,954,000.00	$ 4,954,000.00
6-31	CELINA PKWY	ALAN DR TO OUTER LOOP	0.53	4	P6D	New	100%	750	1590	0	1590	$ 9,149,000.00	$ 9,149,000.00
6-32, 7-23	PRESTON RD (SH 289)	GLENDENNING PKWY TO OUTER LOOP	0.73	2	P6D (1/3)	2727	50%	750	548	995	-447	$ 1,734,000.00	$ 867,000.00
6-33, 7-26	PRESTON RD (SH 289)	OUTER LOOP TO PUNK CARTER PKWY	0.55	2	P6D (1/3)	2686	50%	750	413	739	-326	$ 1,301,000.00	$ 650,500.00
6-34, 7-24	PRESTON RD (SH 289)	PUNK CARTER PKWY TO OWNSBY PKWY	0.51	2	P6D (1/3)	2983	50%	750	383	761	-378	$ 1,215,500.00	$ 607,750.00
6-35, 7-25	PRESTON RD (SH 289)	1214 FT NORTH OF FRONTIER TO OWNSBY PKWY	0.90	2	P6D (1/3)	3094	50%	750	675	1392	-717	$ 3,810,000.00	$ 1,905,000.00
6-36	PUNK CARTER PKWY	775 FT E OF LIGHT FARMS TO PRESTON RD	1.04	4	P6D	New	100%	750	3120	0	3120	$ 37,769,000.00	$ 37,769,000.00
	Int. Improvements	Preston Rd & Collin County Outer Loop					50%					$ 1,800,000.00	$ 900,000.00
	Int. Improvements	Preston Rd & Punk Carter Pkwy					50%					$ 900,000.00	$ 450,000.00
	Int. Improvements	Preston Rd & Ownsby Pkwy					50%					$ 900,000.00	$ 450,000.00
	Int. Improvements	Preston Rd & John Cambell					50%					$ 150,000.00	$ 75,000.00
	Int. Improvements	Preston Rd & Frontier Pkwy					25%					$ 450,000.00	$ 112,500.00
	Int. Improvements	Collin County Outer Loop & Celina Pkwy					100%					$ 1,800,000.00	$ 1,800,000.00
	Int. Improvements	Punk Carter Pkwy & Light Farms Way					25%					$ 1,050,000.00	$ 262,500.00
	Int. Improvements	Frontier Pkwy & Worthington Way					50%					$ 600,000.00	$ 300,000.00
	Int. Improvements	Dallas North Tollway & Light Farms Way					100%					$ 1,350,000.00	$ 1,350,000.00
	Int. Improvements	Dallas North Tollway & Frontier Pkwy					50%					$ 1,500,000.00	$ 750,000.00
	Int. Improvements	Dallas North Tollway & Punk Carter Pkwy					100%					$ 1,800,000.00	$ 1,800,000.00
	Int. Improvements	Dallas North Tollway & Clear Creek Pkwy					100%					$ 600,000.00	$ 600,000.00
	Int. Improvements	Punk Carter Pkwy & Huddleston Dr					100%					$ 1,500,000.00	$ 1,500,000.00
	Int. Improvements	Frontier Pkwy & Doe Branch Blvd					50%					$ 600,000.00	$ 300,000.00
	Int. Improvements	Legacy Dr & Punk Carter Pkwy					50%					$ 1,800,000.00	$ 900,000.00
	Int. Improvements	Punk Carter Pkwy & Huddleston Dr					100%					$ 1,500,000.00	$ 1,500,000.00
	Int. Improvements	Collin County Outer Loop & Dallas North Tollway					100%					$ 1,800,000.00	$ 1,800,000.00
	Int. Improvements	Carey Rd & Huddleston Dr					100%					$ 750,000.00	$ 750,000.00
	Int. Improvements	Celina Pkwy & Glendenning Pkwy					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Dallas North Tollway & Glendenning Pkwy					50%					$ 1,650,000.00	$ 825,000.00
	Int. Improvements	Glendenning Pkwy & Huddleston Dr					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Glendenning Pkwy & Legacy Dr					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Frontier Pkwy & Legacy Dr					25%					$ 1,800,000.00	$ 450,000.00
	Int. Improvements	Legacy Dr & Clear Creek Pkwy					50%					$ 1,200,000.00	$ 600,000.00
	Int. Improvements	Preston Rd & Glendenning Pkwy					25%					$ 1,500,000.00	$ 375,000.00
	Int. Improvements	Collin County Outer Loop & Legacy Dr					50%					$ 1,800,000.00	$ 900,000.00
	Int. Improvements	Glendenning Pkwy & Oklahoma Dr					50%					$ 750,000.00	$ 375,000.00
	Prior ROW Dedication - Various Developments	Dallas North Tollway ROW					100%					$ 8,724,920.00	$ 8,724,920.00
SUBTOTAL									**29,233**	**7,034**	**22,199**	**$ 345,097,420**	**$ 251,853,170**

2024 Roadway Impact Fee Study Cost Per Service Area $ 31,429

TOTAL COST IN SERVICE AREA 6 $ 251,884,599

City of Celina - 2024 Roadway Impact Fee Study

CIP Service Units of Supply

Service Area 7

1/2/2025

Project ID #	ROADWAY	LIMITS	LENGTH (MI)	LANES	IMPACT FEE CLASSIFICATION	PEAK HOUR VOLUME	% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN	VEH-MI SUPPLY PK-HR TOTAL	VEH-MI TOTAL DEMAND PK-HR	EXCESS CAPACITY PK-HR VEH-MI	TOTAL PROJECT COST	TOTAL PROJECT COST IN SERVICE AREA
4-28, 7-1	SUNSET BLVD	COIT RD TO 2500 FT EAST OF ROSELAND	1.26	4	M4D	New	50%	650	1638	0	1638	$ 29,627,000.00	$ 14,813,500.00
4-29, 7-2	SUNSET BLVD	ROSELAND PKWY TO CUSTER RD	0.52	4	M4D	98	50%	650	676	25	651	$ 7,855,000.00	$ 3,927,500.00
4-30, 7-3	GLENDENNING PKWY	PRESTON RD TO 1177.8 EAST OF PRESTON RD	0.22	4	P6D	36	50%	750	330	4	326	$ 3,409,000.00	$ 1,704,500.00
4-31, 7-4	GLENDENNING PKWY	KC ROBINSON LN TO COIT RD	0.44	2	C2U	36	50%	475	209	8	201	$ 4,859,000.00	$ 2,429,500.00
7-5	CHOATE PKWY	2020 FT N OF OUTER LOOP TO OUTER LOOP	0.38	4	P6D	New	100%	750	1140	0	1140	$ 6,577,000.00	$ 6,577,000.00
7-6	CHOATE PKWY	COIT RD TO 1713.6 FT W OF HACKBERRY	0.39	2	P6D (1/3)	804	100%	750	585	314	271	$ 1,859,000.00	$ 1,859,000.00
7-7	CHOATE PKWY	COIT RD TO 1713.6 FT W OF HACKBERRY	0.48	4	P6D	804	100%	750	1440	386	1054	$ 7,249,000.00	$ 7,249,000.00
7-8	CHOATE PKWY	COIT RD TO 960 FT EAST OF COIT RD	0.18	4	P6D	804	100%	750	540	145	395	$ 2,729,000.00	$ 2,729,000.00
7-9	CHOATE PKWY	575 FT W OF WILSON CRK TO WILSON CRK	0.11	4	P6D	804	100%	750	330	88	242	$ 1,676,000.00	$ 1,676,000.00
7-10	CHOATE PKWY	250 FT W OF WILSON CRK TO 325 FT W OF WILSON CRK	0.24	4	P6D	804	50%	750	360	96	264	$ 4,159,000.00	$ 2,079,500.00
7-11	CHOATE PKWY	1800 FT W OF ROSELAND TO ROSELAND PKWY	0.34	4	P6D	804	100%	750	1020	273	747	$ 5,184,000.00	$ 5,184,000.00
7-12	CHOATE PKWY	ROSELAND PKWY TO CUSTER RD	0.50	4	P6D	5	100%	750	1500	3	1497	$ 7,596,000.00	$ 7,596,000.00
7-13	OWNSBY PKWY	PRESTON RD TO CR 83	1.00	2	P6D (1/3)	188	100%	750	1500	188	1312	$ 4,748,000.00	$ 4,748,000.00
7-14	OWNSBY PKWY	CR 83 TO COIT RD	0.27	2	P6D (1/3)	188	100%	750	405	51	354	$ 1,290,000.00	$ 1,290,000.00
7-15	OWNSBY PKWY	WELLS WAY TO 2207.8 FT W OF ROSELAND	0.61	4	P6D	New	100%	750	1830	0	1830	$ 12,068,000.00	$ 12,068,000.00
7-16	OWNSBY PKWY	2215 FT W OF ROSELAND TO ROSELAND PKWY	0.42	2	P6D (1/3)	110	100%	750	630	46	584	$ 1,998,000.00	$ 1,998,000.00
7-17	OWNSBY PKWY	ROSELAND PKWY TO CUSTER RD	0.54	2	P6D (1/3)	220	100%	750	810	119	691	$ 2,588,000.00	$ 2,588,000.00
7-18	FRONTIER PKWY (FM 1461)	PRESTON RD TO COIT RD	0.98	4	P6D	1190	50%	750	1470	583	887	$ 7,494,000.00	$ 3,747,000.00
7-19	FRONTIER PKWY (FM 1461)	COIT RD TO WELLS WAY	0.63	4	P6D	1176	50%	750	945	370	575	$ 4,830,000.00	$ 2,415,000.00
7-20	FRONTIER PKWY (FM 1461)	WELLS WAY TO WATERVIEW TRL	0.67	4	P6D	1362	50%	750	1005	456	549	$ 5,321,000.00	$ 2,660,500.00
7-21	FRONTIER PKWY (FM 1461)	WATERVIEW TRL TO CUSTER RD	0.84	4	P6D	958	50%	750	1260	402	858	$ 6,390,000.00	$ 3,195,000.00
4-49, 7-22	COIT RD	GLENDENNING PKWY TO CR 92	0.29	4	P6D	1940	50%	750	435	281	154	$ 4,434,000.00	$ 2,217,000.00
6-32, 7-23	PRESTON RD (SH 289)	GLENDENNING PKWY TO OUTER LOOP	0.73	4	P6D	2727	50%	750	1095	995	100	$ 5,552,000.00	$ 2,776,000.00
6-34, 7-24	PRESTON RD (SH 289)	PUNK CARTER PKWY TO OWNSBY PKWY	0.51	4	P6D	2983	50%	750	765	761	4	$ 3,892,000.00	$ 1,946,000.00
6-35, 7-25	PRESTON RD (SH 289)	1214 FT NORTH OF FRONTIER TO OWNSBY PKWY	0.90	4	P6D	3094	50%	750	1350	1392	-42	$ 9,785,500.00	$ 4,892,750.00
6-33, 7-26	PRESTON RD (SH 289)	OUTER LOOP TO PUNK CARTER PKWY	0.55	4	P6D	2686	50%	750	825	739	86	$ 4,166,000.00	$ 2,083,000.00
7-27	COIT RD	GLENDENNING PKWY TO 1140 FT S OF GLENDENNING	0.22	2	P6D (1/2)	141	100%	750	330	31	299	$ 1,885,000.00	$ 1,885,000.00
7-28	COIT RD	1140 FT S OF GLENDENNING TO OUTER LOOP	0.47	4	P6D	141	50%	750	705	33	672	$ 7,205,000.00	$ 3,602,500.00
7-29	COIT RD	OUTER LOOP TO CHOATE PKWY	0.32	4	P6D	134	50%	750	480	21	459	$ 4,867,000.00	$ 2,433,500.00
7-30	COIT RD	CHOATE PKWY TO 1787.9 FT S OF CHOATE	0.34	2	P6D (1/2)	134	100%	750	510	46	464	$ 2,976,000.00	$ 2,976,000.00
7-31	COIT RD	OWNSBY PKWY TO 1083.1 N OF PUNK CARTER	0.40	4	P6D	448	100%	750	1200	179	1021	$ 6,065,000.00	$ 6,065,000.00
7-32	COIT RD	490 FT N OF OWNSBY PKWY TO CR 84	0.28	4	P6D	456	50%	750	420	64	356	$ 4,216,000.00	$ 2,108,000.00
7-33	COIT RD	CR 84 TO 2147 FT N OF FRONTIER	0.77	2	P6D (1/3)	456	100%	750	1155	351	804	$ 3,671,000.00	$ 3,671,000.00
7-34	COIT RD	1585 FT N OF FRONTIER TO FRONTIER PKWY	0.30	2	P6D (1/2)	456	100%	750	450	137	313	$ 2,621,000.00	$ 2,621,000.00
7-35	WELLS WAY	OWNSBY PKWY TO WELLS WAY	0.17	2	C2U	New	50%	475	81	0	81	$ 2,109,000.00	$ 1,054,500.00
7-36	ROSELAND PKWY	CHOATE PKWY TO NATIVE DANCER CT	0.49	2	C2U	New	100%	475	466	0	466	$ 6,079,000.00	$ 6,079,000.00
7-37	CUSTER RD (FM 2478)	SUNSET BLVD TO COLLIN COUNTY OUTER LOOP	0.66	4	P6D	826	50%	750	990	273	717	$ 5,046,500.00	$ 2,523,250.00
7-38	CUSTER RD (FM 2478)	747.5 FT S OF SUNSET BLVD TO OUTER LOOP	0.48	4	P6D	826	50%	750	720	198	522	$ 3,668,000.00	$ 1,834,000.00
7-39	CUSTER RD (FM 2478)	CHOATE PKWY TO OWNSBY PKWY	1.00	4	P6D	776	50%	750	1500	388	1112	$ 7,660,000.00	$ 3,830,000.00
7-40	CUSTER RD (FM 2478)	FRONTIER PKWY TO OWNSBY PKWY	1.01	4	P6D	897	50%	750	1515	453	1062	$ 7,696,000.00	$ 3,848,000.00
	Int. Improvements	Coit Rd & Glendenning Pkwy					25%					$ 750,000.00	$ 187,500.00
	Int. Improvements	Collin County Outer Loop & Roseland Pkwy					50%					$ 1,500,000.00	$ 750,000.00
	Int. Improvements	Coit Rd & Choate Pkwy					75%					$ 750,000.00	$ 562,500.00
	Int. Improvements	Custer Rd & Ownsby Pkwy					50%					$ 1,650,000.00	$ 825,000.00
	Int. Improvements	Frontier Pkwy & Custer Rd					25%					$ 1,800,000.00	$ 450,000.00
	Int. Improvements	Coit Rd & Punk Carter Pkwy					100%					$ 600,000.00	$ 600,000.00
	Int. Improvements	Frontier Pkwy & Wells Rd					50%					$ 600,000.00	$ 300,000.00
	Int. Improvements	Frontier Pkwy & Coit Rd					50%					$ 1,350,000.00	$ 675,000.00
	Int. Improvements	Ownsby Pkwy & Wells Way					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Coit Rd & Ownsby Pkwy					50%					$ 1,800,000.00	$ 900,000.00
	Int. Improvements	Choate Pkwy & Custer Rd					50%					$ 1,800,000.00	$ 900,000.00
	Int. Improvements	Choate Pkwy & Roseland Pkwy					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Collin County Outer Loop & Custer Road					25%					$ 1,500,000.00	$ 375,000.00
	Int. Improvements	Sunset Blvd & Roseland Pkwy					50%					$ 750,000.00	$ 375,000.00
	Int. Improvements	Custer Rd & Sunset Blvd					25%					$ 750,000.00	$ 187,500.00
	Int. Improvements	Preston Rd & Collin County Outer Loop					50%					$ 1,800,000.00	$ 900,000.00
	Int. Improvements	Preston Rd & Punk Carter Pkwy					50%					$ 900,000.00	$ 450,000.00
	Int. Improvements	Preston Rd & Ownsby Pkwy					50%					$ 900,000.00	$ 450,000.00
	Int. Improvements	Preston Rd & John Cambell					50%					$ 150,000.00	$ 75,000.00
	Int. Improvements	Preston Rd & Frontier Pkwy					25%					$ 450,000.00	$ 112,500.00
SUBTOTAL									**34,615**	**9,899**	**24,716**	**$ 244,400,000**	**$ 160,804,500**

2024 Roadway Impact Fee Study Cost Per Service Area $ 31,429

TOTAL COST IN SERVICE AREA A $ 160,835,929

C. Existing Roadway Facilities Inventory

City of Celina - 2024 Roadway Impact Fee Study
Existing Roadway Facilities Inventory

Service Area 1

1/2/2025

ROADWAY	FROM	TO	LENGTH (mi)	EXIST LANES		TYPE	PM PEAK HOUR VOL		% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN		VEH-MI SUPPLY PK-HR TOTAL		VEH-MI DEMAND PK-HR TOTAL		EXCESS CAPACITY PK-HR VEH-MI		EXISTING DEFICIENCIES PK-HR VEH-MI	
				NB/EB	SB/WB		NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
CELINA PKWY	LEGACY DR	CR 58	0.47	1	1	2D	11	5	50%	525	525	123	123	3	1	120	121		
CELINA PKWY	CR 58	SA1_RD2	0.43	1	1	2UD	11	5	50%	475	475	101	101	2	1	99	100		
CELINA PKWY	SA1_RD2	1965 FT N SA1_RD2	0.31	1	1	2UD	11	5	100%	475	475	147	147	3	2	144	145		
CELINA PKWY	CR 58	SA1_RD2	0.12	1	1	2UD	11	5	100%	475	475	57	57	1	1	56	57		
CELINA PKWY	MARILEE RD	2720 FT S OF MARILEE RD	0.52	1	1	2UD	11	5	50%	475	475	122	122	3	1	119	121		
DALLAS NORTH TOLLWAY	MARILEE RD	1433.2 FT N OF RAZOR DR	1.31	1	1	2UD	105	50	50%	475	475	312	312	69	33	243	279		
DALLAS NORTH TOLLWAY	RAZOR DR	GA MOORE PKWY	0.99	1	1	2UD	105	50	100%	475	475	471	471	104	50	367	421		
DALLAS NORTH TOLLWAY	1433.2 FT N OF RAZOR DR	RAZOR DR	0.28	1	1	2UD	105	50	100%	475	475	131	131	29	14	102	117		
G A MOORE PKWY	DALLAS NORTH TOLLWAY	LEGACY DR	1.05	1	1	2UD	99	99	50%	475	475	248	248	52	52	197	197		
G A MOORE PKWY	RILEY RD	DALLAS NORTH TOLLWAY	0.32	1	1	2UD	99	99	50%	475	475	75	75	16	16	60	60		
LEGACY DR	GA MOORE PKWY	CELINA PKWY	1.25	1	1	2D	0	0	50%	525	525	327	327	0	0	327	327		
LEGACY DR	LOUISIANA	PRESTON RD	0.97	1	1	2UD	52	52	50%	475	475	230	230	25	25	204	204		
MARILEE RD	DALLAS NORTH TOLLWAY	6665 FT EAST OF DNT	1.26	1	1	2UD	6	11	50%	475	475	300	300	4	7	296	293		
MARILEE RD	CELINA PKWY	CASHON CIR	1.14	1	1	2UD	6	11	50%	475	475	272	272	3	6	268	266		
MARILEE RD	CASHON CIR- W ENTRANCE	CASHON CIR- E ENTRANCE	0.79	1	1	2UD	6	11	50%	475	475	189	189	2	4	186	184		
MARILEE RD	CASHON CIR	PRESTON RD	0.58	1	1	2UD	6	11	50%	475	475	137	137	2	3	135	133		
PRESTON RD	MARILEE RD	STALLCUP BLVD	0.76	1	1	2UD	460	460	50%	475	475	179	179	174	174	6	6		
PRESTON RD	494.2 FT NORTH OF LEGACY	LEGACY DR	0.09	2	2	4D	640	640	50%	650	650	61	61	30	30	31	31		
PRESTON RD	STALLCUP BLVD	CARL DARNALL PKWY	0.74	1	1	2UD	758	547	50%	475	475	176	176	281	203			105	27
PRESTON RD	CARL DARNALL PKWY	493.7 FT NORTH OF LEGACY	0.76	1	1	2UD	758	547	50%	475	475	180	180	287	207			107	27
SUBTOTAL			**14.12**									**3,837**	**3,837**	**1,090**	**828**	**2,959**	**3,062**	**212**	**54**
												7,674		**1,918**		**6,021**		**266**	

City of Celina - 2024 Roadway Impact Fee Study
Existing Roadway Facilities Inventory

Service Area 2

1/2/2025

ROADWAY	FROM	TO	LENGTH (mi)	EXIST LANES		TYPE	PM PEAK HOUR VOL		% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN		VEH-MI SUPPLY PK-HR TOTAL		VEH-MI DEMAND PK-HR TOTAL		EXCESS CAPACITY PK-HR VEH-MI		EXISTING DEFICIENCIES PK-HR VEH-MI	
				NB/EB	SB/WB		NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
LEGACY DR	PRESTON RD	CR 106	0.48	2	2	4D	52	52	100%	650	650	619	619	25	25	595	595		
LEGACY DR	2010 FT WEST OF COIT	COIT RD	0.38	1	1	2UD	52	52	100%	475	475	181	181	20	20	161	161		
MARILEE RD	PRESTON RD	1425 FT E OF PRESTON RD	0.27	1	1	2UD	6	11	50%	475	475	64	64	1	1	63	63		
MARILEE RD	COIT RD	3690 FT W OF MCILROY	0.70	1	1	2UD	6	11	50%	475	475	166	166	2	4	164	162		
PRESTON RD	LEGACY DR	ROBINSON DR	0.39	2	2	4D	640	640	50%	650	650	252	252	124	124	128	128		
PRESTON RD	MARILEE RD	STALLCUP BLVD	0.76	1	1	2UD	460	460	50%	475	475	179	179	174	174	6	6		
PRESTON RD	494.2 FT NORTH OF LEGACY	LEGACY DR	0.09	2	2	4D	640	640	50%	650	650	61	61	30	30	31	31		
PRESTON RD	STALLCUP BLVD	CARL DARNALL PKWY	0.74	1	1	2UD	758	547	50%	475	475	176	176	281	203			105	27
PRESTON RD	CARL DARNALL PKWY	493.7 FT NORTH OF LEGACY	0.76	1	1	2UD	758	547	50%	475	475	180	180	287	207			107	27
ROBINSON DR	COIT RD	2659.3 FT EAST OF COIT RD	0.50	1	1	2UD	223	125	50%	475	475	120	120	56	31	63	88		
ROBINSON DR	MCILROY DR	2163.6 FT E OF PETERMAN	0.24	1	1	2UD	223	125	50%	475	475	58	58	27	15	31	42		
ROBINSON DR	PRESTON RD	COIT RD	0.59	1	1	2UD	331	171	50%	475	475	140	140	97	50	42	89		
SA2_RD1	COIT RD	1395 FT EAST OF COIT	0.26	1	1	2UD	61	45	100%	475	475	126	126	16	12	109	114		
SA2_RD1	PRESTON RD	COIT RD	0.50	1	1	2UD	61	45	100%	475	475	237	237	30	22	207	215		
SA2_RD1	1400 FT EAST OF COIT	SA2_RD2	0.20	1	1	2UD	61	45	100%	475	475	94	94	12	9	82	86		
SUBTOTAL			**6.86**									**2,651**	**2,651**	**1,182**	**927**	**1,682**	**1,778**	**212**	**54**
												5,303		**2,109**		**3,460**		**266**	

City of Celina - 2024 Roadway Impact Fee Study
Existing Roadway Facilities Inventory

Service Area 3

1/2/2025

ROADWAY	FROM	TO	LENGTH (mi)	EXIST LANES		TYPE	PM PEAK HOUR VOL		% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN		VEH-MI SUPPLY PK-HR TOTAL		VEH-MI DEMAND PK-HR TOTAL		EXCESS CAPACITY PK-HR VEH-MI		EXISTING DEFICIENCIES PK-HR VEH-MI	
				NB/EB	SB/WB		NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
CELINA PKWY	CR 57	J FRED SMITH PKWY	0.22	1	1	2UD	15	13	100%	475	475	103	103	3	3	99	100		
CELINA PKWY	WALNUT	SUNSET BLVD	0.59	1	1	2UD	300	190	100%	475	475	282	282	178	113	104	169		
CELINA PKWY	SUNSET BLVD	150 FT N OF FM 428	0.32	1	1	2UD	340	219	100%	475	475	151	151	108	69	43	81		
CR 994	1566 FT E OF COX LN	1606 FT E OF COX LN	0.15	1	1	2UD	8	13	50%	475	475	36	36	1	1	36	35		
DALLAS NORTH TOLLWAY	J FRED SMITH PKWY	MOBBERLY RD	1.16	1	1	2UD	202	152	50%	475	475	276	276	118	88	159	188		
FLORIDA	300 FT N OF MULBERRY CT	PECAN ST	0.26	1	1	2UD	158	123	100%	475	475	123	123	41	32	82	91		
FM 428	LEGACY DR	DALLAS NORTH TOLLWAY	0.84	1	1	2UD	228	367	50%	475	475	198	198	95	153	103	45		
FM 428	DALLAS NORTH TOLLWAY	800 FT WEST OF CR 55	0.55	1	1	2UD	374	327	50%	475	475	131	131	103	90	28	41		
FM 455	J FRED SMITH PKWY	CELINA PKWY	1.40	1	1	2UD	231	251	100%	475	475	663	663	322	350	341	313		
FM 455	2465 FT EAST OF LEGACY	J FRED SMITH PKWY	0.65	1	1	2UD	231	251	100%	475	475	310	310	151	164	159	146		
FM 455	OLD UNION CEMETERY	PRESTON RD	0.20	1	1	2UD	261	255	100%	475	475	96	96	53	51	43	44		
G A MOORE PKWY	LEGACY DR	CELINA PKWY	0.96	1	1	2D	0	0	50%	525	525	252	252	0	0	252	252		
G A MOORE PKWY	OKLAHOMA DR	RAILROAD	0.48	1	1	2UD	74	134	50%	475	475	113	113	18	32	95	81		
G A MOORE PKWY	DALLAS NORTH TOLLWAY	LEGACY DR	1.05	1	1	2UD	99	99	50%	475	475	248	248	52	52	197	197		
GLENDENNING PKWY	PRESTON RD	OLD CELINA CEMETERY	0.61	1	1	2UD	13	23	50%	475	475	145	145	4	7	141	138		
GLENDENNING PKWY	LEGACY DR	DENTON COUNTY LINE	0.52	1	1	2UD	221	369	50%	475	475	124	124	58	97	66	28		
J FRED SMITH PKWY	CELINA PKWY	FLORIDA DR	0.50	1	1	2UD	7	14	100%	475	475	237	237	3	7	233	230		
J FRED SMITH PKWY	DALLAS NORTH TOLLWAY	LEGACY DR	0.83	1	1	2UD	9	10	100%	475	475	394	394	7	8	387	386		
J FRED SMITH PKWY	OKLAHOMA DR	1430 FT W OF PRESTON	0.39	1	1	2UD	12	11	50%	475	475	94	94	2	2	91	92		
J FRED SMITH PKWY	LEGACY DR	FM 455	0.68	1	1	2UD	15	13	50%	475	475	162	162	5	4	157	158		
J FRED SMITH PKWY	FM 455	575 FT EAST OF FM 455	0.11	1	1	2UD	15	13	100%	475	475	52	52	2	1	50	50		
LEGACY DR	MOBBERLY RD	GLENDENNING PKWY	0.58	1	1	2UD	0	0	100%	475	475	276	276	0	0	276	276		
LEGACY DR	MOBBERLY RD	DALLAS NORTH TOLLWAY	0.42	1	1	2UD	1	0	100%	475	475	199	199	0	0	199	199		
LEGACY DR	J FRED SMITH PKWY	555 FT SOUTH OF J FRED	0.11	1	1	2UD	3	7	50%	475	475	25	25	0	0	25	25		
LEGACY DR	1500 FT S OF O'BRIEN DR	J FRED SMITH PKWY	0.40	1	1	2D	50	50	100%	525	525	210	210	20	20	190	190		
LEGACY DR	650 FT S OF GA MOORE PKWY	O'BRIEN DR	0.93	1	1	2UD	208	80	100%	475	475	440	440	193	74	248	366		
LEGACY DR	GA MOORE PKWY	CELINA PKWY	1.25	1	1	2D	0	0	50%	525	525	327	327	0	0	327	327		
LEGACY DR	LOUISIANA	PRESTON RD	0.97	1	1	2UD	52	52	50%	475	475	230	230	25	25	204	204		
LOUISIANA DR	CR 994	1045 FT SOUTH OF CR 994	0.20	1	1	2UD	108	162	50%	475	475	47	47	11	16	36	31		
LOUISIANA DR	1045 FT SOUTH OF CR 994	J FRED SMITH PKWY	0.25	1	1	2UD	108	162	100%	475	475	117	117	27	40	91	77		
LOUISIANA DR	GA MOORE PKWY	O'BRIEN	0.55	1	1	2UD	119	215	100%	475	475	263	263	66	119	197	144		
LOUISIANA DR	CR 994	O'BRIEN DR	0.50	1	1	2UD	119	215	100%	475	475	238	238	60	108	178	130		
LOUISIANA DR	LEGACY DR	GA MOORE PKWY	0.87	1	1	2UD	129	165	100%	475	475	415	415	113	144	302	271		
LOUISIANA DR	J FRED SMITH PKWY	260 FT NORTH OF POPLAR	0.51	1	1	2UD	141	141	100%	475	475	240	240	71	71	169	169		
MOBBERLY CONNECTOR	3200 FT WEST OF CELINA	CELINA PKWY	0.61	1	1	2D	0	0	100%	525	525	318	318	0	0	318	318		
MOBBERLY RD	DALLAS NORTH TOLLWAY	1715 FT EAST OF DNT	0.32	1	1	2UD	4	4	100%	475	475	154	154	1	1	153	153		
MOBBERLY RD	1715 FT EAST OF DNT	2575 FT EAST OF LEGACY	0.67	1	1	2UD	4	4	50%	475	475	159	159	1	1	158	158		
O'BRIEN DR	DALLAS NORTH TOLLWAY	1110 FT WEST OF LEGACY	0.78	1	1	2D	14	16	100%	525	525	411	411	11	13	400	399		
OKLAHOMA DR	SUNSET BLVD	PRESTON RD	0.40	1	1	2UD	189	193	100%	475	475	191	191	76	78	115	113		
OKLAHOMA DR	ASH ST	SUNSET BLVD	0.40	1	1	2UD	189	193	100%	475	475	189	189	75	77	114	112		
PRESTON RD	ROBINSON DR	GA MOORE PKWY	0.49	2	2	4D	640	640	50%	650	650	320	320	157	157	162	162		
PRESTON RD	GA MOORE PKWY	MASSEY DR	0.50	2	2	4D	640	640	50%	650	650	328	328	161	161	166	166		
PRESTON RD	MASSEY DR	J FRED SMITH PKWY	1.00	2	2	4D	640	640	50%	650	650	653	653	321	321	331	331		
PRESTON RD	J FRED SMITH PKWY	LYNN STAMBAUGH PKWY	0.51	2	2	4D	1003	1050	50%	650	650	332	332	256	268	76	64		
PRESTON RD	LYNN STAMBAUGH PKWY	FM 455	0.34	2	2	4D	1212	1151	50%	650	650	224	224	208	198	15	26		
PRESTON RD	FM 455	ASH ST	0.38	2	2	4D	1212	1151	50%	650	650	245	245	228	217	17	28		
PRESTON RD	ASH ST	SUNSET BLVD	0.36	2	2	4D	1212	1151	50%	650	650	233	233	217	206	16	27		
PRESTON RD	SUNSET BLVD	GLENDENNING PKWY	0.64	2	2	4D	1418	1309	50%	650	650	419	419	457	422			38	3
PRESTON RD	LEGACY DR	ROBINSON DR	0.39	2	2	4D	640	640	50%	650	650	252	252	124	124	128	128		
SUNSET BLVD	CELINA PKWY	S UTAH DR	0.45	1	1	2UD	44	33	100%	475	475	216	216	20	15	196	201		
WALNUT ST	CELINA PKWY	FLORIDA	0.50	1	1	2UD	158	123	100%	475	475	237	237	79	61	158	176		
SUBTOTAL			**28.75**									**12,099**	**12,099**	**4,304**	**4,265**	**7,833**	**7,837**	**38**	**3**
												24,197		**8,568**		**15,670**		**41**	

City of Celina - 2024 Roadway Impact Fee Study
Existing Roadway Facilities Inventory

Service Area 4

1/2/2025

ROADWAY	FROM	TO	LENGTH (mi)	EXIST LANES		TYPE	PM PEAK HOUR VOL		% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN		VEH-MI SUPPLY PK-HR TOTAL		VEH-MI DEMAND PK-HR TOTAL		EXCESS CAPACITY PK-HR VEH-MI		EXISTING DEFICIENCIES PK-HR VEH-MI	
				NB/EB	SB/WB		NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
COIT RD	ROBINSON DR	750 FT N OF GA MOORE PKWY	0.49	1	1	2UD	83	145	100%	475	475	232	232	41	71	191	161		
COIT RD	GA MOORE PKWY	MASSEY DR	0.36	1	1	2UD	83	145	100%	475	475	170	170	30	52	140	118		
COIT RD	750 FT N OF GA MOORE PKWY	GA MOORE PKWY	0.14	1	1	2UD	83	145	50%	475	475	34	34	6	10	28	23		
COIT RD	1260 FT SOUTH OF OUSLEY	SUNSET BLVD	0.27	1	1	2UD	86	47	50%	475	475	65	65	12	6	53	58		
COIT RD	OUSLEY BLVD	715 FT SOUTH OF OUSLEY	0.14	1	1	2UD	86	47	50%	475	475	32	32	6	3	26	29		
COIT RD	LYNN STAMBAUGH PKWY	OUSLEY BLVD	0.50	1	1	2UD	97	76	100%	475	475	239	239	49	38	190	201		
COIT RD	MASSEY DR	J FRED SMITH PKWY	1.01	1	1	2UD	107	102	50%	475	475	240	240	54	52	186	188		
COIT RD	J FRED SMITH PKWY	LYNN STAMBAUGH PKWY	0.50	1	1	2UD	107	102	50%	475	475	119	119	27	26	92	94		
COIT RD	GLENDENNING PKWY	CR 92	0.29	1	1	2D	970	970	50%	525	525	76	76	141	141			65	65
COIT RD	SUNSET BLVD	CR 92	0.24	1	1	2UD	970	970	50%	475	475	56	56	114	114			58	58
CUSTER RD	GA MOORE PKWY	1960 FT N OF GA MOORE	0.37	1	1	2UD	6	8	100%	475	475	176	176	2	3	174	173		
CUSTER RD	940 FT S OF ROBINSON DR	1665 FT S OF ROBINSON DR	0.14	1	1	2UD	6	8	50%	475	475	33	33	0	1	32	32		
CUSTER RD	GA MOORE PKWY	1149.6 FT S OF GA MOORE	0.24	1	1	2UD	9	2	50%	475	475	56	56	1	0	55	56		
CUSTER RD	700 FT SOUTH OF SA4_RD1	J FRED SMITH PKWY	0.53	1	1	2UD	9	2	100%	475	475	250	250	5	1	245	249		
CUSTER RD	1150 FT S OF GA MOORE	SA4_RD1	0.17	1	1	2UD	9	2	50%	475	475	41	41	1	0	40	41		
G A MOORE PKWY	CUSTER RD	PETERMAN PARKWAY	0.34	1	1	2UD	9	2	50%	475	475	82	82	2	0	80	81		
G A MOORE PKWY	PRESTON RD	COIT RD	0.32	1	1	2UD	74	134	100%	475	475	154	154	24	43	130	110		
GLENDENNING PKWY	CHOATE PKWY	CR 90	0.31	1	1	2UD	13	23	0%	475	475	0	0	0	0				
GLENDENNING PKWY	2325 FT W OF COIT RD	COIT RD	0.44	1	1	2UD	13	23	50%	475	475	105	105	3	5	102	100		
GLENDENNING PKWY	PRESTON RD	1177.8 EAST OF PRESTON RD	0.22	1	1	2UD	13	23	50%	475	475	53	53	1	3	52	50		
GLENDENNING PKWY	CR 89	COIT RD	0.37	1	1	2UD	13	23	0%	475	475	0	0	0	0				
J FRED SMITH PKWY	1960 FT WEST OF COIT RD	COIT RD	0.37	1	1	2UD	12	14	100%	475	475	177	177	4	5	172	171		
J FRED SMITH PKWY	PRESTON RD	1315 FT EAST OF PRESTON	0.25	1	1	2D	12	14	100%	525	525	131	131	3	3	128	127		
J FRED SMITH PKWY	CUSTER RD	PETERMAN PKWY	0.91	1	1	2UD	165	93	100%	475	475	434	434	151	85	283	349		
LYNN STAMBAUGH PKWY	PRESTON RD	COIT RD	0.92	1	1	2UD	197	160	100%	475	475	438	438	181	147	256	290		
LYNN STAMBAUGH PKWY	COIT RD	721.1 FT WEST OF CR 98	0.40	1	1	2UD	217	187	100%	475	475	191	191	87	75	104	116		
MASSEY DR	COIT RD	927.3 FT EAST OF COIT RD	0.18	1	1	2UD	16	10	50%	475	475	42	42	1	1	40	41		
OUSLEY BLVD	2250 FT EAST OF COIT RD	COIT RD	0.43	1	1	2UD	99	99	100%	475	475	203	203	42	42	160	160		
PETERMAN PARKWAY	2676.7 FT N OF J FRED	J FRED SMITH PKWY	0.51	1	1	2UD	0	0	50%	475	475	120	120	0	0	120	120		
PETERMAN PARKWAY	2025 FT NORTH OF CR 170	240 FT NORTH OF CR 170	0.34	1	1	2UD	99	99	50%	475	475	80	80	17	17	64	64		
PRESTON RD	ROBINSON DR	GA MOORE PKWY	0.49	2	2	4D	640	640	50%	650	650	320	320	157	157	162	162		
PRESTON RD	GA MOORE PKWY	MASSEY DR	0.50	2	2	4D	640	640	50%	650	650	328	328	161	161	166	166		
PRESTON RD	MASSEY DR	J FRED SMITH PKWY	1.00	2	2	4D	640	640	50%	650	650	653	653	321	321	331	331		
PRESTON RD	J FRED SMITH PKWY	LYNN STAMBAUGH PKWY	0.51	2	2	4D	1003	1050	50%	650	650	332	332	256	268	76	64		
PRESTON RD	LYNN STAMBAUGH PKWY	FM 455	0.34	2	2	4D	1212	1151	50%	650	650	224	224	208	198	15	26		
PRESTON RD	FM 455	ASH ST	0.38	2	2	4D	1212	1151	50%	650	650	245	245	228	217	17	28		
PRESTON RD	ASH ST	SUNSET BLVD	0.36	2	2	4D	1212	1151	50%	650	650	233	233	217	206	16	27		
PRESTON RD	SUNSET BLVD	GLENDENNING PKWY	0.64	2	2	4D	1418	1309	50%	650	650	419	419	457	422			38	3
ROBINSON DR	COIT RD	2659.3 FT EAST OF COIT RD	0.50	1	1	2UD	223	125	50%	475	475	120	120	56	31	63	88		
ROBINSON DR	MCILROY DR	2163.6 FT E OF PETERMAN	0.24	1	1	2UD	223	125	50%	475	475	58	58	27	15	31	42		
ROBINSON DR	PRESTON RD	COIT RD	0.59	1	1	2UD	331	171	50%	475	475	140	140	97	50	42	89		
SA4_RD1	3840 FT W OF SA4_RD2	SA4_RD2	0.65	1	1	2UD	16	10	100%	475	475	309	309	10	7	299	302		
SA4_RD1	720 FT WEST OF CUSTER RD	CUSTER RD	0.14	1	1	2UD	16	10	50%	475	475	32	32	1	1	31	32		
SA4_RD1	1300 EAST OF MASSEY	710 FT EAST OF CUSTER RD	0.22	1	1	2UD	16	10	100%	475	475	103	103	3	2	100	101		
SA4_RD3	J FRED SMITH PKWY	LYNN STAMBAUGH PKWY	0.54	1	1	2UD	99	99	50%	475	475	128	128	27	27	101	101		
SUNSET BLVD	ROSELAND PKWY	CUSTER RD	0.52	1	1	2UD	48	50	50%	475	475	122	122	12	13	110	110		
SUNSET BLVD	PRESTON RD	COIT RD	1.20	1	1	2UD	63	60	100%	475	475	572	572	76	72	496	500		
SUBTOTAL			**20.54**									**8,364**	**8,364**	**3,323**	**3,115**	**5,202**	**5,375**	**161**	**126**
												16,728		**6,438**		**10,577**		**287**	

City of Celina - 2024 Roadway Impact Fee Study
Existing Roadway Facilities Inventory

Service Area 5

1/2/2025

ROADWAY	FROM	TO	LENGTH (mi)	EXIST LANES		TYPE	PM PEAK HOUR VOL		% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN		VEH-MI SUPPLY PK-HR TOTAL		VEH-MI DEMAND PK-HR TOTAL		EXCESS CAPACITY PK-HR VEH-MI		EXISTING DEFICIENCIES PK-HR VEH-MI	
				NB/EB	SB/WB		NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
BOTHWELL BLVD	946.4 FT N OF CRUTCHFIELD	CRUTCHFIELD DR	0.18	2	2	4D	0	0	50%	650	650	118	118	0	0	118	118		
BOTHWELL BLVD	PUNK CARTER	SMILEY RD	0.33	1	1	2D	0	0	100%	525	525	173	173	0	0	173	173		
BOTHWELL BLVD	1325 FT NE OF MUSTANG	2330 FT NE OF MUSTANG	0.20	1	1	2UD	0	0	50%	475	475	47	47	0	0	47	47		
BOTHWELL BLVD	CRUTCHFIELD DR	FRONTIER PKWY	1.17	2	2	4D	165	86	100%	650	650	1,517	1,517	192	100	1,324	1,416		
CAREY RD	1865 FT WEST OF LEGACY	LEGACY DR	0.35	1	1	2UD	5	2	100%	475	475	168	168	2	1	166	167		
CAREY RD	1035 FT EAST OF MCNABB	2470 FT WEST OF LEGACY DR	0.40	1	1	2UD	5	2	50%	475	475	96	96	1	0	95	95		
CAREY RD	SMILEY RD	945 FT WEST OF MCNABB	0.32	1	1	2UD	5	2	50%	475	475	77	77	1	0	76	77		
CRUTCHFIELD DR	BOTHWELL BLVD	1844.5 FT E OF BOTHWELL	0.37	2	2	4D	3	11	100%	650	650	482	482	1	4	480	477		
CRUTCHFIELD DR	DALLAS NORTH TOLLWAY	BOTHWELL BLVD	0.54	2	2	4D	64	124	100%	650	650	700	700	34	67	666	634		
CRUTCHFIELD DR	665 FT W OF BOTHWELL	BOTHWELL BLVD	0.13	2	2	2D	87	174	50%	525	525	66	66	5	11	61	55		
FRONTIER PKWY	SMILEY RD	3150 FT W OF SMILEY RD	0.59	1	1	2UD	207	273	50%	475	475	141	141	61	81	80	60		
FRONTIER PKWY	MAYER PKWY	1600 FT E OF BOTHWELL	0.68	1	1	2UD	289	542	50%	475	475	161	161	98	184	63			23
FRONTIER PKWY	1475 FT W OF GOOD HOPE	GOOD HOPE	0.28	1	1	2UD	619	502	50%	475	475	66	66	86	70			20	4
GLENDENNING PKWY	1965 FT WEST OF MCNABB DR	MCNABB DR	0.48	1	1	2UD	221	369	50%	475	475	115	115	53	89	61	26		
GLENDENNING PKWY	588.9 FT EAST OF MCNABB	1303.3 FT EAST OF MCNABB	0.12	1	1	2UD	221	369	100%	475	475	56	56	26	44	30	13		
GLENDENNING PKWY	1303.3 FT EAST OF MCNABB	1213.7 FT W OF CNTY LINE	0.15	1	1	2UD	221	369	50%	475	475	36	36	17	28	19	8		
GLENDENNING PKWY	1240 FT W OF CNTY LINE	COUNTY LINE	0.24	1	1	2UD	221	369	100%	475	475	112	112	52	87	60	25		
LEGACY DR	PUNK CARTER PKWY	CAREY RD	0.79	1	1	2UD	6	10	50%	475	475	187	187	2	4	185	183		
LEGACY DR	FRONTIER PKWY	PROSPER TRAIL	0.46	1	1	2UD	196	171	50%	475	475	110	110	45	40	65	70		
LEGACY DR	CAREY RD	CLEAR CREEK PKWY	0.39	1	1	2UD	202	168	50%	475	475	93	93	39	33	53	60		
LEGACY DR	CLEAR CREEK PKWY	FRONTIER PKWY	0.42	1	1	4D	202	168	50%	650	650	136	136	42	35	94	101		
LEGACY DR	CAREY RD	CLEAR CREEK PKWY	0.18	1	1	2D	202	168	50%	525	525	47	47	18	15	29	32		
LEGACY DR	OUTER LOOP	985 FT N OF OUTER LOOP	0.19	1	1	2UD	203	157	50%	475	475	44	44	19	15	25	30		
LEGACY DR	OUTER LOOP	PUNK CARTER PKWY	0.47	1	1	2UD	203	157	50%	475	475	112	112	48	37	64	75		
MAYER PKWY	282.6 FT N OF COUNTRYVIEW	PUNK CARTER PKWY	1.11	1	1	2UD	556	707	50%	475	475	264	264	309	392			45	129
MAYER PKWY	BOTHWELL BLVD	1139 FT S OF OUTER LOOP	0.84	1	1	2UD	556	707	50%	475	475	199	199	233	296			34	97
MAYER PKWY	3325 FT N OF FRONTIER	FRONTIER PKWY	0.63	1	1	2UD	734	864	50%	475	475	150	150	231	272			82	122
MOBBERLY RD	2555 FT WEST OF DNT	DALLAS NORTH TOLLWAY	0.48	1	1	2UD	4	4	50%	475	475	115	115	1	1	114	114		
OUTER LOOP EXTENSION	1279.5 FT WEST OF LEGACY	828.9 FT WEST OF LEGACY	0.08	1	1	2UD	437	475	50%	475	475	19	19	17	19	2			
OUTER LOOP EXTENSION	1279.5 FT WEST OF LEGACY	2079 FT WEST OF LEGACY	0.15	1	1	2UD	437	475	100%	475	475	71	71	66	71	6			
OUTER LOOP EXTENSION	2079 FT WEST OF LEGACY	729.2 FT EAST OF MCNABB	0.10	1	1	2UD	437	475	50%	475	475	24	24	22	24	2			
OUTER LOOP EXTENSION	1481.6 FT WEST OF MCNABB	2052 FT EAST OF SMILEY RD	0.28	1	1	2UD	437	475	100%	475	475	135	135	124	135	11			
OUTER LOOP EXTENSION	2052 FT EAST OF SMILEY RD	1705.5 FT E OF SMILEY RD	0.07	1	1	2UD	437	475	50%	475	475	16	16	14	16	1			
PUNK CARTER PKWY	MAYER PKWY	BOTHWELL BLVD	0.55	1	1	2D	324	551	50%	525	525	145	145	89	152	55			7
SMILEY RD	CELINA RD	OUTER LOOP EXTENSION	1.01	1	1	2UD	0	0	50%	475	475	241	241	0	0	241	241		
SMILEY RD	1300 FT N OF PUNK CARTER	PUNK CARTER PKWY	0.25	1	1	2UD	20	15	50%	475	475	58	58	2	2	56	57		
SMILEY RD	1990 FT N OF FRONTIER	FRONTIER PKWY	0.39	1	1	2UD	20	15	50%	475	475	92	92	4	3	88	89		
SMILEY RD	CAREY RD	1335 FT SOUTH OF CAREY	0.25	1	1	2UD	20	15	100%	475	475	120	120	5	4	115	116		
SMILEY RD	MERRITT WAY	325 FT N OF MERRITT WAY	0.07	1	1	2UD	20	15	100%	475	475	32	32	1	1	30	31		
SMILEY RD	760 FT S OF MEADOW LN	1680 FT S OF MEADOW LN	0.17	1	1	2UD	20	15	50%	475	475	41	41	2	1	40	40		
SUBTOTAL			**15.86**									**6,581**	**6,581**	**1,967**	**2,334**	**4,794**	**4,629**	**181**	**382**
												13,162		**4,301**		**9,423**		**563**	

City of Celina - 2024 Roadway Impact Fee Study
Existing Roadway Facilities Inventory

Service Area 6

1/2/2025

ROADWAY	FROM	TO	LENGTH (mi)	EXIST LANES		TYPE	PM PEAK HOUR VOL		% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN		VEH-MI SUPPLY PK-HR TOTAL		VEH-MI DEMAND PK-HR TOTAL		EXCESS CAPACITY PK-HR VEH-MI		EXISTING DEFICIENCIES PK-HR VEH-MI	
				NB/EB	SB/WB		NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
CELINA PKWY	790 FT N OF GREENWAY	170 FT S OF ALAN	0.33	1	1	2UD	56	50	100%	475	475	154	154	18	16	136	138		
CLEAR CREEK PKWY	LEGACY DR	DOE BRANCH BLVD	0.40	1	1	2UD-G	99	99	100%	150	150	60	60	40	40	20	20		
CLEAR CREEK PKWY	DOE BRANCH BLVD	1781.9 FT E OF DOE BRANCH	0.34	1	1	2UD-G	99	99	100%	150	150	51	51	33	33	17	17		
COLLIN COUNTY OUTER LOOP	LIGHT FARMS WAY	PRESTON RD	1.18	1	1	2UD	437	475	100%	475	475	560	560	515	560	45			
COLLIN COUNTY OUTER LOOP	DALLAS NORTH TOLLWAY	LIGHT FARMS WAY	0.56	1	1	2UD	437	475	100%	475	475	264	264	243	264	21			
COLLIN COUNTY OUTER LOOP	HUDDLESTON DR	DALLAS NORTH TOLLWAY	0.39	1	1	2UD	437	475	100%	475	475	185	185	170	185	15			
DALLAS NORTH TOLLWAY	GLENDENNING PKWY	OUTER LOOP	1.05	2	2	4D	532	384	100%	650	650	1,359	1,359	556	402	803	958		
DALLAS NORTH TOLLWAY	OUTER LOOP	PUNK CARTER PKWY	0.43	2	2	4D	676	607	100%	650	650	560	560	291	262	269	299		
DALLAS NORTH TOLLWAY	PUNK CARTER PKWY	LIGHT FARMS WAY	0.77	2	2	4D	925	866	100%	650	650	995	995	708	663	287	332		
DALLAS NORTH TOLLWAY	LIGHT FARMS WAY	FRONTIER PKWY	0.94	2	2	4D	1037	941	100%	650	650	1,216	1,216	970	880	246	336		
DOE BRANCH BLVD	CLEAR CREEK PKWY	FRONTIER PKWY	0.50	2	2	4D	99	99	100%	650	650	649	649	49	49	600	600		
DOE BRANCH BLVD	CLEAR CREEK	DNT	0.12	2	2	4D	99	99	0%	650	650	0	0	0	0				
FM 428	LEGACY DR	DALLAS NORTH TOLLWAY	0.84	1	1	2UD	228	367	50%	475	475	198	198	95	153	103	45		
FM 428	DALLAS NORTH TOLLWAY	800 FT WEST OF CR 55	0.55	1	1	2UD	374	327	50%	475	475	131	131	103	90	28	41		
FRONTIER PKWY	LEGACY DR	DALLAS NORTH TOLLWAY	1.08	1	1	2D	642	510	50%	525	525	283	283	347	275		8	63	
FRONTIER PKWY	DALLAS NORTH TOLLWAY	BRIDGEWATER DR	0.22	1	1	4D	642	510	50%	650	650	71	71	70	56	1	15		
FRONTIER PKWY	BRIDGEWATER DR	PRAIRIE CROSSING	0.32	1	1	4D	642	510	0%	650	650	0	0	0	0				
FRONTIER PKWY	WORTHINGTON WAY	PRESTON RD	0.51	1	1	4D	792	398	50%	650	650	167	167	203	102		65	36	
GLENDENNING PKWY	PRESTON RD	OLD CELINA CEMETERY	0.61	1	1	2UD	13	23	50%	475	475	145	145	4	7	141	138		
GLENDENNING PKWY	LEGACY DR	DENTON COUNTY LINE	0.52	1	1	2UD	221	369	50%	475	475	124	124	58	97	66	28		
HUDDLESTON DR	1982 FT S OF GLENDENNING	3946 FT S OF GLENDENNING	0.38	2	2	2D	7	82	50%	525	525	199	199	1	16	197	183		
HUDDLESTON DR	1572.3 FT N OF OUTER LOOP	OUTER LOOP	0.32	2	2	4D	7	82	100%	650	650	411	411	2	26	409	385		
HUDDLESTON DR	OUTER LOOP	PUNK CARTER PKWY	0.47	1	1	4D	7	82	100%	650	650	302	302	3	38	299	264		
JOHN CAMPBELL TRL	WORTHINGTON WAY	286.2 FT WEST OF WINDMILL	0.49	1	1	2UD	160	179	100%	475	475	234	234	79	88	155	146		
JOHN CAMPBELL TRL	PRESTON RD	273.5 FT WEST OF 273.5	0.11	2	2	4D	160	179	100%	650	650	139	139	17	19	122	120		
LEGACY DR	PUNK CARTER PKWY	CAREY RD	0.79	1	1	2UD	6	10	50%	475	475	187	187	2	4	185	183		
LEGACY DR	CAREY RD	CLEAR CREEK PKWY	0.39	1	1	2UD	202	168	50%	475	475	93	93	39	33	53	60		
LEGACY DR	CLEAR CREEK PKWY	FRONTIER PKWY	0.42	1	1	4D	202	168	50%	650	650	136	136	42	35	94	101		
LEGACY DR	CAREY RD	CLEAR CREEK PKWY	0.18	1	1	2D	202	168	50%	525	525	47	47	18	15	29	32		
LEGACY DR	OUTER LOOP	985 FT N OF OUTER LOOP	0.19	1	1	2UD	203	157	50%	475	475	44	44	19	15	25	30		
LEGACY DR	OUTER LOOP	PUNK CARTER PKWY	0.47	1	1	2UD	203	157	50%	475	475	112	112	48	37	64	75		
LIGHT FARMS WAY	OUTER LOOP	PUNK CARTER PKWY	0.40	2	2	4D	56	50	50%	650	650	262	262	11	10	251	252		
LIGHT FARMS WAY	1010.4 FT EAST OF DNT	PUNK CARTER PKWY	1.48	2	2	4D	104	91	0%	650	650	0	0	0	0				
LIGHT FARMS WAY	DALLAS NORTH TOLLWAY	1010.5 FT EAST OF DNT	0.19	2	2	4D	104	91	100%	650	650	249	249	20	17	229	232		
OWNSBY PKWY	2696 FT W OF PRESTON RD	PRESTON RD	0.54	2	2	4D	42	67	100%	650	650	703	703	23	36	681	667		
PRESTON RD	GLENDENNING PKWY	OUTER LOOP	0.73	2	2	4D	1418	1309	50%	650	650	473	473	516	477			43	3
PRESTON RD	OUTER LOOP	PUNK CARTER PKWY	0.55	2	2	4D	1496	1190	50%	650	650	355	355	409	325		30	54	
PRESTON RD	PUNK CARTER PKWY	OWNSBY PKWY	0.51	2	2	4D	1719	1264	50%	650	650	332	332	439	323		9	107	
PRESTON RD	1214 FT NORTH OF FRONTIER	OWNSBY PKWY	0.90	2	2	4D	1803	1291	50%	650	650	584	584	810	580		4	226	
PRESTON RD	FRONTIER PKWY	1214 FT N OF FRONTIER	0.23	3	3	6D	2174	1443	50%	750	750	259	259	250	166	9	93		
PUNK CARTER PKWY	DALLAS NORTH TOLLWAY	800 FT EAST OF DNT	0.15	1	2	4D	78	60	100%	650	650	98	196	12	9	86	187		
PUNK CARTER PKWY	800 FT EAST OF DNT	LIGHT FARMS WAY	0.31	1	1	4D	78	60	50%	650	650	101	101	12	9	89	92		
PUNK CARTER PKWY	LEGACY DR	HUDDLESTON DR	0.43	1	1	4D	225	272	100%	650	650	281	281	97	118	184	164		
PUNK CARTER PKWY	LEGACY DR	HUDDLESTON DR	0.46	1	1	2D	264	308	100%	525	525	243	243	122	143	121	101		
PUNK CARTER PKWY	HUDDLESTON DR	DALLAS NORTH TOLLWAY	0.59	1	1	2D	264	308	100%	525	525	311	311	157	183	155	129		
WORTHINGTON WAY	FRONTIER PKWY	243.9 FT N OF KINGSTON	0.27	2	2	4D	413	285	0%	650	650	0	0	0	0				
WORTHINGTON WAY	LIGHT FARMS WAY	LANGLEY DR	1.05	2	2	4D	413	285	0%	650	650	0	0	0	0				
SUBTOTAL			**24.63**									**13,329**	**13,427**	**7,623**	**6,854**	**6,235**	**6,576**	**529**	**3**
												26,756		**14,478**		**12,811**		**532**	

City of Celina - 2024 Roadway Impact Fee Study
Existing Roadway Facilities Inventory

Service Area 7

1/2/2025

ROADWAY	FROM	TO	LENGTH (mi)	EXIST LANES		TYPE	PM PEAK HOUR VOL		% IN SERVICE AREA	VEH-MI CAPACITY PK-HR PER LN		VEH-MI SUPPLY PK-HR TOTAL		VEH-MI DEMAND PK-HR TOTAL		EXCESS CAPACITY PK-HR VEH-MI		EXISTING DEFICIENCIES PK-HR VEH-MI	
				NB/EB	SB/WB		NB/EB	SB/WB		NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
CHOATE PKWY	ROSELAND PKWY	CUSTER RD	0.50	1	1	2UD	2	3	100%	475	475	237	237	1	1	236	235		
CHOATE PKWY	1800 FT W OF ROSELAND	ROSELAND PKWY	0.34	1	1	2UD	316	488	100%	475	475	162	162	108	166	54			4
CHOATE PKWY	COIT RD	1713.6 FT W OF HACKBERRY	0.47	1	1	2UD	316	488	100%	475	475	226	226	150	232	76			6
CHOATE PKWY	COIT RD	960 FT EAST OF COIT RD	0.18	1	1	2UD	316	488	100%	475	475	85	85	57	87	28			2
CHOATE PKWY	1160 FT EAST OF COIT RD	1770 FT EAST OF COIT RD	0.11	1	1	2UD	316	488	100%	475	475	52	52	35	53	17			1
CHOATE PKWY	1820 FT EAST OF COIT RD	3140 FT EAST OF COIT RD	0.24	1	1	2UD	316	488	50%	475	475	58	58	38	59	19			2
CHOATE PKWY	COIT RD	1713.6 FT W OF HACKBERRY	0.39	1	1	4D	316	488	100%	650	650	254	254	123	191	130	63		
COIT RD	1140 FT S OF GLENDENNING	OUTER LOOP	0.47	1	1	2UD	73	68	50%	475	475	112	112	17	16	95	96		
COIT RD	GLENDENNING PKWY	1140 FT S OF GLENDENNING	0.22	1	1	2UD	73	68	100%	475	475	103	103	16	15	87	88		
COIT RD	CHOATE PKWY	1787.9 FT S OF CHOATE	0.34	1	1	2D	94	40	100%	525	525	179	179	32	14	147	165		
COIT RD	OUTER LOOP	CHOATE PKWY	0.32	1	1	2UD	94	40	50%	475	475	76	76	15	6	61	69		
COIT RD	CR 84	2147 FT N OF FRONTIER	0.77	2	2	4D	271	185	100%	650	650	1,003	1,003	209	143	794	860		
COIT RD	1585 FT N OF FRONTIER	FRONTIER PKWY	0.30	1	1	2UD	271	185	100%	475	475	143	143	81	56	61	87		
COIT RD	490 FT N OF OWNSBY PKWY	CR 84	0.28	1	1	2UD	271	185	50%	475	475	66	66	37	26	28	40		
COIT RD	OWNSBY PKWY	1083.1 N OF PUNK CARTER	0.40	1	1	2UD	277	171	100%	475	475	189	189	110	68	79	121		
COIT RD	GLENDENNING PKWY	CR 92	0.29	1	1	2D	970	970	50%	525	525	76	76	141	141			65	65
COLLIN COUNTY OUTER LOOP	PRESTON RD	CHOATE PKWY	0.50	1	1	2UD	419	527	100%	475	475	236	236	208	262	28			26
CUSTER RD	CHOATE PKWY	OWNSBY PKWY	1.00	1	1	2UD	445	331	50%	475	475	239	239	224	166	15	72		
CUSTER RD	FRONTIER PKWY	OWNSBY PKWY	1.01	1	1	2UD	471	426	50%	475	475	240	240	238	215	2	25		
CUSTER RD	SUNSET BLVD	COLLIN COUNTY OUTER LOOP	0.66	1	1	2UD	482	344	50%	475	475	157	157	160	114		43	2	
CUSTER RD	747.5 FT S OF SUNSET BLVD	OUTER LOOP	0.48	1	1	2UD	482	344	50%	475	475	114	114	116	83		31	2	
FRONTIER PKWY	WATERVIEW TRL	CUSTER RD	0.84	1	1	2UD	573	385	50%	475	475	199	199	240	161		38	41	
FRONTIER PKWY	COIT RD	WELLS WAY	0.63	1	1	2UD	636	540	50%	475	475	150	150	201	171			51	21
FRONTIER PKWY	WELLS WAY	WATERVIEW TRL	0.67	1	1	2UD	691	671	50%	475	475	159	159	231	224			72	65
FRONTIER PKWY	PRESTON RD	COIT RD	0.98	1	1	2UD	792	398	50%	475	475	233	233	389	196		38	156	
GLENDENNING PKWY	CHOATE PKWY	CR 90	0.31	1	1	2UD	13	23	0%	475	475	0	0	0	0				
GLENDENNING PKWY	2325 FT W OF COIT RD	COIT RD	0.44	1	1	2UD	13	23	50%	475	475	105	105	3	5	102	100		
GLENDENNING PKWY	PRESTON RD	1177.8 EAST OF PRESTON RD	0.22	1	1	2UD	13	23	50%	475	475	53	53	1	3	52	50		
GLENDENNING PKWY	CR 89	COIT RD	0.37	1	1	2UD	13	23	0%	475	475	0	0	0	0				
OWNSBY PKWY	2215 FT W OF ROSELAND	ROSELAND PKWY	0.42	1	1	2D	57	53	100%	525	525	220	220	24	22	196	198		
OWNSBY PKWY	ROSELAND PKWY	CUSTER RD	0.54	2	2	4D	109	111	100%	650	650	706	706	59	60	647	646		
OWNSBY PKWY	PRESTON RD	CR 83	1.00	1	1	2UD-G	110	78	100%	150	150	150	150	110	78	40	72		
PRESTON RD	GLENDENNING PKWY	OUTER LOOP	0.73	2	2	4D	1418	1309	50%	650	650	473	473	516	477			43	3
PRESTON RD	OUTER LOOP	PUNK CARTER PKWY	0.55	2	2	4D	1496	1190	50%	650	650	355	355	409	325		30	54	
PRESTON RD	PUNK CARTER PKWY	OWNSBY PKWY	0.51	2	2	4D	1719	1264	50%	650	650	332	332	439	323		9	107	
PRESTON RD	1214 FT NORTH OF FRONTIER	OWNSBY PKWY	0.90	2	2	4D	1803	1291	50%	650	650	584	584	810	580		4	226	
PRESTON RD	FRONTIER PKWY	1214 FT N OF FRONTIER	0.23	3	3	6D	2174	1443	50%	750	750	259	259	250	166	9	93		
PUNK CARTER PKWY	BRETON LN	KINSHIP PKWY	0.72	1	1	2UD-G	162	221	100%	150	150	108	108	117	160			9	51
PUNK CARTER PKWY	KINSHIP PKWY	COIT RD	0.43	1	1	2D	162	221	100%	525	525	226	226	70	95	156	131		
PUNK CARTER PKWY	PRESTON RD	BRENTON LN	0.18	1	1	2D	162	221	100%	525	525	94	94	29	39	65	54		
ROSELAND PKWY	SUNSET BLVD	OUTER LOOP	0.71	1	1	2UD	53	119	100%	475	475	338	338	38	85	300	253		
ROSELAND PKWY	OWNSBY PKWY	WATERVIEW TRL	0.64	1	1	2UD	69	60	100%	475	475	305	305	44	39	261	266		
ROSELAND PKWY	OWNSBY PKWY	BOLD RULER	0.19	2	2	4D	114	99	100%	650	650	243	243	21	19	222	225		
SUNSET BLVD	ROSELAND PKWY	CUSTER RD	0.52	1	1	2UD	48	50	50%	475	475	122	122	12	13	110	110		
WATERVIEW TRL	ROSELAND PKWY	FRONTIER PKWY	0.76	2	2	4D	69	60	100%	650	650	985	985	52	45	933	940		
WELLS WAY	FRONTIER PKWY	VEST LN	1.01	1	1	2D	184	119	100%	525	525	531	531	186	120	345	411		
SUBTOTAL			**23.78**									**10,935**	**10,935**	**6,367**	**5,518**	**5,395**	**5,664**	**827**	**247**
												21,871		**11,885**		**11,059**		**1,074**	

Life Connected.

February 20, 2025

Honorable Ryan Tubbs
142 N. Ohio Street
Celina, TX 75009

Re: Capital Improvements Advisory Committee Recommendations

Dear Mayor Tubbs and Members of the City Council,

The Capital Improvements Advisory Committee (CIAC), comprised of the members of the Planning and Zoning Commission, has been working alongside City staff and the consulting firm Kimley-Horn to update the Land Use Assumptions and Capital Improvement Plans for roadway facilities, which are used to calculate impact fees.

At the February meeting, four CIAC members were in attendance. After reviewing and discussing the proposed updates, the CIAC provides the following three recommendations:

1. **Impact Fee Structure:** All members unanimously agreed to recommend Option 3 as the base impact fee structure for the city moving forward.
2. **Single-Family Build-to-Rent and Multifamily Impact Fees:** All members agreed that no discount should be applied to the maximum rate for single-family build-to-rent or multifamily developments. These impact fees should be set at 100% of the calculated rate.
3. **Commercial/Retail Impact Fees:** Given that the updated rates represent an increase from current levels, there was concern about the potential impact on Celina's future commercial and retail tax base, particularly for small businesses. To address this:
    - Three members recommended an automatic 50% discount for commercial/retail developments within the impact fee charts and ordinance to streamline the process, reduce administrative workload, eliminate political considerations in case-by-case decisions, and encourage small business growth.
    - One member preferred that commercial/retail impact fee discounts be determined on a case-by-case basis.

The CIAC agrees that the proposed roadway impact fee increases are necessary to help fund critical roadway projects essential to supporting Celina's future growth while preserving the city's character and quality of life, as envisioned in the Comprehensive Plan.

Respectfully submitted,

Jason Laumer
Acting Chair, Capital Improvements Advisory Committee

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andy Glasgow, Director of Engineering
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Linda Majeed
Date:	March 11, 2025
Re:	Speed Limit Update - Preston Road (SH 289)

Action Requested:
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)

Background Information:
The current city ordinance lists 55 MPH as the speed limit along Preston Road (SH 289) between N. Legacy Drive and Frontier Pkwy (FM 1461). The Texas Department of Transportation (TXDOT) conducted its annual speed study, and the results revealed that a speed limit reduction was warranted from 55 mph to 50 MPH on Preston Road (SH 289) between N. Legacy Drive and E. G.A. Moore Pkwy (CR 100). This ordinance updates the current city ordinance speed limit along Preston Road to 50 MPH as per the attached speed study. This ordinance only covers the section of Preston Road (SH 289) from N. Legacy Drive to E. G.A. Moore Pkwy (CR 100).

Legal Review:
Legal staff has reviewed the ordinance.

Supporting Documents:
1. Ordinance Speed Zone Change - Preston Road Rd
2. Exhibit_Preston Rd Speed Limit Reduction
3. TXDOT Speed Survey - SH 289-CS 0091-03-Speed Study-Collin County
4. Item VIII.B Speed Limit Update_Preston Rd_Presentation_March Council

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval.

CITY OF CELINA, TEXAS

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY OF CELINA, TEXAS, AMENDING THE CITY'S CODE OF ORDINANCES ARTICLE 12.03 OPERATION OF VEHICLES, ALTERING AND AMENDING THE PRIMA FACIE SPEED LIMIT ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF TEXAS TRANSPORTATION CODE SECTION 545.356 UPON A SEGMENT OF PRESTON ROAD (STATE HIGHWAY 289) BETWEEN NORTH LEGACY DRIVE AND E. G. A. (COUNTY ROAD 100) THAT IS WITHIN THE CORPORATE LIMITS OF THE CITY OF CELINA; PROVIDING FOR THE SIGNAGE TO REFLECT UPDATED SPEED LIMIT; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED $500.00 FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina ("City") is a Home Rule Municipality located in Collin and Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas and the Celina City Charter; and

WHEREAS, Section 545.356 of the Texas Transportation Code, provides that whenever the governing body of the City shall determine upon the basis of an engineering and traffic investigation that any prima facie speed therein set forth is greater or less than is reasonable or safe under the conditions found to exist at any intersection or other place or upon any part of a street or highway within the City, taking into consideration the width and condition of the pavement and other circumstances on such portion of said street or highway, as well as the usual traffic thereon, said governing body may determine and declare a reasonable and safe prima facie speed limit thereat or thereon by the passage of an ordinance, which shall be effective when appropriate signs giving notice thereof are erected at such intersection or other place or part of the street or highway; and

WHEREAS, the City requested the Texas Department of Transportation ("TxDOT") to conduct an engineering and traffic investigation ("traffic study") of a portion of Preston Road ("SH 289"), which included the area between intersection of E. G. A. Moore ("CR 100"), and going northbound to the intersection of North Legacy Drive and SH 289 and vice versa; and

WHEREAS, based upon information received from the traffic study conducted by TxDOT, the City Council finds and determines, that the prima facie speed limits on the portions of SH 289 located within City limits, would be safer if altered and lowered; and

WHEREAS, upon the basis of the traffic study conducted by TxDOT, as authorized by the provisions of Transportation Code, Section 545.356, the following prima facie speed limits hereafter indicated for vehicles on the attached Exhibit "A" (map of lowered speed limit zone)

are hereby determined and declared to be reasonable and safe; and such speed limits are hereby fixed at the rate of speed indicated for vehicles traveling upon the named streets and highways, or parts thereof, and are described below.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1
PRIMA FACIE SPEED LIMITS

(a) From and after the date of the passage of this speed zone ordinance with the exception of the speed limitation set forth in subsection (b), no motor vehicle shall be operated along and upon the northbound and southbound lanes of N. Preston Road (SH 289) from the intersection of E. G. A. Moore Parkway (CR 100) to its intersection with North Legacy Drive and vice versa (more particularly depicted in the attached Exhibit "A") within the corporate limits of the City of Celina in excess of fifty (50) miles per hour.

(b) From and after the date of the passage of this speed zone ordinance, no motor vehicle shall be operated along and upon the northbound and southbound lanes of Preston Road (SH 289) within the corporate limits of the City of Celina in excess of fifty (50) miles per hour within the segment of roadway as described in subsection (a) of this ordinance, and as amended in the City's Code of Ordinances.

(c) Celina Code of Ordinances Chapter 12, "Traffic and Vehicles," Article 12.03, "Operation of Vehicles," Division 2, "Traffic Schedules," Section 12.03.051(b), "Speed limits," Subsection (b), "Non-School Zones" shall be amended to include the speed limit and locations set forth herein, added portions underlined and removed portions with strikethrough to the relevant section of the chart.

Street	Location	Special Provisions	Speed Limit
State Highway 289	Beginning at the northern city limits, thence continuing south along S.H. 289 for a distance of 2.35 miles		60 mph
	Continuing along S.H. 289 in a southerly direction for a distance of 0.894 miles (or known from the intersection of North Legacy Drive going southbound to the intersection of E G.A. Moore Parkway (CR 100)		50 mph
	Continuing along S.H. 289 in a southerly direction for a distance of 6.65 miles to the intersection of Frontier Parkway (FM 1461)		55 mph

SECTION 2
SIGNAGE

The City Manager of Celina is hereby authorized to cause to be erected, appropriate signs indicating such speed zones as described and set forth in Exhibit "A", including but not limited to working with TxDOT in submitting the necessary paperwork for signage to be processed and ordered by TxDOT.

SECTION 3
PENALTY

Any person violating this Ordinance or the requirements to obey traffic control devices contained in the Texas Transportation Code and other applicable law shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined in accordance with penalties prescribed by the Texas Transportation Code and the City's Code of Ordinances. Each occurrence in violation of this Ordinance shall constitute a separate and distinct offense.

SECTION 4
CUMULATIVE REPEALER CLAUSE

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on the date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 5
SAVINGS CLAUSE

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting traffic regulation which have secured at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 6
SEVERABILITY

The provisions of this Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decision or enactment.

SECTION 7
PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish the Caption, and Effective Date clause of this Ordinance in the Official Newspaper of the City of Celina as required by Section 52.013 of the Texas Local Government Code.

SECTION 8
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 9
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage in accordance with law.

IT IS SO ORDAINED.

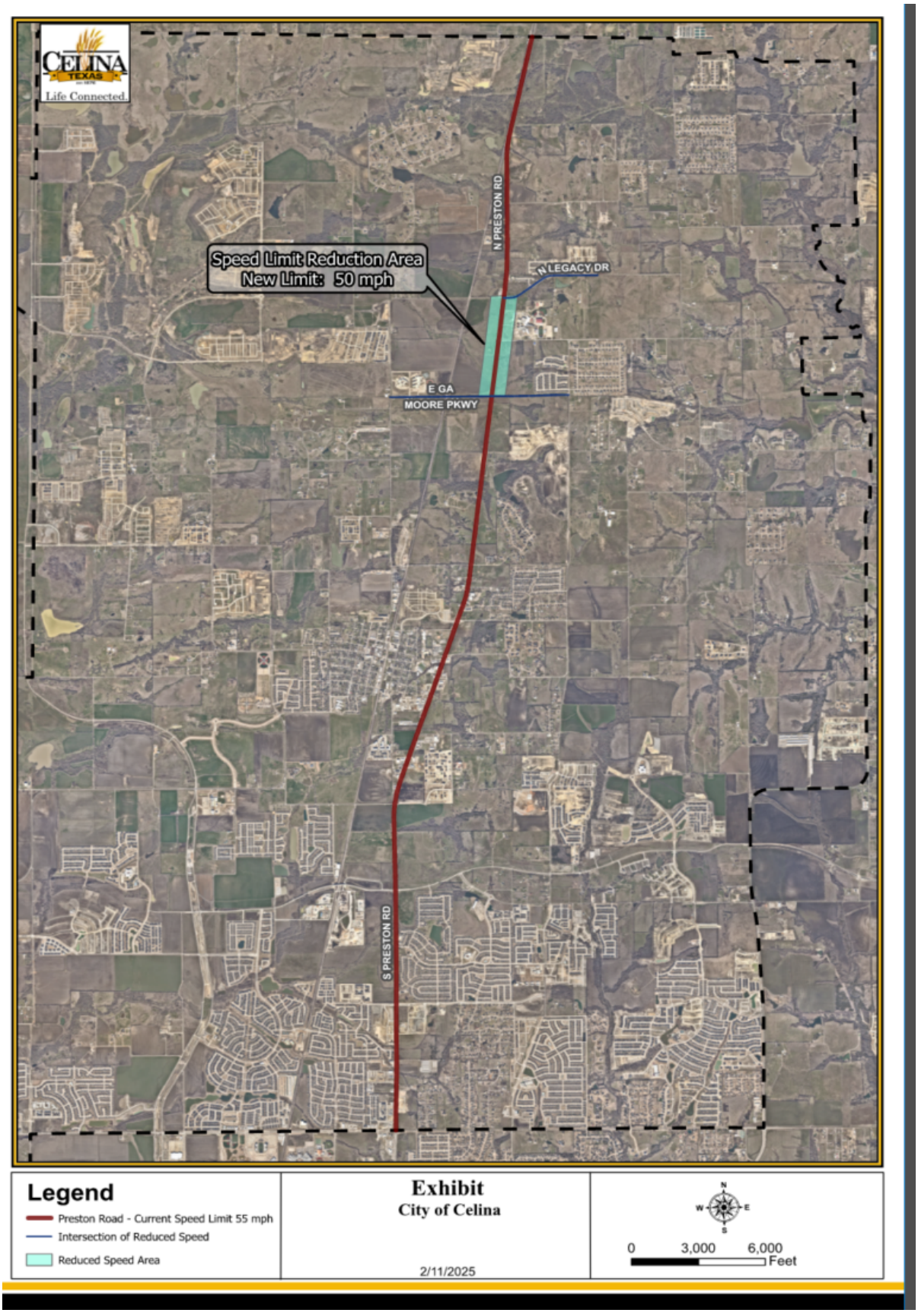
PASSED AND APPROVED by the City Council of the City of Celina, Texas, this the 11th day of March, 2025.

_____
Ryan Tubbs, Mayor
City of Celina, Texas

ATTEST:

_____
Jeovanna Rubio, Assistant City Secretary
City of Celina, Texas

Exhibit “A”


CELINA
TEXAS
Life Connected
Speed Limit Reduction Area
New Limit: 50 mph
N PRESTON RD
N LEGACY DR
E GA
MOORE PKWY
S PRESTON RD
Legend
Preston Road - Current Speed Limit 55 mph
Intersection of Reduced Speed
Reduced Speed Area
Exhibit
City of Celina
2/11/2025
N
W
E
S
0
3,000
6,000
Feet

CELINA
TEXAS
EST. 1876
Life Connected.

Speed Limit Reduction Area
New Limit: 50 mph

N PRESTON RD

N LEGACY DR

E GA
MOORE PKWY

S PRESTON RD

Legend

- Preston Road - Current Speed Limit 55 mph
- Intersection of Reduced Speed
- Reduced Speed Area

Exhibit

City of Celina

2/11/2025

N
W E
S

0 3,000 6,000
Feet

SH 289

DEVELOPMENT	OPEN
RES. SIGHT DISTANCE	
BALL BANK OR ADVISORY SPEED	
CURVES OVER 2°	
GRADES OVER 3%	
SURFACE WIDTH AND TYPE	2 LANES, CURB/GUTTER, DIVIDED
R.O.W. AND RDBD. WIDTH	
ACCIDENTS	
ZONE LENGTHS (MILES)	0.984
ZONE SPEEDS (M.P.H.)	*50 MPH
EXISTING SPEED LIMIT	55 MPH

MP 2.251

MP 2.462

SCHOOL
50 MPH WHEN
SO SIGNED FOR
BOTH DIRECTIONS
35 MPH ALL
OTHER TIMES

1437'

STATION #1
56
61
125

CELINA

2.347 LEGACY BUS 289

2.462 BOBCAT COUNTY RD.105

CELINA
56
61
125

MATCHLINE SHEET 2 OF 12

TOWARD
GRAYSON CO.

C.L. BEARINGS

TOWARD
FRISCO

EXISTING SPEED LIMIT	60 MPH / 55 MPH
ZONE SPEEDS (M.P.H.)	*50 MPH
ZONE LENGTHS (MILES)	0.984
ACCIDENTS	
R.O.W. AND RDBD. WIDTH	
SURFACE WIDTH AND TYPE	2 LANES, CURB/GUTTER, DIVIDED
GRADES OVER 3%	SEE ABOVE
CURVES OVER 2°	
BALL BANK OR ADVISORY SPEED	
RES. SIGHT DISTANCE	
DEVELOPMENT	OPEN

MP 2.251

MP 2.462

DISTRICT: DALLAS COUNTY: COLLIN
HIGHWAY: SH 289 CITY: CELINA
DATE OF STUDY 08-13-24 SCALE 1" = 0.1 MILES

MINUTE NO. : _____ DATE __/__/__
REPLACES : _____ DATE __/__/__
REPLACED BY : _____ DATE __/__/__
CANCELLED BY : _____ DATE __/__/__

LIMITS OF ZONE

	SECTION ONE	LENGTH ___ MILES			SECTION TWO	LENGTH .153 MILES	
	STA. OR M.P.	CONT. AND SECT.	PROJECT		STA. OR M.P.	CONT. AND SECT.	PROJECT
BEGINS	0 + 00	____ - __	_____ (__)	BEGINS	__ + __	0091 - 04	_____ (__)
	MP ____				MP 10.707		
ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT	ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	0 + 00	____ - __	_____ (__)		__ + __	____ - __	_____ (__)
	MP ____				MP 10.860		

42 85 PERCENTILE SPEED
62 TOP SPEED MEASURED
125 NUMBER OF CARS CHECKED

● FATAL ACCIDENT
◪ PERSONAL INJURY ACCIDENT
○ PROPERTY DAMAGE ACCIDENT

INDICATES SECTION ZONED BY COMMISSION MINUTE

▲ SIGNALIZED INTERSECTION

TRIAL RUN

SPEED ZONE

CONT. 0091 SEC. 03

LIMITS: FROM N. LEGACY DR. (BUS 289) TO US 380

*SPEED LIMIT REDUCED BY 5 MPH BELOW THE 85TH PERCENTILE SPEED DUE TO THE FOLLOWING FAFCTOR: SCHOOL AND NEW DEVELOPMENT

SHEET 1 OF 12

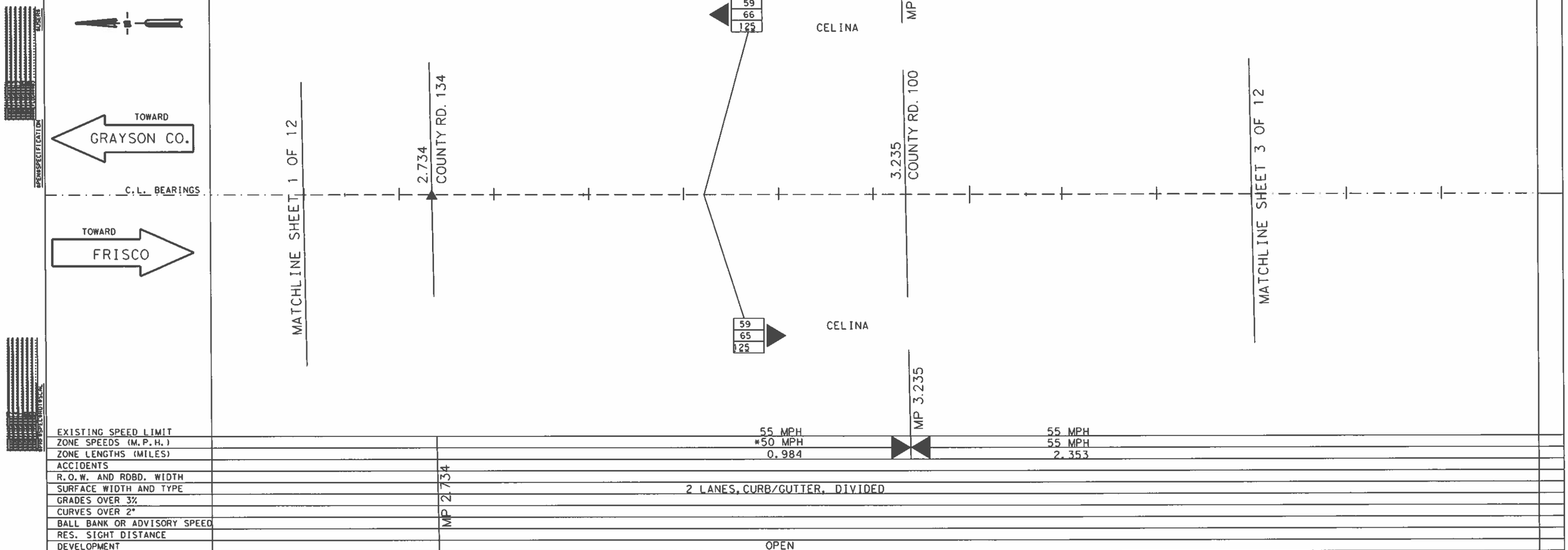
Texas Department of Transportation

SPEED STUDY
COLLIN COUNTY
SH 289

DESIGN TEAM	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	STATE	STATE DIST. NO.	COUNTY
CHECKED	CONTROL NO.	SECTION NO.	JOB NO.	HIGHWAY NO.

SH 289

DEVELOPMENT	SCHOOL	OPEN
RES. SIGHT DISTANCE	50 MPH WHEN	
BALL BANK OR ADVISORY SPEED	SO SIGNED FOR	
CURVES OVER 2°	BOTH DIRECTIONS	
GRADES OVER 3%	35 MPH ALL	
SURFACE WIDTH AND TYPE	OTHER TIMES	2 LANES, CURB/GUTTER, DIVIDED
R.O.W. AND RDBD. WIDTH		
ACCIDENTS		
ZONE LENGTHS (MILES)	MP 2.734	0.984 / 2.353
ZONE SPEEDS (M.P.H.)		*50 MPH / 55 MPH
EXISTING SPEED LIMIT		55 MPH / 55 MPH



EXISTING SPEED LIMIT		55 MPH / 55 MPH
ZONE SPEEDS (M.P.H.)		*50 MPH / 55 MPH
ZONE LENGTHS (MILES)		0.984 / 2.353
ACCIDENTS	MP 2.734	
R.O.W. AND RDBD. WIDTH		
SURFACE WIDTH AND TYPE		2 LANES, CURB/GUTTER, DIVIDED
GRADES OVER 3%		
CURVES OVER 2°		
BALL BANK OR ADVISORY SPEED		
RES. SIGHT DISTANCE		
DEVELOPMENT		OPEN

DISTRICT: DALLAS COUNTY: COLLIN

HIGHWAY: SH 289 CITY: CELINA

DATE OF STUDY 08-13-24 SCALE 1" = 0.1 MILES

MINUTE NO. : _____ DATE __/__/__

REPLACES : _____ DATE __/__/__

REPLACED BY : _____ DATE __/__/__

CANCELLED BY : _____ DATE __/__/__

LIMITS OF ZONE

	SECTION ONE				SECTION TWO			
	LENGTH ___ MILES				LENGTH .153 MILES			
	STA. OR M.P.	CONT. AND SECT.	PROJECT		STA. OR M.P.	CONT. AND SECT.	PROJECT	
BEGINS	0 + 00	____ - __	_____ (__)	BEGINS	__ + __	0091 - 04	_____ (__)	
	MP _____				MP 10.707			
ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT	ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT	
	0 + 00	____ - __	_____ (__)		__ + __	____ - __	_____ (__)	
	MP _____				MP 10.860			

42 85 PERCENTILE SPEED
62 TOP SPEED MEASURED
125 NUMBER OF CARS CHECKED

● FATAL ACCIDENT
◪ PERSONAL INJURY ACCIDENT
○ PROPERTY DAMAGE ACCIDENT

INDICATES SECTION ZONED BY COMMISSION MINUTE

▲ SIGNALIZED INTERSECTION

(__) TRIAL RUN

SPEED ZONE

CONT. 0091 SEC. 03

LIMITS: FROM N. LEGACY DR. (BUS 289) TO US 380

*SPEED LIMIT REDUCED BY 5 MPH BELOW THE 85TH PERCENTILE SPEED DUE TO THE FOLLOWING FAFCTOR: SCHOOL AND NEW DEVELOPMENT

SHEET 2 OF 12

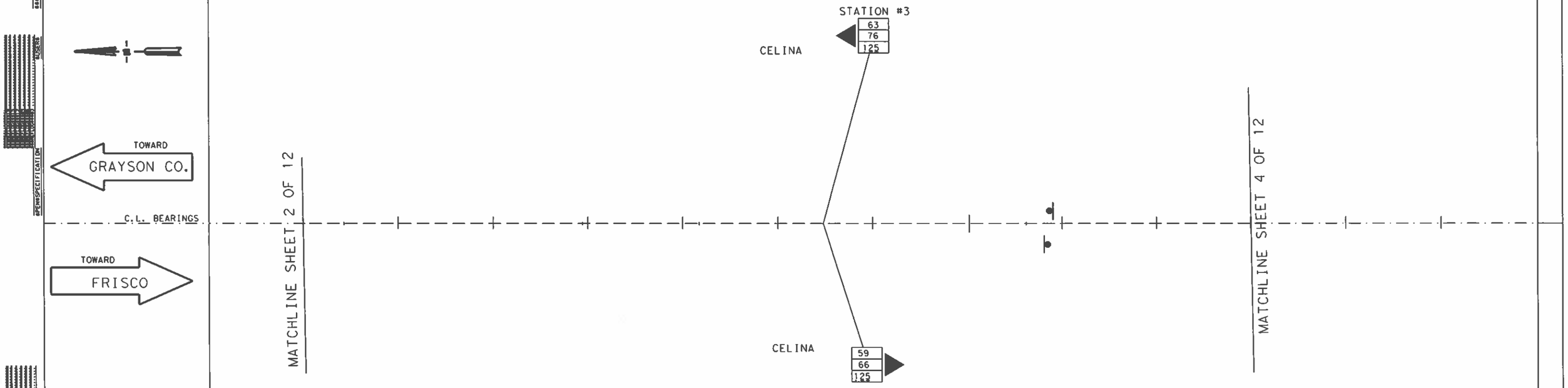
Texas Department of Transportation

SPEED STUDY
COLLIN COUNTY
SH 289

DESIGN TEAM	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	STATE	STATE DIST. NO. / COUNTY	
CHECKED	CONTROL NO.	SECTION NO.	JOB NO. / HIGHWAY NO.

SH 289

DEVELOPMENT	OPEN
RES. SIGHT DISTANCE	
BALL BANK OR ADVISORY SPEED	
CURVES OVER 2°	
GRADES OVER 3%	
SURFACE WIDTH AND TYPE	2 LANES, CURB/GUTTER, DIVIDED
R.O.W. AND ROBD. WIDTH	
ACCIDENTS	
ZONE LENGTHS (MILES)	2.353
ZONE SPEEDS (M.P.H.)	55 MPH
EXISTING SPEED LIMIT	55 MPH



EXISTING SPEED LIMIT	55 MPH
ZONE SPEEDS (M.P.H.)	55 MPH
ZONE LENGTHS (MILES)	2.353
ACCIDENTS	
R.O.W. AND ROBD. WIDTH	
SURFACE WIDTH AND TYPE	2 LANES, CURB/GUTTER, DIVIDED
GRADES OVER 3%	
CURVES OVER 2°	
BALL BANK OR ADVISORY SPEED	
RES. SIGHT DISTANCE	
DEVELOPMENT	OPEN

DISTRICT: DALLAS COUNTY: COLLIN
HIGHWAY: SH 289 CITY: CELINA
DATE OF STUDY 08-13-24 SCALE 1_" = 0.1 MILES

MINUTE NO. : _____	DATE __/__/__	
REPLACES : _____	DATE __/__/__	
REPLACED BY : _____	DATE __/__/__	
CANCELLED BY : _____	DATE __/__/__	

LIMITS OF ZONE

SECTION ONE		LENGTH ___ MILES		SECTION TWO		LENGTH .153 MILES	
	STA. OR M.P.	CONT. AND SECT.	PROJECT		STA. OR M.P.	CONT. AND SECT.	PROJECT
BEGINS	0 + 00	___ - __	____(__)	BEGINS	___ + ___	0091 - 04	____(__)
	MP ____				MP 10.707		
ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT	ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	0 + 00	___ - __	____(__)		___ + ___	___ - __	____(__)
	MP ____				MP 10.860		

42 85 PERCENTILE SPEED
62 TOP SPEED MEASURED
125 NUMBER OF CARS CHECKED

● FATAL ACCIDENT
◪ PERSONAL INJURY ACCIDENT
○ PROPERTY DAMAGE ACCIDENT

INDICATES SECTION ZONED BY COMMISSION MINUTE

▲ SIGNALIZED INTERSECTION

TRIAL RUN

SPEED ZONE

CONT. 0091 SEC. 03

LIMITS: FROM N. LEGACY DR. (BUS 289) TO US 380

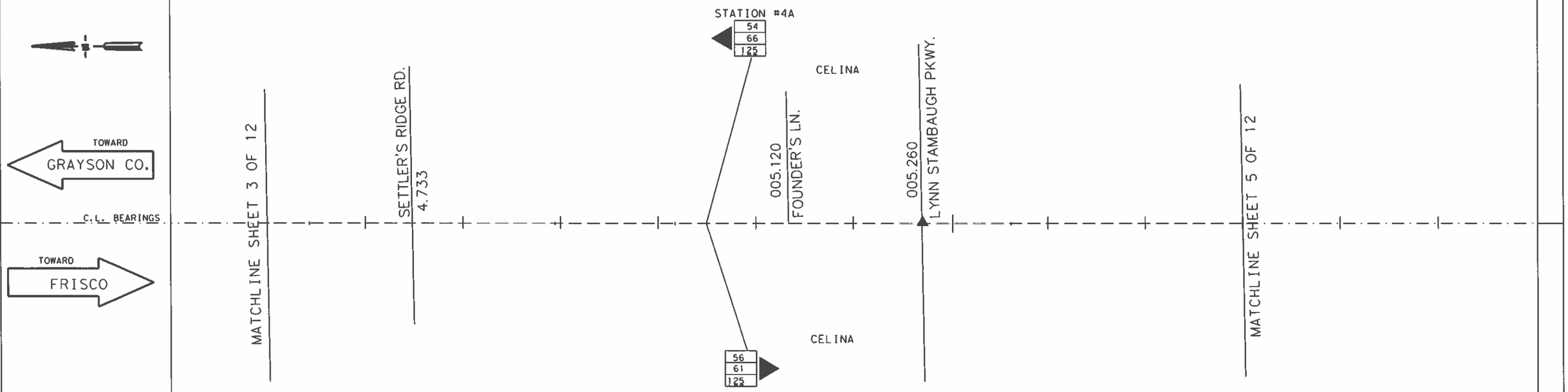
Texas Department of Transportation

SPEED STUDY
COLLIN COUNTY
SH 289

DESIGN TEAM	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		SHEET NO.
	STATE	STATE DIST. NO.	COUNTY	
CHECKED	CONTROL NO.	SECTION NO.	JOB NO.	HIGHWAY NO.

SH 289

DEVELOPMENT	OPEN	OPEN/COMM.	OPEN	OPEN/COMM.
RES. SIGHT DISTANCE				
BALL BANK OR ADVISORY SPEED				
CURVES OVER 2°				
GRADES OVER 3%				
SURFACE WIDTH AND TYPE	2 LANES, CURB/GUTTER, DIVIDED			
R.O.W. AND RDBD. WIDTH				
ACCIDENTS				
ZONE LENGTHS (MILES)	2.353			
ZONE SPEEDS (M.P.H.)	55 MPH			
EXISTING SPEED LIMIT	55 MPH			



EXISTING SPEED LIMIT	55 MPH			
ZONE SPEEDS (M.P.H.)	55 MPH			
ZONE LENGTHS (MILES)	2.353			
ACCIDENTS				
R.O.W. AND RDBD. WIDTH				
SURFACE WIDTH AND TYPE	2 LANES, CURB/GUTTER, DIVIDED			
GRADES OVER 3%				
CURVES OVER 2°				
BALL BANK OR ADVISORY SPEED				
RES. SIGHT DISTANCE				
DEVELOPMENT	OPEN			

DISTRICT: DALLAS COUNTY: COLLIN

HIGHWAY: SH 289 CITY: CELINA

DATE OF STUDY 08-13-24 SCALE 1" = 0.1 MILES

MINUTE NO. :		DATE __/__/__
REPLACES :		DATE __/__/__
REPLACED BY :		DATE __/__/__
CANCELLED BY :		DATE __/__/__

LIMITS OF ZONE

	SECTION ONE	LENGTH ___ MILES			SECTION TWO	LENGTH .153 MILES	
	STA. OR M.P.	CONT. AND SECT.	PROJECT		STA. OR M.P.	CONT. AND SECT.	PROJECT
BEGINS	0 + 00	___ - __	____(__)	BEGINS	___ + ___	0091 - 04	____(__)
	MP ____				MP 10.707		
	STA. OR M.P.	CONT. AND SECT.	PROJECT		STA. OR M.P.	CONT. AND SECT.	PROJECT
ENDS	0 + 00	___ - __	____(__)	ENDS	___ + ___	____ - __	____(__)
	MP ____				MP 10.860		

42 85 PERCENTILE SPEED
62 TOP SPEED MEASURED
125 NUMBER OF CARS CHECKED

- FATAL ACCIDENT
- PERSONAL INJURY ACCIDENT
- PROPERTY DAMAGE ACCIDENT

INDICATES SECTION ZONED BY COMMISSION MINUTE

SIGNALIZED INTERSECTION

TRIAL RUN

SPEED ZONE

CONT. 0091 SEC. 03

LIMITS: FROM N. LEGACY DR. (BUS 289) TO US 380

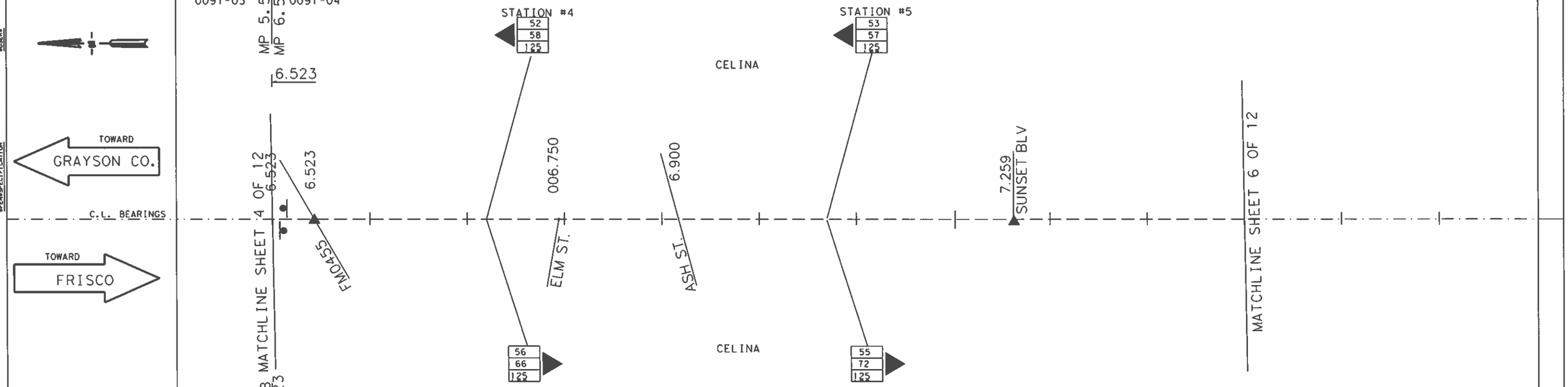
Texas Department of Transportation

SPEED STUDY
COLLIN COUNTY
SH 289

DESIGN TEAM	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		SHEET NO.
	STATE	STATE DIST. NO.	COUNTY	
CHECKED	CONTROL NO.	SECTION NO.	JOB NO.	HIGHWAY NO.

SH 289

DEVELOPMENT	OPEN/COMM.	OPEN/COMM.
RES. SIGHT DISTANCE		
BALL BANK OR ADVISORY SPEED		
CURVES OVER 2°		
GRADES OVER 3%		
SURFACE WIDTH AND TYPE	2 LANES, CURB/GUTTER, DIVIDED	
R.O.W. AND ROBD. WIDTH		
ACCIDENTS		
ZONE LENGTHS (MILES)	2.353	4.292
ZONE SPEEDS (M.P.H.)	55 MPH	55 MPH
EXISTING SPEED LIMIT	CONT. SEC. 0091-03	55 MPH CONT. SEC. 0091-04



EXISTING SPEED LIMIT	55 MPH	55 MPH
ZONE SPEEDS (M.P.H.)	55 MPH	55 MPH
ZONE LENGTHS (MILES)	2.353	4.292
ACCIDENTS		
R.O.W. AND ROBD. WIDTH		
SURFACE WIDTH AND TYPE	2 LANES, CURB/GUTTER, DIVIDED	
GRADES OVER 3%		
CURVES OVER 2°		
BALL BANK OR ADVISORY SPEED		
RES. SIGHT DISTANCE		
DEVELOPMENT	OPEN/COMM.	OPEN / OPEN/COMM. / OPEN

DISTRICT: DALLAS COUNTY: COLLIN

HIGHWAY: SH 289 CITY: CELINA

DATE OF STUDY 08-13-24 SCALE 1" = 0.1 MILES

MINUTE NO. : _____ DATE __/__/__

REPLACES : _____ DATE __/__/__

REPLACED BY : _____ DATE __/__/__

CANCELLED BY : _____ DATE __/__/__

LIMITS OF ZONE

	SECTION ONE	LENGTH ___ MILES			SECTION TWO	LENGTH .153 MILES	
	STA. OR M.P.	CONT. AND SECT.	PROJECT		STA. OR M.P.	CONT. AND SECT.	PROJECT
BEGINS	0 + 00	____ - __	____ (__)	BEGINS	___ + ___	0091 - 04	____ (__)
	MP ____				MP 10.707		
ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT	ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT
	0 + 00	____ - __	____ (__)		___ + ___	____ - __	____ (__)
	MP ____				MP 10.860		

42 85 PERCENTILE SPEED
62 TOP SPEED MEASURED
125 NUMBER OF CARS CHECKED

● FATAL ACCIDENT
◕ PERSONAL INJURY ACCIDENT
○ PROPERTY DAMAGE ACCIDENT

INDICATES SECTION ZONED BY COMMISSION MINUTE

▲ SIGNALIZED INTERSECTION

TRIAL RUN

SPEED ZONE

CONT. 0091 SEC. 04

LIMITS: FROM N. LEGACY DR. (BUS 289) TO US 380

SHEET 5 OF 12

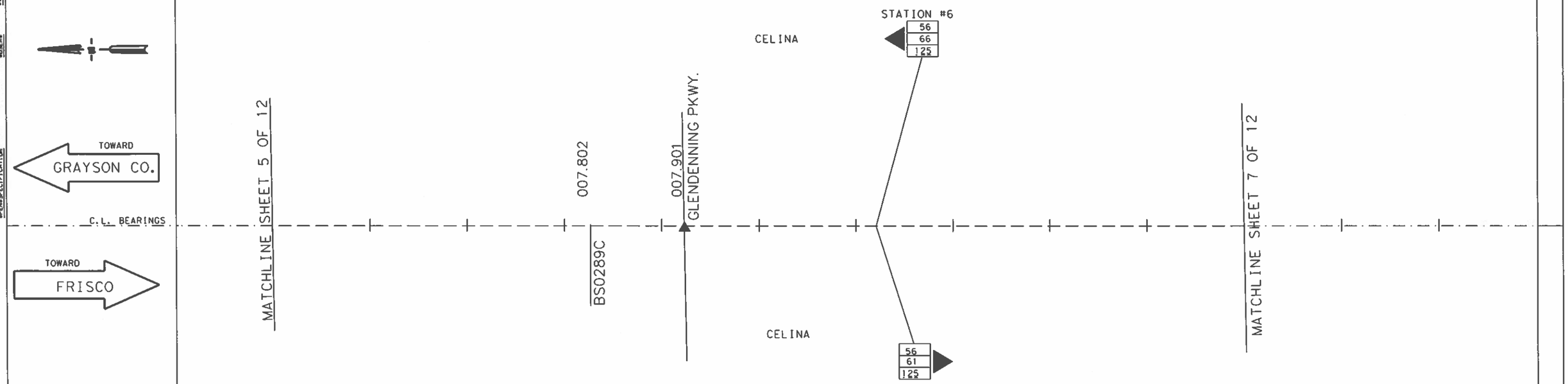
Texas Department of Transportation

SPEED STUDY
COLLIN COUNTY
SH 289

DESIGN TEAM	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		SHEET NO.
	STATE	STATE DIST. NO.	COUNTY	
CHECKED	CONTROL NO.	SECTION NO.	JOB NO.	HIGHWAY NO.

SH 289

DEVELOPMENT	OPEN/COMM.
RES. SIGHT DISTANCE	
BALL BANK OR ADVISORY SPEED	
CURVES OVER 2°	
GRADES OVER 3%	
SURFACE WIDTH AND TYPE	2 LANES, CURB/GUTTER, DIVIDED
R.O.W. AND RDBD. WIDTH	
ACCIDENTS	
ZONE LENGTHS (MILES)	4.292
ZONE SPEEDS (M.P.H.)	55 MPH
EXISTING SPEED LIMIT	55 MPH



EXISTING SPEED LIMIT	55 MPH
ZONE SPEEDS (M.P.H.)	55 MPH
ZONE LENGTHS (MILES)	4.292
ACCIDENTS	
R.O.W. AND RDBD. WIDTH	
SURFACE WIDTH AND TYPE	2 LANES, CURB/GUTTER, DIVIDED
GRADES OVER 3%	
CURVES OVER 2°	
BALL BANK OR ADVISORY SPEED	
RES. SIGHT DISTANCE	
DEVELOPMENT	OPEN / OPEN/COMM. / OPEN

DISTRICT: DALLAS COUNTY: COLLIN
HIGHWAY: SH 289 CITY: CELINA
DATE OF STUDY 08-13-24 SCALE 1_" = 0.1 MILES

MINUTE NO. : _____ DATE __/__/__
REPLACES : _____ DATE __/__/__
REPLACED BY : _____ DATE __/__/__
CANCELLED BY : _____ DATE __/__/__

LIMITS OF ZONE

	SECTION ONE				SECTION TWO			
	STA. OR M.P.	LENGTH ___ MILES CONT. AND SECT.	PROJECT		STA. OR M.P.	CONT. AND SECT.	PROJECT	
BEGINS	0 + 00 MP _____	____ - __	_____(__)	BEGINS	___ + ___ MP _____	____ - __	_____(__)	
ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT	ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT	
	0 + 00 MP _____	____ - __	_____(__)		___ + ___ MP _____	____ - __	_____(__)	

42 85 PERCENTILE SPEED
62 TOP SPEED MEASURED
125 NUMBER OF CARS CHECKED

● FATAL ACCIDENT
◪ PERSONAL INJURY ACCIDENT
○ PROPERTY DAMAGE ACCIDENT

INDICATES SECTION ZONED BY COMMISSION MINUTE

▲ SIGNALIZED INTERSECTION

TRIAL RUN

SPEED ZONE

CONT. 0091 SEC. 04

LIMITS: FROM N. LEGACY DR. (BUS 289) TO US 380

SHEET 6 OF 12

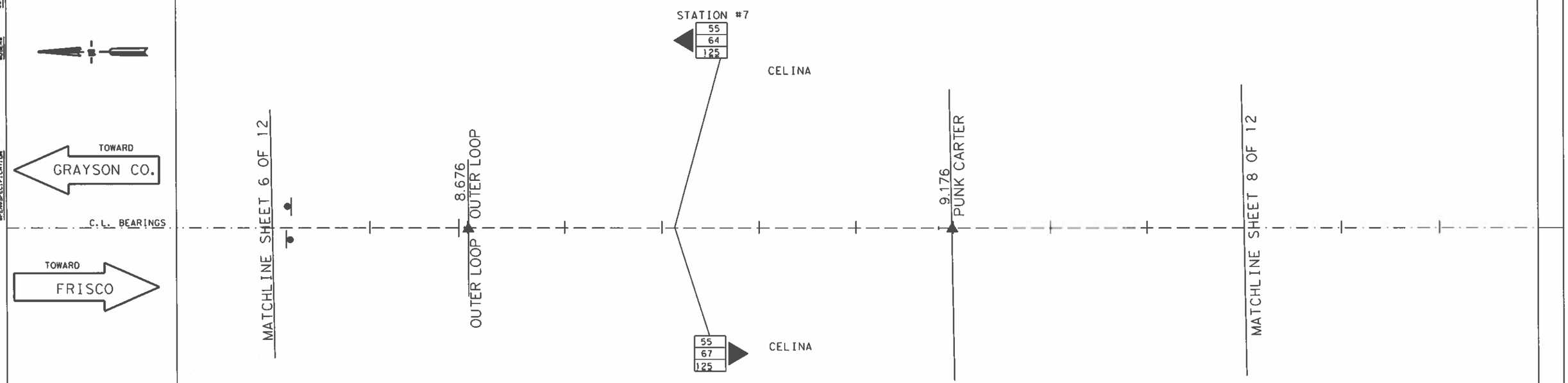
Texas Department of Transportation

SPEED STUDY
COLLIN COUNTY
SH 289

DESIGN TEAM	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	STATE	STATE DIST. NO. / COUNTY	
CHECKED	CONTROL NO.	SECTION NO. / JOB NO.	HIGHWAY NO.

SH 289

DEVELOPMENT	OPEN/RESIDENTIAL
RES. SIGHT DISTANCE	
BALL BANK OR ADVISORY SPEED	
CURVES OVER 2°	
GRADES OVER 3%	
SURFACE WIDTH AND TYPE	2 LANES, CURB/GUTTER, DIVIDED
R.O.W. AND RDBD. WIDTH	
ACCIDENTS	
ZONE LENGTHS (MILES)	4.292
ZONE SPEEDS (M.P.H.)	55 MPH
EXISTING SPEED LIMIT	55 MPH



EXISTING SPEED LIMIT	55 MPH
ZONE SPEEDS (M.P.H.)	55 MPH
ZONE LENGTHS (MILES)	4.292
ACCIDENTS	
R.O.W. AND RDBD. WIDTH	
SURFACE WIDTH AND TYPE	2 LANES
GRADES OVER 3%	2 LANES, CURB/GUTTER, DIVIDED
CURVES OVER 2°	
BALL BANK OR ADVISORY SPEED	
RES. SIGHT DISTANCE	
DEVELOPMENT	OPEN

DISTRICT: DALLAS COUNTY: COLLIN

HIGHWAY: SH 289 CITY: CELINA

DATE OF STUDY 08-13-24 SCALE 1" = 0.1 MILES

MINUTE NO. : _____ DATE __/__/__

REPLACES : _____ DATE __/__/__

REPLACED BY : _____ DATE __/__/__

CANCELLED BY : _____ DATE __/__/__

LIMITS OF ZONE

	SECTION ONE	LENGTH ___ MILES			SECTION TWO	LENGTH ___ MILES	
	STA. OR M.P.	CONT. AND SECT.	PROJECT		STA. OR M.P.	CONT. AND SECT.	PROJECT
BEGINS	0 + 00	____ - __	____(__)	BEGINS	__ + ___	____ - __	____(__)
	MP ____				MP ____		
	STA. OR M.P.	CONT. AND SECT.	PROJECT		STA. OR M.P.	CONT. AND SECT.	PROJECT
ENDS	0 + 00	____ - __	____(__)	ENDS	__ + ___	____ - __	____(__)
	MP ____				MP ____		

42 85 PERCENTILE SPEED
62 TOP SPEED MEASURED
125 NUMBER OF CARS CHECKED

● FATAL ACCIDENT
◪ PERSONAL INJURY ACCIDENT
○ PROPERTY DAMAGE ACCIDENT

INDICATES SECTION ZONED BY COMMISSION MINUTE

▲ SIGNALIZED INTERSECTION

TRIAL RUN

SPEED ZONE

CONT. 0091 SEC. 04

LIMITS: FROM N. LEGACY DR. (BUS 289) TO US 380

SHEET 7 OF 12

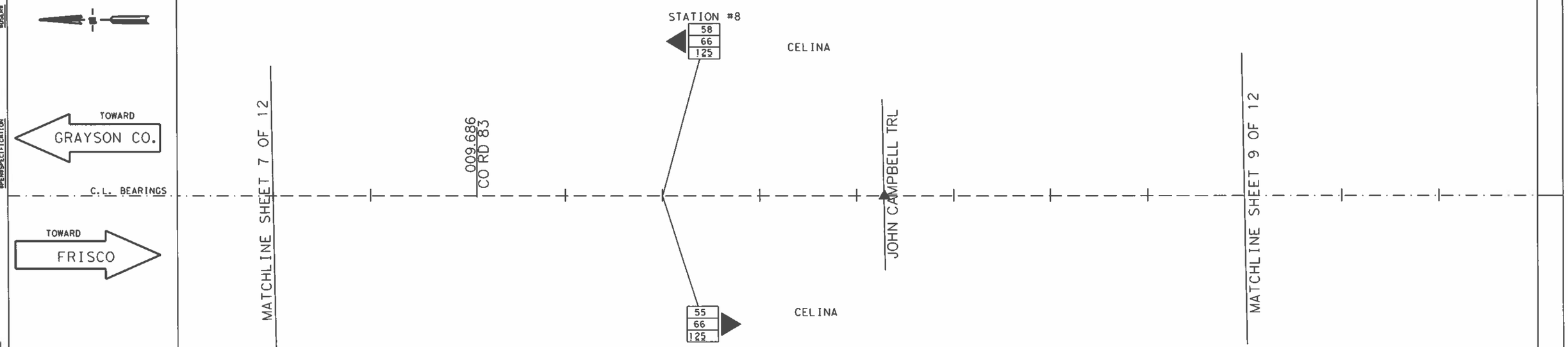
Texas Department of Transportation

SPEED STUDY
COLLIN COUNTY
SH 289

DESIGN TEAM	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	STATE	STATE DIST. NO.	COUNTY
CHECKED	CONTROL NO.	SECTION NO.	JOB NO.	HIGHWAY NO.

SH 289

DEVELOPMENT	OPEN/RESI.
RES. SIGHT DISTANCE	
BALL BANK OR ADVISORY SPEED	
CURVES OVER 2°	
GRADES OVER 3%	
SURFACE WIDTH AND TYPE	2 LANES, CURB/GUTTER, DIVIDED
R.O.W. AND ROBD. WIDTH	
ACCIDENTS	
ZONE LENGTHS (MILES)	4.292
ZONE SPEEDS (M.P.H.)	55 MPH
EXISTING SPEED LIMIT	55 MPH



EXISTING SPEED LIMIT	55 MPH
ZONE SPEEDS (M.P.H.)	55 MPH
ZONE LENGTHS (MILES)	4.292
ACCIDENTS	
R.O.W. AND RDBD. WIDTH	
SURFACE WIDTH AND TYPE	2 LANES, CURB/GUTTER, DIVIDED
GRADES OVER 3%	
CURVES OVER 2°	
BALL BANK OR ADVISORY SPEED	
RES. SIGHT DISTANCE	
DEVELOPMENT	OPEN / OPEN/COMM.

DISTRICT: DALLAS COUNTY: COLLIN

HIGHWAY: SH 289 CITY: CELINA

DATE OF STUDY 08-13-24 SCALE 1" = 0.1 MILES

MINUTE NO. : _____ DATE __/__/__

REPLACES : _____ DATE __/__/__

REPLACED BY : _____ DATE __/__/__

CANCELLED BY : _____ DATE __/__/__

LIMITS OF ZONE

	SECTION ONE				SECTION TWO			
	STA. OR M.P.	LENGTH ___ MILES CONT. AND SECT.	PROJECT		STA. OR M.P.	LENGTH ___ MILES CONT. AND SECT.	PROJECT	
BEGINS	__0 + 00__	____ - __	_____(__)	BEGINS	___ + ___	____ - __	_____(__)	
	MP _____				MP _____			
ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT	ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT	
	__0 + 00__	____ - __	_____(__)		___ + ___	____ - __	_____(__)	
	MP _____				MP _____			

42 85 PERCENTILE SPEED
62 TOP SPEED MEASURED
125 NUMBER OF CARS CHECKED

● FATAL ACCIDENT
◪ PERSONAL INJURY ACCIDENT
○ PROPERTY DAMAGE ACCIDENT

INDICATES SECTION ZONED BY COMMISSION MINUTE

▲ SIGNALIZED INTERSECTION

__ TRIAL RUN

SPEED ZONE

CONT. 0091 SEC. 04

LIMITS: FROM N. LEGACY DR. (BUS 289) TO US 380

SHEET 8 OF 12

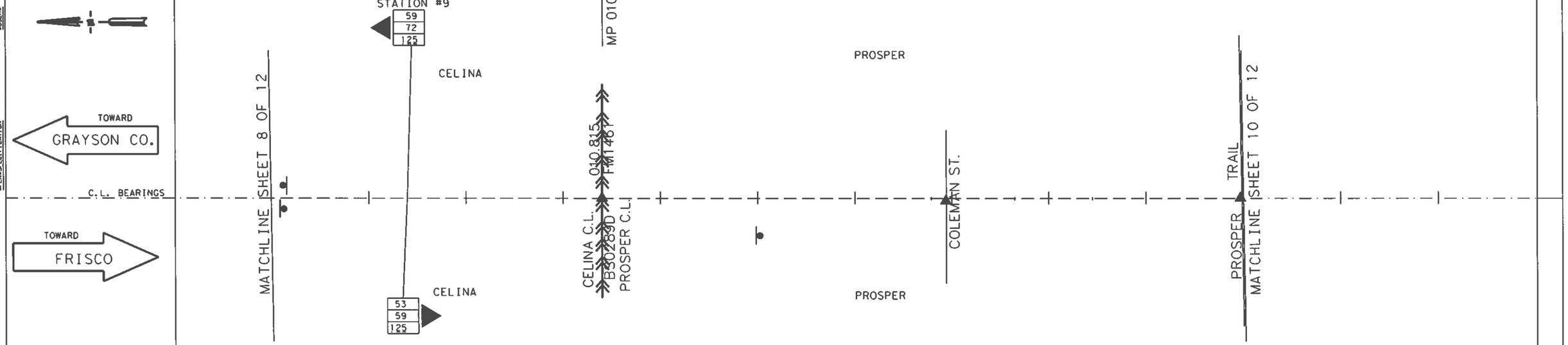
Texas Department of Transportation

SPEED STUDY
COLLIN COUNTY
SH 289

DESIGN TEAM	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	STATE	STATE DIST. NO. / COUNTY	
CHECKED	CONTROL NO.	SECTION NO. / JOB NO.	HIGHWAY NO.

SH 289

DEVELOPMENT	OPEN
RES. SIGHT DISTANCE	
BALL BANK OR ADVISORY SPEED	
CURVES OVER 2°	
GRADES OVER 3%	
SURFACE WIDTH AND TYPE	3 LANES, CURB/GUTTER, DIVIDED
R.O.W. AND ROBD. WIDTH	
ACCIDENTS	
ZONE LENGTHS (MILES)	4.292 / 3.253
ZONE SPEEDS (M.P.H.)	55 MPH / 50 MPH
EXISTING SPEED LIMIT	55 MPH / 55 MPH



EXISTING SPEED LIMIT	55 MPH	55 MPH
ZONE SPEEDS (M.P.H.)	55 MPH	50 MPH
ZONE LENGTHS (MILES)	4.292	3.253
ACCIDENTS		
R.O.W. AND ROBD. WIDTH		
SURFACE WIDTH AND TYPE	3 LANES, CURB/GUTTER, DIVIDED	
GRADES OVER 3%		
CURVES OVER 2°		
BALL BANK OR ADVISORY SPEED		
RES. SIGHT DISTANCE		
DEVELOPMENT	OPEN/COMM./RESI.	

DISTRICT: DALLAS COUNTY: COLLIN
HIGHWAY: SH 289 CITY: CELINA
DATE OF STUDY 08-13-24 SCALE 1" = 0.1 MILES

MINUTE NO. : _____ DATE __/__/__
REPLACES : _____ DATE __/__/__
REPLACED BY : _____ DATE __/__/__
CANCELLED BY : _____ DATE __/__/__

LIMITS OF ZONE

	SECTION ONE				SECTION TWO			
	LENGTH ___ MILES				LENGTH ___ MILES			
BEGINS	STA. OR M.P.	CONT. AND SECT.	PROJECT		STA. OR M.P.	CONT. AND SECT.	PROJECT	
	0 + 00	-	( )		+	-	( )	
	MP				MP			
ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT		STA. OR M.P.	CONT. AND SECT.	PROJECT	
	0 + 00	-	( )		+	-	( )	
	MP				MP			

42 85 PERCENTILE SPEED
62 TOP SPEED MEASURED
125 NUMBER OF CARS CHECKED

● FATAL ACCIDENT
◪ PERSONAL INJURY ACCIDENT
○ PROPERTY DAMAGE ACCIDENT

INDICATES SECTION ZONED BY COMMISSION MINUTE

▲ SIGNALIZED INTERSECTION

TRIAL RUN

SPEED ZONE

CONT. 0091 SEC. 04

LIMITS: FROM N. LEGACY DR. (BUS 289) TO US 380

SHEET 9 OF 12

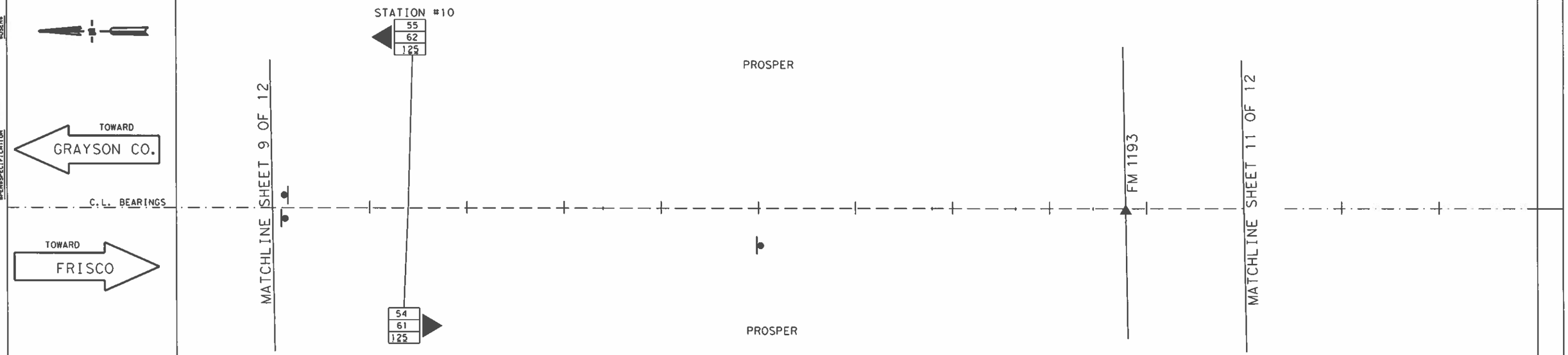
Texas Department of Transportation

SPEED STUDY
COLLIN COUNTY
SH 289

DESIGN TEAM	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		SHEET NO.
	STATE	STATE DIST. NO.	COUNTY	
CHECKED	CONTROL NO.	SECTION NO.	JOB NO.	HIGHWAY NO.

SH 289

DEVELOPMENT	OPEN
RES. SIGHT DISTANCE	
BALL BANK OR ADVISORY SPEED	
CURVES OVER 2°	
GRADES OVER 3%	
SURFACE WIDTH AND TYPE	3 LANES, CURB/GUTTER, DIVIDED
R.O.W. AND RDBD. WIDTH	
ACCIDENTS	
ZONE LENGTHS (MILES)	3.253
ZONE SPEEDS (M.P.H.)	50 MPH
EXISTING SPEED LIMIT	55 MPH



EXISTING SPEED LIMIT	55 MPH
ZONE SPEEDS (M.P.H.)	50 MPH
ZONE LENGTHS (MILES)	3.253
ACCIDENTS	
R.O.W. AND RDBD. WIDTH	
SURFACE WIDTH AND TYPE	3 LANES, CURB/GUTTER, DIVIDED
GRADES OVER 3%	
CURVES OVER 2°	
BALL BANK OR ADVISORY SPEED	
RES. SIGHT DISTANCE	
DEVELOPMENT	OPEN/COMM.

DISTRICT: DALLAS COUNTY: COLLIN

HIGHWAY: SH 289 CITY: CELINA

DATE OF STUDY 08-13-24 SCALE 1" = 0.1 MILES

MINUTE NO. : _____	DATE __/__/__
REPLACES : _____	DATE __/__/__
REPLACED BY : _____	DATE __/__/__
CANCELLED BY : _____	DATE __/__/__

LIMITS OF ZONE

	SECTION ONE	LENGTH ___ MILES			SECTION TWO	LENGTH ___ MILES	
	STA. OR M.P.	CONT. AND SECT.	PROJECT		STA. OR M.P.	CONT. AND SECT.	PROJECT
BEGINS	__0 + 00__	____ - __	____(__)	BEGINS	___ + ___	____ - __	____(__)
	MP _____				MP _____		
	STA. OR M.P.	CONT. AND SECT.	PROJECT		STA. OR M.P.	CONT. AND SECT.	PROJECT
ENDS	__0 + 00__	____ - __	____(__)	ENDS	___ + ___	____ - __	____(__)
	MP _____				MP _____		

42 85 PERCENTILE SPEED
62 TOP SPEED MEASURED
125 NUMBER OF CARS CHECKED

● FATAL ACCIDENT
◪ PERSONAL INJURY ACCIDENT
○ PROPERTY DAMAGE ACCIDENT

INDICATES SECTION ZONED BY COMMISSION MINUTE

▲ SIGNALIZED INTERSECTION

TRIAL RUN

SPEED ZONE

CONT. 0091 SEC. 04

LIMITS: FROM N. LEGACY DR. (BUS 289) TO US 380

SHEET 10 OF 12

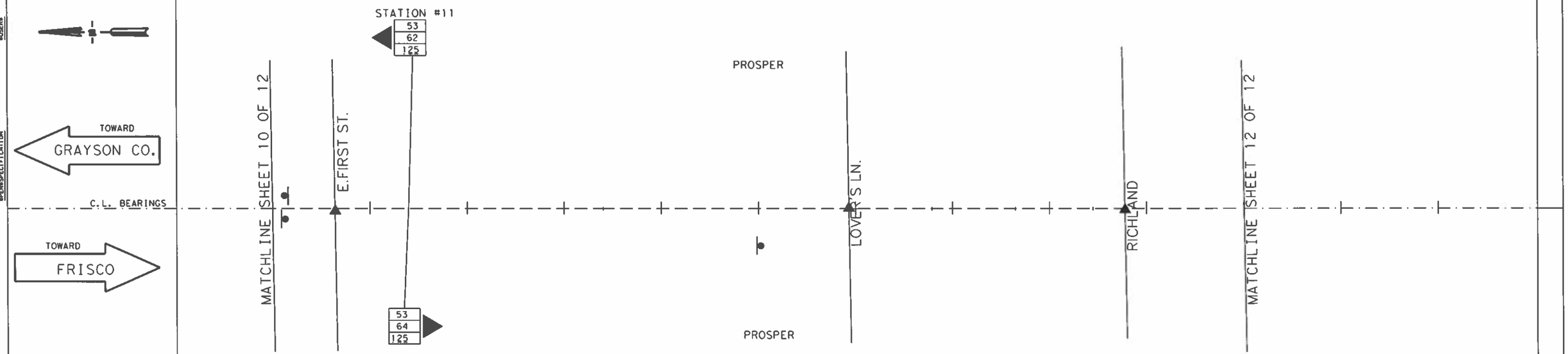
Texas Department of Transportation

SPEED STUDY
COLLIN COUNTY
SH 289

DESIGN TEAM	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
		STATE	STATE DIST. NO.	COUNTY
CHECKED	CONTROL NO.	SECTION NO.	JOB NO.	HIGHWAY NO.

SH 289

DEVELOPMENT	OPEN
RES. SIGHT DISTANCE	
BALL BANK OR ADVISORY SPEED	
CURVES OVER 2°	
GRADES OVER 3%	
SURFACE WIDTH AND TYPE	3 LANES, CURB/GUTTER, DIVIDED
R.O.W. AND RDBD. WIDTH	
ACCIDENTS	
ZONE LENGTHS (MILES)	3.253
ZONE SPEEDS (M.P.H.)	50 MPH
EXISTING SPEED LIMIT	55 MPH



EXISTING SPEED LIMIT	55 MPH
ZONE SPEEDS (M.P.H.)	50 MPH
ZONE LENGTHS (MILES)	3.253
ACCIDENTS	
R.O.W. AND RDBD. WIDTH	
SURFACE WIDTH AND TYPE	3 LANES, CURB/GUTTER, DIVIDED
GRADES OVER 3%	
CURVES OVER 2°	
BALL BANK OR ADVISORY SPEED	
RES. SIGHT DISTANCE	
DEVELOPMENT	OPEN/COMM.

DISTRICT: DALLAS COUNTY: COLLIN

HIGHWAY: SH 289 CITY: CELINA

DATE OF STUDY 08-13-24 SCALE 1" = 0.1 MILES

MINUTE NO. :	DATE __/__/__
REPLACES :	DATE __/__/__
REPLACED BY :	DATE __/__/__
CANCELLED BY :	DATE __/__/__

LIMITS OF ZONE

	SECTION ONE	LENGTH ___ MILES			SECTION TWO	LENGTH ___ MILES	
	STA. OR M.P.	CONT. AND SECT.	PROJECT		STA. OR M.P.	CONT. AND SECT.	PROJECT
BEGINS	__0 + 00__	____ - __	_____(__)	BEGINS	___ + ___	____ - __	_____(__)
	MP _____				MP _____		
	STA. OR M.P.	CONT. AND SECT.	PROJECT		STA. OR M.P.	CONT. AND SECT.	PROJECT
ENDS	__0 + 00__	____ - __	_____(__)	ENDS	___ + ___	____ - __	_____(__)
	MP _____				MP _____		

42 / 62 / 125 — 85 PERCENTILE SPEED / TOP SPEED MEASURED / NUMBER OF CARS CHECKED

- FATAL ACCIDENT
- PERSONAL INJURY ACCIDENT
- PROPERTY DAMAGE ACCIDENT

INDICATES SECTION ZONED BY COMMISSION MINUTE

SIGNALIZED INTERSECTION

TRIAL RUN

SPEED ZONE

CONT. 0091 SEC. 04

LIMITS: FROM N. LEGACY DR. (BUS 289) TO US 380

SHEET 11 OF 12

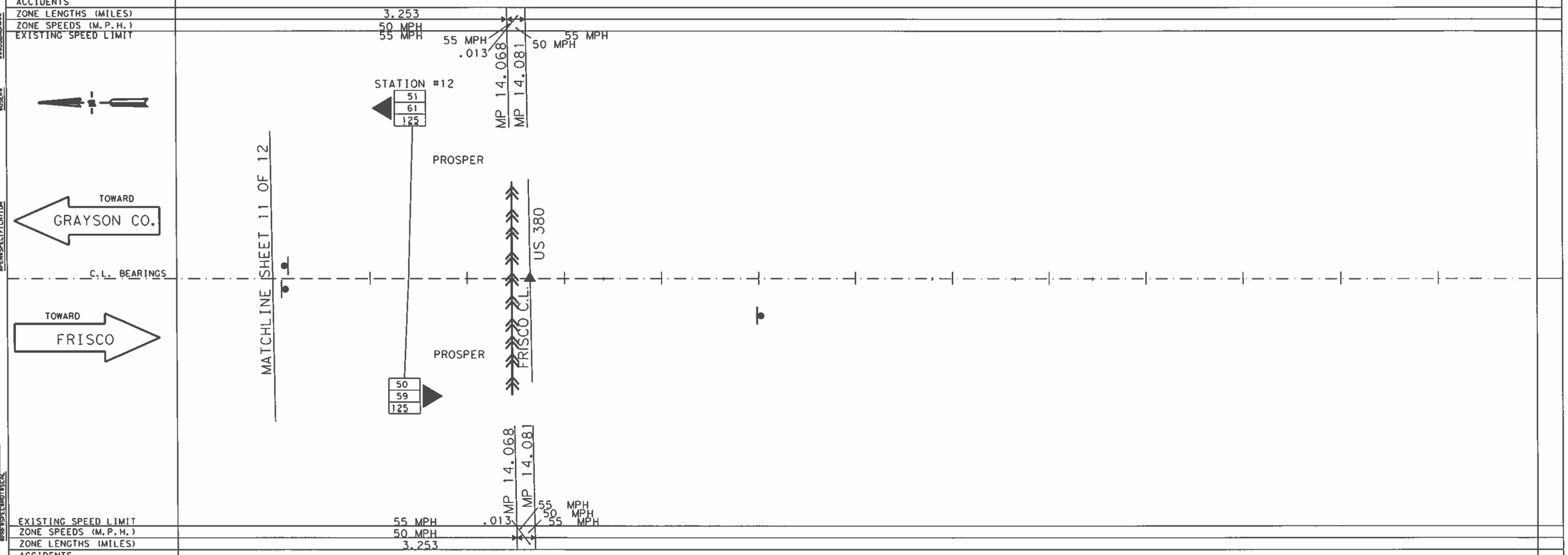
Texas Department of Transportation

SPEED STUDY
COLLIN COUNTY
SH 289

DESIGN TEAM	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	STATE	STATE DIST. NO. / COUNTY	
CHECKED	CONTROL NO.	SECTION NO. / JOB NO.	HIGHWAY NO.

SH 289

DEVELOPMENT	OPEN
RES. SIGHT DISTANCE	
BALL BANK OR ADVISORY SPEED	
CURVES OVER 2°	
GRADES OVER 3%	
SURFACE WIDTH AND TYPE	3 LANES, CURB/GUTTER, DIVIDED
R.O.W. AND RDBD. WIDTH	
ACCIDENTS	
ZONE LENGTHS (MILES)	3.253
ZONE SPEEDS (M.P.H.)	50 MPH
EXISTING SPEED LIMIT	55 MPH



EXISTING SPEED LIMIT	55 MPH
ZONE SPEEDS (M.P.H.)	50 MPH
ZONE LENGTHS (MILES)	3.253
ACCIDENTS	
R.O.W. AND RDBD. WIDTH	
SURFACE WIDTH AND TYPE	3 LANES, CURB/GUTTER, DIVIDED
GRADES OVER 3%	
CURVES OVER 2°	
BALL BANK OR ADVISORY SPEED	
RES. SIGHT DISTANCE	
DEVELOPMENT	OPEN/COMM.

DISTRICT: DALLAS COUNTY: COLLIN

HIGHWAY: SH 289 CITY: CELINA

DATE OF STUDY 08-13-24 SCALE 1_" = 0.1 MILES

MINUTE NO. : _____	DATE __/__/__	
REPLACES : _____	DATE __/__/__	
REPLACED BY : _____	DATE __/__/__	
CANCELLED BY : _____	DATE __/__/__	

LIMITS OF ZONE

	SECTION ONE				SECTION TWO			
	LENGTH ___ MILES				LENGTH ___ MILES			
BEGINS	STA. OR M.P.	CONT. AND SECT.	PROJECT		STA. OR M.P.	CONT. AND SECT.	PROJECT	
	0 + 00	-	( )		+	-	( )	
	MP				MP			
ENDS	STA. OR M.P.	CONT. AND SECT.	PROJECT		STA. OR M.P.	CONT. AND SECT.	PROJECT	
	0 + 00	-	( )		+	-	( )	
	MP				MP			

42 85 PERCENTILE SPEED
62 TOP SPEED MEASURED
125 NUMBER OF CARS CHECKED

● FATAL ACCIDENT
◪ PERSONAL INJURY ACCIDENT
○ PROPERTY DAMAGE ACCIDENT

INDICATES SECTION ZONED BY COMMISSION MINUTE

▲ SIGNALIZED INTERSECTION

TRIAL RUN

SPEED ZONE

CONT. 0091 SEC. 04

LIMITS: FROM N. LEGACY DR. (BUS 289) TO US 380

SHEET 12 OF 12

Texas Department of Transportation

SPEED STUDY
COLLIN COUNTY
SH 289

DESIGN TEAM	FED. NO. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
	STATE	STATE DIST. NO. / COUNTY	
CHECKED	CONTROL NO.	SECTION NO. / JOB NO.	HIGHWAY NO.

SPEED LIMIT UPDATE
PRESTON ROAD (SH 289)

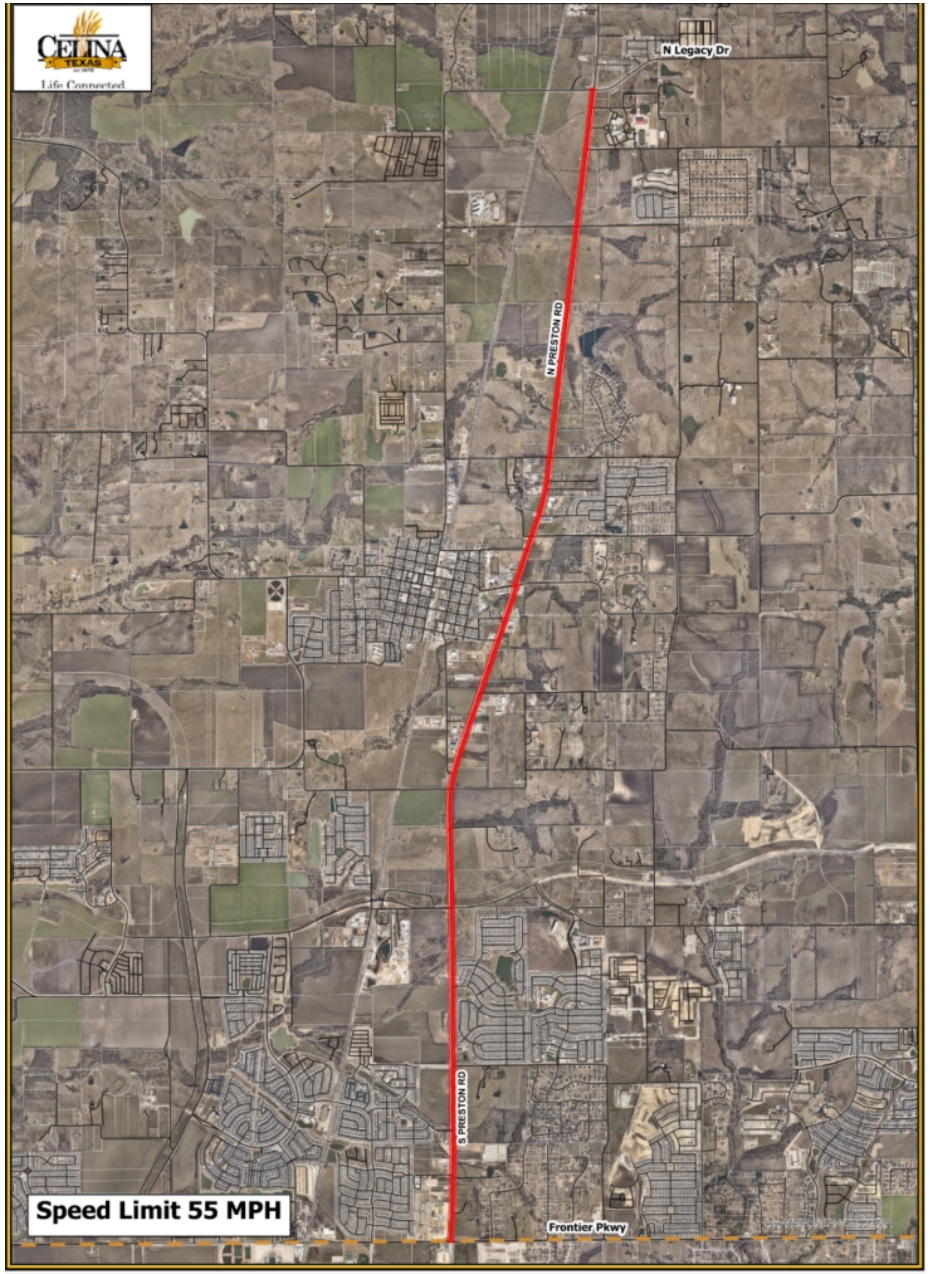
Andy Glasgow, P.E., PMP, CFM

March 11, 2025



EXITING SPEED LIMITS:

Preston Rd (SH 289) from N Legacy Dr to Frontier Parkway (FM 1461) is **55 MPH.**



UPDATE SPEED LIMITS:

Preston Rd (SH 289) from N Legacy Dr to E G A Moore Parkway (CR 100) is **50 MPH.**

Preston Rd (SH 289) from E G A Moore Pkwy (CR 100) to Frontier Pkwy (FM 1461) remains **55 MPH.**



QUESTIONS?



Life Connected.

Life Connected.

Planning
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Dusty McAfee, Director of Development Services
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Victoria Kiker
Date:	March 11, 2025
Re:	Millen Farms - Development Agreement

Action Requested:
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)

Background Information:
The applicant is requesting a Development Agreement on approximately 26 acres, generally north of Frontier Parkway and east of Preston Road. The property is currently within the Extraterritorial Jurisdiction (ETJ), and governed with a pre-annexation agreement that expires in August 2034. The applicant is proposing a detached Single-Family Residential neighborhood. The agreement establishes future annexation and zoning as a Planned Development (PD) with a Single-Family Residential Detached (SF) base zoning. Two lot sizes are proposed - 80' and 100' wide lots, with the wider lots adjacent to the existing estate neighborhood. No PID is being requested for this development. The Development Agreement would bring the property into City Limits, ensuring compliance with City standards. No land use restrictions apply in the ETJ, and the County has limited authority to require safety regulations. Approximately 20 residents attended the regular Planning & Zoning Commission meeting in February, with three speakers who expressed concerns over drainage, loss of privacy, traffic, and property devaluation. The Planning & Zoning Commission voted 2-2, which results in an absence of a formal recommendation. Please refer to the attachments for additional information.

Legal Review:

This item has been reviewed by the City Attorney.

Supporting Documents:

1. Location Map
2. Staff Presentation
3. Draft Development Agreement

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.

CELINA
TEXAS
EST. 1876
Life Connected.

E FRONTIER PKWY

Legend

- Parcels
- Roads
- City Limits
- Subject Property

24-DA-19 Millen Farms DA
Location Map
City of Celina

11/21/2024

N
W E
S

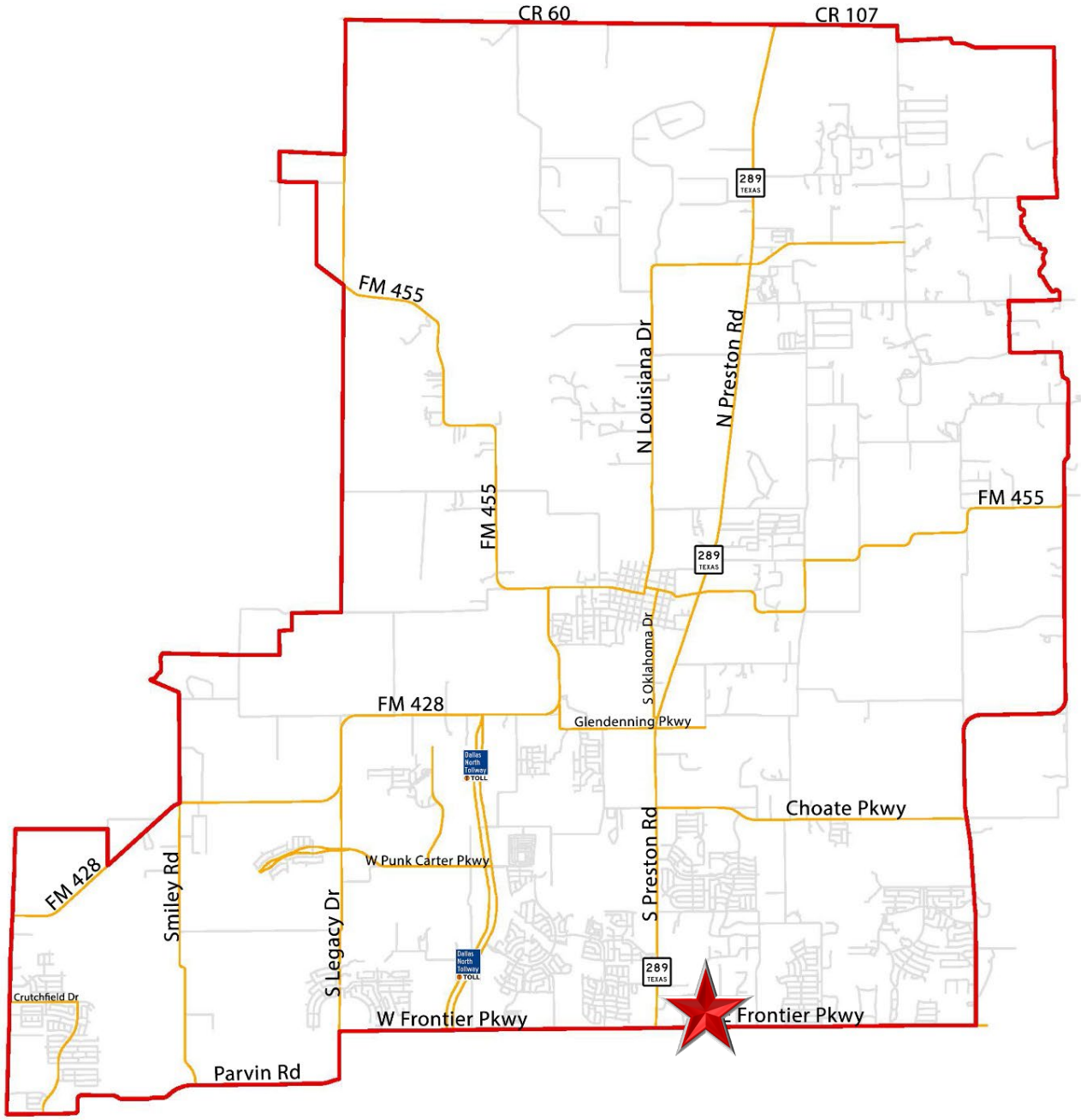
0 213 425
Feet

MILLEN TRACT

Development Agreement

City Council
March 11, 2025




CR 60
CR 107
289
TEXAS
FM 455
N Louisiana Dr
N Preston Rd
FM 455
FM 455
289
TEXAS
S Oklahoma Dr
FM 428
Glendenning Pkwy
Dallas North Tollway TOLL
Choate Pkwy
W Punk Carter Pkwy
FM 428
Smiley Rd
S Legacy Dr
S Preston Rd
Dallas North Tollway TOLL
289
TEXAS
Crutchfield Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd



LOCATION MAP

The subject property is generally located north of Frontier Parkway and east of Preston Road

BACKGROUND

- The subject property is approximately 26 acres
- The property is currently within the Extraterritorial Jurisdiction (ETJ) with a pre-annexation agreement that expires in August 2034
- The applicant is proposing to develop a detached Single-Family Residential neighborhood
- The proposed Development Agreement outlines the future annexation and zoning for the property

CONCEPT PLAN



60 Total Lots

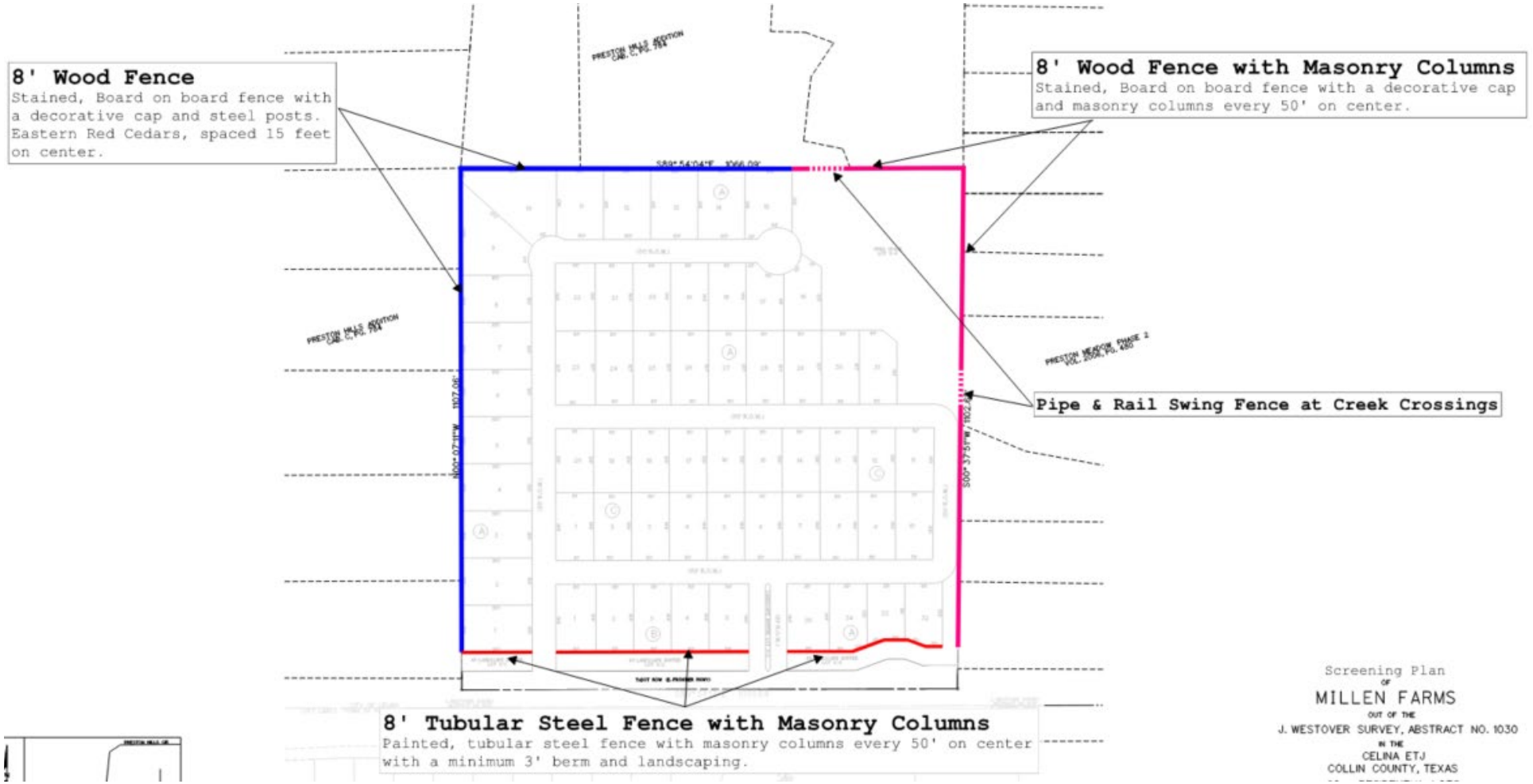
80'x125' (Min) - 45 Lots

100'x150' (Min) - 15 Lots

OPEN SPACE PLAN



SCREENING PLAN



ELEVATIONS









ELEVATIONS









ELEVATIONS









OVERVIEW

- The Development Agreement contemplates a Planned Development (PD) with a base zoning of Single-Family Residential Detached District (SF) base zoning
- The new neighborhood proposes two lot sizes:
  - The bigger of the two lot sizes (100' wide) is adjacent to the estate homes to the west and north
  - Only open space (no lots) is adjacent to the east
  - 80' wide lots are on the interior

POLICY CONSIDERATIONS

- The DA will bring an additional 26 acres into the City Limits, allowing City standards to apply instead of County regulations
- No PID has been requested for this development
- City standards apply (architecture, landscape, etc.)
- Big homes on big lots meet the Future Land Use Plan
- There are no land use restrictions in the ETJ, and the County has limited authority to require safety regulations

P&Z PUBLIC HEARING

- Approximately 20 residents attended the public hearing with 3 speaking
- Speakers expressed concerns over drainage, loss of privacy, traffic, and property devaluation
- Speakers requested that lots adjacent to existing estates be at least 50% of the existing lot size in the area and that the interior lots were not a concern
- Additional commentary included how “tiny homes” are not the right development in this area

P&Z PUBLIC HEARING

- The Commission asked the applicant about prior coordination with neighbors, the proposed builder(s), whether 2-story homes are proposed, and lot size transition in other areas of the city
- The Commission reminded that the City's design standards were quality, reviewed by competent Engineering staff, and address many of the performance concerns with the project
- It was also noted that the property is currently in the ETJ and that the 2025 Legislative session is not yet complete

RECOMMENDATION

- The Planning & Zoning Commission's vote (2-2) results in an absence of a formal recommendation at its regular meeting in February
- State law does not require P&Z review of Development Agreements
- Staff recommends approval as presented
  - Big homes on big lots
  - No PID
  - Voluntary annexation

DEVELOPMENT AGREEMENT

This Development Agreement (this "Agreement") is entered into by and between Michael Millen Revocable Trust (the "Developer") and the City of Celina (the "City"), to be effective on the date upon which the last of all of the Parties has approved and duly executed this Agreement ("Effective Date").

RECITALS

WHEREAS, certain capitalized terms used herein are defined in Article I; and

WHEREAS, the City is a home-rule municipality of the State of Texas located within Denton County and Collin County; and

WHEREAS, the Developer and the City (which are sometimes individually referred to as a "Party" and collectively as the "Parties") desire to enter into this Agreement; and

WHEREAS, on the date the City Council voted to approve this Agreement, Developer owns 25.9558 acres of land, generally located at the north of Frontier Parkway, commonly known as 575 E. Frontier Parkway, which lies within the extraterritorial jurisdiction ("ETJ") of the City, and within Collin County, Texas and is described by metes and bounds on **Exhibit A** and depicted in **Exhibit B**, (the "Property"); and

WHEREAS, the City and previous owner, Michael Millen ("Millen") entered into that certain Development and Services Agreement, effective July 17, 2019, recorded in the Official Public Records of Collin County as Instrument No. 20190730000902600 ("Original Agreement"); and

WHEREAS, the Developer intends to develop or cause the development of the Property pursuant to the terms of this Agreement as a single family residential development (the "Development"); and

WHEREAS, the Parties intend for this Agreement to establish certain restrictions and to impose certain commitments in connection with the development of the Property; and

WHEREAS, the Parties intend for the Property to be developed in a manner consistent with the City's zoning requirements, building material requirements and building code requirements, except as otherwise provided herein; and

WHEREAS, the Parties intend that the Property will be developed in accordance with the concept plan, shown as **Exhibit C,** attached hereto and incorporated herein for all purposes (the "Concept Plan"), the development standards, shown as **Exhibit D**, attached hereto and incorporated herein for all purposes (the "Development Standards"), the open space plan, shown as **Exhibit E**, attached hereto and incorporated herein for all purposes (the "Open Space Plan"), the screening plan, shown as **Exhibit F**, attached hereto and incorporated herein for all purposes (the "Screening Plan"), and the renderings, shown as **Exhibit G**, attached hereto and incorporated herein for all purposes (the "Renderings"); and

WHEREAS, in consideration of the Developer's agreements contained herein to annex and develop the Property as envisioned by the Parties, the City has agreed to terminate the Original Agreement prior to the end of the term to allow for the development of the Property as specifically set forth in this Agreement; and

WHEREAS, subject to any cost participation undertaken by the City for oversizing water or wastewater facilities inside the Property to serve surrounding properties, the Development will require Developer to build certain onsite infrastructure, including streets and roads; drainage; water, sanitary sewer, and other utility systems; open space and landscaping; and dedicate land for all of the onsite public improvements (collectively, "Onsite Public Improvements"); and

WHEREAS, the City has determined that full development of the Property as provided herein will promote local economic development within the City and will stimulate business and commercial activity within the City, which will drive infrastructure investment and job creation, and have a multiplier effect that increases both the City's tax base and utility revenues; and

WHEREAS, the Parties have determined that the Development will increase the quality of housing within the City; and

WHEREAS, the City and the Developer agree that the Development can best proceed pursuant to a development agreement such as this Agreement; and

WHEREAS, the Parties have the authority to enter into this Agreement pursuant to Section 212.171 *et seq* of the Texas Local Government Code and other applicable law; and

WHEREAS, the Parties contemplate that Developer execute and return a petition satisfying all legal requisites for annexation of the Property under Subchapter C-4 of Texas Local Government Code, Chapter 43, as forth in Article VI below.

NOW, THEREFORE, for and in consideration of the mutual covenants of the Parties set forth in this Agreement and for other good and valuable consideration, the receipt and adequacy of which are acknowledged, the Parties agree as follows:

ARTICLE I
GENERAL TERMS AND DEFINITIONS

1.1 Definitions. Unless the context requires otherwise, the following terms shall have the meanings hereinafter set forth:

Agreement is defined in the introductory paragraph.

City is defined in the introductory paragraph.

City Assignee is defined in Section 8.2.

City Council means the city council of the City.

City Regulation(s) means any ordinance, rule, regulation, standard, policy, order, guideline, master plans, or other City-adopted or City-enforced requirement, as amended and adopted by the City for uniform application throughout the corporate limits, and as are applicable to the Development.

Claims is defined in Section 4.2(a).

Developer is defined in the introductory paragraph.

Developer Assignee is defined in Section 8.1(a).

Development is defined in the Recitals.

Development Standards means the development standards for the Property, which are set forth on **Exhibit D**.

Effective Date is the date in the introductory paragraph.

Eminent Domain Fees is defined in Section 2.3.

End-Buyer is defined in Section 9.1.

ETJ is defined in the Recitals.

Indemnified Party is defined in Section 4.2(a).

Neighborhood Vision Book means the guide regarding open space and outdoor amenities adopted by City Resolution No. 2020-79R, as it may be subsequently amended.

Notice is defined in Section 10.2.

Parties means the Developer and the City.

Party means the Developer or the City.

Property is defined in the Recitals.

Public Infrastructure means water, wastewater, drainage, roadway, and other public infrastructure necessary to serve the full development of the Property, including the Onsite Public Improvements.

ARTICLE II
PUBLIC INFRASTRUCTURE

2.1 Public Infrastructure.

(a) Standards. Except as otherwise expressly provided for in this Agreement, all Public Infrastructure shall be designed, constructed and installed by the Developer in compliance with the City Regulations. Construction and/or installation of Public Infrastructure shall not begin until

complete and accurate plans and specifications have been approved by the City. Each contract for construction of Public Infrastructure shall require a two-year maintenance bond following completion of such Public Infrastructure, which bond shall run in favor of the Party responsible for maintenance of the completed Public Infrastructure. To the extent easements or rights-of-way are needed within the Property and/or on the perimeter of the Property, they shall be dedicated by the Developer to the City at no cost to the City. The Public Infrastructure will be installed within easements granted to the City or in the public right-of-way, however utilities must be in an easement separate from the right-of-way. The size of the Public Infrastructure shall be as finally determined by the City's engineer, however, should the City's engineer determine oversizing is needed to serve property other than the Development, then the City shall pay its proportionate share of such oversizing costs as they become due and payable under the construction contract.

(b) ROW Dedication. The Developer shall, either by plat or by deed as requested by the City, dedicate the right-of-way for thoroughfares, roads, streets, and alleys.

2.2 Inspections, Acceptance of Public Infrastructure.

(a) Roadway and Storm Infrastructure. The City shall have the right to inspect, at any time, the construction of all roadway and storm water Public Infrastructure, and any related Public Infrastructure necessary to support the proposed development within the Property, which shall be inspected, designed and constructed in compliance with all statutory and regulatory requirements, including design and construction criteria, and the City Regulations.

(b) Water and Wastewater Infrastructure. The City shall have the right to inspect the construction of all water and wastewater Public Infrastructure at any time, which water and wastewater shall be inspected, designed and constructed in compliance with all statutory and regulatory requirements, including design and construction criteria, and the City Regulations. The timing of construction of the various components of the water and wastewater Public Infrastructure shall be as required by the City Regulations.

(c) No Release. The City's inspections shall not release the Developer from its responsibility to construct, or ensure the construction of, adequate Public Infrastructure in accordance with approved engineering plans, construction plans, and other approved plans related to the Development provided the City satisfies its obligations under this Agreement.

(d) City Owned. From and after the inspection and acceptance by the City of the Public Infrastructure and any other dedications required under this Agreement, such improvements and dedications shall be owned by the City.

(e) Approval of Plats/Plans. Approval of plats, permits, plans, designs or specifications by the City shall be in accordance with the City Regulations except as modified by this Agreement. Approval by the City, the City's engineer or other City employee or representative of any plats, permits, plans, designs or specifications submitted pursuant to this Agreement or pursuant to the City Regulations shall not constitute or be deemed to be a release of the responsibility and liability of the Developer, his engineer, employees, officers or agents for the accuracy and competency of their design and specifications. Further, any such approvals shall not be deemed to be an assumption of such responsibility and liability by the City for any defect in the design and

specifications prepared by the Developer or the Developer's engineer, or engineer's officers, agents, servants, or employees, it being the intent of the parties that approval by the City's engineer signifies the City's approval on only the general design concept of the improvements to be constructed. All plats and plans of the Developer related to the Property shall meet the requirements of the applicable City Regulations.

2.3 Eminent Domain. The Developer agrees to use commercially reasonable efforts to obtain all third-party rights-of-way, consents, or easements, if any, required for the Public Infrastructure. If, however, the Developer is unable to obtain such third-party rights-of-way, consents, or easements within ninety (90) days of the Effective Date, the City agrees to take reasonable steps to secure same (subject to City Council authorization after a finding of public necessity) through the use of the City's power of eminent domain. The Developer shall be responsible for funding all reasonable and necessary legal proceeding/litigation costs, attorney's fees and related expenses, and appraiser and expert witness fees (collectively, "Eminent Domain Fees") paid or incurred by the City in the exercise of its eminent domain powers and shall, if requested in writing by the City, escrow with a mutually agreed upon escrow agent the City's reasonably estimated Eminent Domain Fees both in advance of the initiations of each eminent domain proceeding and as funds are needed by the City. Provided that the escrow fund remains appropriately funded in accordance with this Agreement, the City will use all reasonable efforts to expedite such condemnation procedures so that the Public Infrastructure can be constructed as soon as reasonably practicable. If the City's Eminent Domain Fees exceed the amount of funds escrowed in accordance with this paragraph, the Developer shall deposit additional funds as requested by the City into the escrow account within ten (10) days after written notice from the City. City is not required to continue pursuing the eminent domain unless and until the Developer deposits addition Eminent Domain Fees with the City. Any unused escrow funds will be refunded to the Developer with thirty (30) days after any condemnation award or settlement becomes final and non-appealable. Nothing in this subsection is intended to constitute a delegation of the police powers or governmental authority of the City, and the City reserves the right, at all times, to control its proceedings in eminent domain.

2.4 Operation and Maintenance.

(a) Upon inspection, approval, and acceptance of the water and wastewater Public Infrastructure or any portion thereof, the City shall maintain and operate the accepted water and wastewater infrastructure or any accepted portion thereof and provide water and wastewater service to the Property.

(b) Upon inspection, approval, and acceptance of the roadway and storm water Public Infrastructure or any portion thereof, the City shall maintain and operate the roadways and storm water infrastructure or any accepted portion thereof.

ARTICLE III
DEVELOPMENT REGULATIONS

3.1 Full Compliance with City Standards. Development of the Property shall be subject to the applicable City Regulations, except as modified by this Agreement.

3.2 Development Standards. The Development shall be constructed in accordance with the Concept Plan, depicted in **Exhibit C**, and the Development Standards, depicted in **Exhibit D.**

3.3 Plat. The Developer may submit a plat for all or any portion of the Property. The processing and content of all plats must adhere to the City Regulations, as they may be expressly altered by this Agreement.

3.4 Vested Rights. This Agreement shall constitute a "permit" under Chapter 245 of the Texas Local Government Code that is deemed filed with the City on the date upon which the last of all of the Parties has approved and duly executed this Agreement. The Developer does not, by entering into this Agreement, waive any rights or obligations arising under Chapter 245 of the Texas Local Government Code. Upon an administratively complete application for a final plat for any portion of the Property, Developer may claim vested rights as to the portion of the Property contained in the final plat based upon ordinances in effect at the time of final plat application, except to the extent such claim would cause the City's building material regulations in the zoning ordinance or in other City ordinances to be inapplicable.

3.5 Building Codes, Fire Codes and Building Materials. *As consideration for the termination of the Original Agreement prior to end of term for the Property, which the City and the Developer hereby agree to terminate in its entirety as of the Effective Date, Developer has consented to and requested, and the Parties agree, that **Exhibit D**, the City-adopted building codes and local amendments as subsequently amended, the City-adopted fire codes and local amendments as subsequently amended, and the City's building material regulations contained in the zoning ordinance and in other City ordinances, all as subsequently amended, apply to the Property except as amended by the Development Regulations in **Exhibit D**, and voluntarily agrees to burden the Property with their applicability, despite Texas Government Code Chapter 3000, effective September 1, 2019, as it presently exists or may be subsequently amended. The Parties further acknowledge and agree that the terms, provisions, covenants, and agreements contained in, or referenced in, this paragraph are covenants that touch and concern the Property and that it is the intent of the Parties that such terms, provisions, covenants, and agreements shall run with the Property and shall be binding upon the Parties hereto, their successors and assigns, and all subsequent owners of the Property. Should any amendment to the building material regulations contained in the zoning ordinance and in other city ordinances be held to be invalid by a court of competent jurisdiction, the Parties agree that the building material regulations in effect on August 1, 2019 shall then touch and concern the Property and be binding upon the Property. This Agreement serves to satisfy all notice requirements under Section 7 of the Original Agreement of a sale or conveyance of the Property. For the avoidance of doubt, as of the Effective Date, the Original Agreement shall be considered terminated and of no further force and effect and no provisions of the Original Agreement shall survive, notwithstanding Section 14 of the Original Agreement.*

ARTICLE IV
DEVELOPMENT PROCESS AND CHARGES

4.1 Development Fees. Development of any portion of the Property shall be subject to payment to the City of the applicable fees according to the City Regulations, including without limitation, impact fees, tap fees, technology fees, permit fees, park fees, development fees, inspection fees, and any other charges and fees not expressly exempted or altered by the terms of this Agreement.

4.2 INDEMNIFICATION AND HOLD HARMLESS.

(a) **THE DEVELOPER AND ITS SUCCESSORS AND ASSIGNS SHALL INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICIALS, EMPLOYEES, OFFICERS, REPRESENTATIVES AND AGENTS (EACH AN "INDEMNIFIED PARTY"), FROM AND AGAINST ALL ACTIONS, DAMAGES, CLAIMS, LOSSES OR EXPENSE OF EVERY TYPE AND DESCRIPTION TO WHICH THEY MAY BE SUBJECTED OR PUT: (I) BY REASON OF, OR RESULTING FROM THE BREACH OF ANY PROVISION OF THIS AGREEMENT BY THE DEVELOPER; (II) THE NEGLIGENT DESIGN, ENGINEERING AND/OR CONSTRUCTION BY THE DEVELOPER OR ANY ARCHITECT, ENGINEER OR CONTRACTOR HIRED BY THE DEVELOPER OF ANY OF THE PUBLIC INFRASTRUCTURE ACQUIRED FROM THE DEVELOPER HEREUNDER; (III) THE DEVELOPER'S NONPAYMENT UNDER CONTRACTS BETWEEN THE DEVELOPER AND ITS CONSULTANTS, ENGINEERS, ADVISORS, CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS IN THE PROVISION AND/OR CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE; (IV) ANY CLAIMS OF PERSONS EMPLOYED BY THE DEVELOPER OR ITS AGENTS TO CONSTRUCT THE PUBLIC INFRASTRUCTURE; OR (V) ANY CLAIMS AND SUITS OF THIRD PARTIES, INCLUDING BUT NOT LIMITED TO DEVELOPER'S RESPECTIVE PARTNERS, OFFICERS, DIRECTORS, EMPLOYEES, REPRESENTATIVES, AGENTS, SUCCESSORS, ASSIGNEES, VENDORS, GRANTEES, AND/OR TRUSTEES, REGARDING OR RELATED TO THE PUBLIC INFRASTRUCTURE OR ANY AGREEMENT OR RESPONSIBILITY REGARDING THE PUBLIC INFRASTRUCTURE, INCLUDING CLAIMS AND CAUSES OF ACTION WHICH MAY ARISE OUT OF THE PARTIAL NEGLIGENCE OF AN INDEMNIFIED PARTY (THE "CLAIMS"). NOTWITHSTANDING THE FOREGOING, NO INDEMNIFICATION IS GIVEN HEREUNDER FOR ANY ACTION, DAMAGE, CLAIM, LOSS OR EXPENSE DETERMINED BY A COURT OF COMPETENT JURISDICTION TO BE DIRECTLY ATTRIBUTABLE TO THE WILLFUL MISCONDUCT OR SOLE NEGLIGENCE OF ANY INDEMNIFIED PARTY. DEVELOPER IS EXPRESSLY REQUIRED TO DEFEND CITY AGAINST ALL SUCH CLAIMS, AND CITY IS REQUIRED TO REASONABLY COOPERATE AND ASSIST DEVELOPER IN PROVIDING SUCH DEFENSE.**

(b) **IN ITS REASONABLE DISCRETION, CITY SHALL HAVE THE RIGHT TO APPROVE OR SELECT DEFENSE COUNSEL TO BE RETAINED BY DEVELOPER IN FULFILLING ITS OBLIGATIONS HEREUNDER TO DEFEND AND INDEMNIFY THE INDEMNIFIED PARTIES, UNLESS SUCH RIGHT IS EXPRESSLY WAIVED BY CITY IN WRITING. THE INDEMNIFIED PARTIES RESERVE THE RIGHT TO PROVIDE A PORTION OR ALL OF THEIR/ITS OWN DEFENSE, AT THEIR/ITS SOLE COST; HOWEVER, INDEMNIFIED PARTIES ARE UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY AN INDEMNIFIED PARTY IS NOT TO BE CONSTRUED AS A WAIVER OF DEVELOPER'S OBLIGATION TO DEFEND INDEMNIFIED PARTIES OR AS A WAIVER OF DEVELOPER'S OBLIGATION TO INDEMNIFY INDEMNIFIED PARTIES PURSUANT TO THIS AGREEMENT. DEVELOPER SHALL RETAIN CITY-APPROVED DEFENSE COUNSEL WITHIN SEVEN BUSINESS DAYS OF WRITTEN NOTICE FROM AN INDEMNIFIED PARTY THAT IT IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS**

AGREEMENT. IF DEVELOPER FAILS TO RETAIN COUNSEL WITHIN SUCH TIME PERIOD, INDEMNIFIED PARTIES SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON THEIR OWN BEHALF, AND DEVELOPER SHALL BE LIABLE FOR ALL REASONABLE COSTS INCURRED BY INDEMNIFIED PARTIES. THE CITY AGREES, UNLESS ADVISED BY DEFENSE COUNSEL TO THE CONTRARY, TO ASSERT ITS IMMUNITY FROM LIABILITY AND IMMUNITY FROM SUIT AND/OR OTHER AVAILABLE AFFIRMATIVE DEFENSES

(c) THIS SECTION 4.2 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

(d) THE PARTIES AGREE AND STIPULATE THAT THIS INDEMNIFICATION AND THE EXPRESS NEGLIGENCE TEXT COMPLIES WITH THE CONSPICUOUSNESS REQUIREMENT, AND IS VALID AND ENFORCEABLE AGAINST THE DEVELOPER.

4.3 THE DEVELOPER'S ACKNOWLEDGEMENT OF THE CITY'S COMPLIANCE WITH FEDERAL AND STATE CONSTITUTIONS, STATUTES AND CASE LAW AND FEDERAL, STATE AND LOCAL ORDINANCES, RULES AND REGULATIONS/DEVELOPERS' WAIVER AND RELEASE OF CLAIMS FOR OBLIGATIONS EXPRESSLY SET FORTH IN THIS AGREEMENT.

(a) THE DEVELOPER ACKNOWLEDGES AND AGREES THAT, PROVIDED THERE ARE NO CITY DEFAULTS UNDER THIS AGREEMENT:

(I) THE PUBLIC INFRASTRUCTURE EXPRESSLY SET FORTH IN THIS AGREEMENT TO BE CONSTRUCTED UNDER THIS AGREEMENT, AND THE FEES TO BE IMPOSED BY THE CITY PURSUANT TO THIS AGREEMENT, REGARDING THE PROPERTY, IN WHOLE OR IN PART, DO NOT CONSTITUTE A:

(A) TAKING UNDER THE TEXAS OR UNITED STATES CONSTITUTION;

(B) VIOLATION OF THE TEXAS LOCAL GOVERNMENT CODE, AS IT EXISTS OR MAY BE AMENDED; AND/OR

(C) NUISANCE.

(II) THE AMOUNT OF THE DEVELOPER'S FINANCIAL AND INFRASTRUCTURE CONTRIBUTION FOR THE PUBLIC INFRASTRUCTURE EXPRESSLY SET FORTH IN THIS AGREEMENT IS ROUGHLY PROPORTIONAL TO THE DEMAND THAT THE DEVELOPER'S ANTICIPATED IMPROVEMENTS AND DEVELOPER'S DEVELOPMENT OF THE PROPERTY PLACES ON THE CITY'S INFRASTRUCTURE.

(III) THE DEVELOPER HEREBY AGREES, STIPULATES AND ACKNOWLEDGES THAT: (A) ANY PROPERTY WHICH IT CONVEYS TO THE CITY OR ACQUIRES FOR THE CITY PURSUANT TO THIS AGREEMENT IS ROUGHLY PROPORTIONAL TO THE BENEFIT RECEIVED BY THE DEVELOPER FOR SUCH LAND, AND THE DEVELOPER HEREBY WAIVES ANY CLAIM THEREFOR THAT IT MAY HAVE; AND (B) ALL PREREQUISITES TO SUCH DETERMINATION OF ROUGH PROPORTIONALITY HAVE BEEN MET, AND ANY VALUE RECEIVED BY THE CITY RELATIVE TO SAID CONVEYANCE IS RELATED BOTH IN NATURE AND EXTENT TO THE IMPACT OF THE DEVELOPMENT OF THE PROPERTY ON THE CITY'S INFRASTRUCTURE. THE DEVELOPER FURTHER AGREES TO WAIVE AND RELEASE ALL

CLAIMS IT MAY HAVE AGAINST THE CITY UNDER THIS AGREEMENT RELATED TO ANY AND ALL: (A) CLAIMS OR CAUSES OF ACTION BASED ON ILLEGAL OR EXCESSIVE EXACTIONS; AND (B) ROUGH PROPORTIONALITY AND INDIVIDUAL DETERMINATION REQUIREMENTS MANDATED BY THE UNITED STATES SUPREME COURT IN *DOLAN V. CITY OF TIGARD*, 512 U.S. 374 (1994), AND ITS PROGENY, AS WELL AS ANY OTHER REQUIREMENTS OF A NEXUS BETWEEN DEVELOPMENT CONDITIONS AND THE PROJECTED IMPACT OF THE PUBLIC INFRASTRUCTURE.

(b) THIS SECTION 4.3 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

ARTICLE V
TERM

The term of this Agreement shall be for a period of twenty (20) years after the Effective Date, except that Section 3.5, plus all provisions referenced in Section 3.5, of this Agreement are covenants that touch and concern the Property and shall run with the Property following the termination of this Agreement. The Parties may extend the term of this Agreement if they execute an agreement in writing.

ARTICLE VI
ANNEXATION AND POST-ANNEXATION MATTERS

6.1 Annexation. Within thirty (30) days of being requested to do so by the City, Developer or its assignee agrees to submit a voluntary annexation petition for the Property. Developer agrees to execute and supply any and all instruments and/or other documentation necessary for the City to annex the Property into the City's corporate limits. This Agreement constitutes the service plan agreement for providing all City services provided within the City's corporate limits to the Property in accordance with City Regulations. If the City is unable to complete the annexation of the Property for any reason, including but not limited to procedural error or legal challenge, Developer shall execute another voluntary annexation petition for the Property, within ten (10) days of being requested to do so. Developer acknowledges and agrees that:

(a) this Section 6.1 was a material inducement for the City to enter into this Agreement with Developer;

(b) Developer is not required to enter into this Agreement;

(c) the annexation procedures described in this Agreement require Developer's consent, and by entering into this Agreement, Developer hereby voluntarily provides such consent; and

(d) with this Agreement and the provisions contained herein, City has provided to Developer the written disclosure required by Section 212.172(b-1) of the Texas Local Government Code.

The City agrees, in accordance with applicable statutory requirements, to take all steps necessary to complete and approve annexation of the Property into the corporate limits of the City

("Annexation") within 60 days of Developer providing the voluntary annexation petition and any other documentation reasonably requested by the City for the purposes of being able to complete Annexation in accordance with this Section 6.1 and zoning in accordance with Section 6.2.

6.2 Zoning of Property. While the Parties expressly acknowledge that the Property will be voluntarily annexed in accordance with Section 6.1 of this Agreement, the Parties agree that the Development Standards and the applicable provisions of this Agreement memorialize the plan for development of the Property as provided for in Section 212.172 of the Texas Local Government Code and other applicable law. The City shall consider zoning the Property in accordance with the Development Standards and the Concept Plan ("Zoning Plan") contemporaneously with the Annexation of the Property (as provided in Section 6.1). Through this Agreement, the Developer expressly consents and agrees to the zoning of the Property consistent with and as contemplated by this section. Should the City Council of the City fail to approve the Annexation and/or the Zoning Plan in accordance with the terms hereof, Developer shall have the right to use and develop the Property in accordance with the Development Standards, Concept Plan and all other terms of this Agreement, notwithstanding the ultimate zoning of the Property and the Agreement will remain in full force and effect with respect to all covenants of the Parties hereto. In the event of a conflict between this Agreement and the zoning of the Property, the Parties agree that this Agreement shall control. The Developer agrees that nothing in this Agreement shall prevent **Exhibit C**, **Exhibit D, Exhibit E, Exhibit F, Exhibit G,** Section 3.5 of this Agreement, and the City Regulations, including but not limited to zoning, from being enforced against an End-Buyer.

ARTICLE VII
EVENTS OF DEFAULT; REMEDIES

7.1 Events of Default. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given in writing (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time to be determined based on the nature of the alleged failure, but in no event more than 30 days after written notice of the alleged failure has been given). Notwithstanding the foregoing, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured and within such 30-day period gives written notice to the non-defaulting Party of the details of why the cure will take longer than 30 days with a statement of how many days are needed to cure.

7.2 Remedies. If a Party is in default, the aggrieved Party may, at its option and without prejudice to any other right or remedy under this Agreement, seek any relief available at law or in equity, including, but not limited to, an action under the Uniform Declaratory Judgment Act, or actions for specific performance, mandamus, or injunctive relief. NOTWITHSTANDING THE FOREGOING, HOWEVER, NO DEFAULT UNDER THIS AGREEMENT SHALL ENTITLE THE AGGRIEVED PARTY TO TERMINATE THIS AGREEMENT OR LIMIT THE TERM OF THIS AGREEMENT.

ARTICLE VIII

ASSIGNMENT AND ENCUMBRANCE

8.1 Assignment by Developer to Successors.

(a) The Developer has the right (from time to time without the consent of the City, but upon prior written notice to the City) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of the Developer under this Agreement, to any person or entity (an "Developer Assignee") that (i) is or will become an owner of any portion of the Property or (ii) is controlled by or under common control by the Developer and becomes an owner of any portion of the Property, provided that the Developer is not in breach of this Agreement at the time of such assignment. A Developer Assignee is considered the "Developer" and a "Party," under this Agreement for purposes of the obligations, rights, title, and interest assigned to the Developer Assignee. Notice of each proposed assignment to a Developer Assignee shall be provided to the City at least fifteen (15) days prior to the effective date of the assignment, which notice shall include a copy of the proposed assignment document together with a legal description and depiction of the Property being assigned, the name, address, telephone number, and e-mail address (if available) of a contact person representing the Developer Assignee.

(b) Each assignment shall be in writing executed by the Developer and the Developer Assignee and shall obligate the Developer Assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned. A copy of each fully executed assignment to a Developer Assignee shall be provided to all Parties within fifteen (15) days after execution. From and after such assignment, the City agrees to look solely to the Developer Assignee for the performance of all obligations assigned to the Developer Assignee and agrees that the Developer shall be released from subsequently performing the assigned obligations and from any liability that results from the Developer Assignee's failure to perform the assigned obligations; provided, however, if a copy of the assignment is not received by the City within 15 days after execution, Developer shall not be released until the City receives such copy of the assignment.

(c) No assignment by Developer shall release Developer from any liability that resulted from an act or omission by Developer that occurred prior to the effective date of the assignment unless the City approves the release in writing.

(d) The Developer shall maintain written records of all assignments made to Developer Assignees, including a copy of each executed assignment and the Developer Assignee's Notice information as required by this Agreement, and, upon written request from another Party, shall provide a copy of such records to the requesting person or entity.

8.2 Assignment by the City. The City has the right (from time to time without the consent of another Party, but upon prior written Notice to each other Party) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of the City under this Agreement, to any agency, authority, or political subdivision of the state (a "City Assignee"). Notice of each proposed assignment to a City Assignee shall be provided to each other Party at least 15 days prior to the effective date of the assignment, which Notice shall include a copy of the proposed assignment document together with the name, address, telephone number, and e-mail address of a contact person representing the City Assignee who the other Party may

contact for additional information. Each assignment shall be in writing executed by the City and the City Assignee and shall obligate the City Assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned. A copy of each fully executed assignment to a City Assignee shall be provided to all Parties within 15 days after execution. From and after such assignment, all Parties agree to look solely to the City Assignee for the performance of all obligations assigned to the City Assignee and agrees that the City shall be released from subsequently performing the assigned obligations and from any liability that results from the City Assignee's failure to perform the assigned obligations; provided, however, if a copy of the assignment is not received by the other Parties within 15 days after execution, the City shall not be released until the other Parties receive such copy of the assignment. No assignment by the City shall release the City from any liability that resulted from an act or omission by the City that occurred prior to the effective date of the assignment unless the other Parties approve the release in writing. The City shall maintain written records of all assignments made by the City to City Assignees, including a copy of each executed assignment and the City Assignee's Notice information as required by this Agreement, and, upon written request from another Party, shall provide a copy of such records to the requesting person or entity.

8.3 Collateral Assignments. The Developer and Developer Assignees have the right, from time to time, to collaterally assign, pledge, grant a lien or security interest in, or otherwise encumber any of their respective rights, title, or interest under this Agreement for the benefit of their respective lenders without the consent of, but with prompt written Notice to, the City. The collateral assignment, pledge, grant of lien or security interest, or other encumbrance shall not, however, obligate any lender to perform any obligations or incur any liability under this Agreement unless the lender agrees in writing to perform such obligations or incur such liability. Provided the City has been given a copy of the documents creating the lender's interest, including Notice information for the lender, then that lender shall have the right, but not the obligation, to cure any default under this Agreement and shall be given a reasonable time to do so in addition to the cure periods otherwise provided to the defaulting Party by this Agreement; and the City agrees to accept a cure offered by the lender as if offered by the defaulting Party. A lender is not a Party to this Agreement unless this Agreement is amended, with the consent of the lender, to add the lender as a Party. Notwithstanding the foregoing, however, this Agreement shall continue to bind the Property and shall survive any transfer, conveyance, or assignment occasioned by the exercise of foreclosure or other rights by a lender, whether judicial or non-judicial. Any purchaser from or successor owner through a lender of any portion of the Property shall be bound by this Agreement and shall not be entitled to the rights and benefits of this Agreement with respect to the acquired portion of the Property until all defaults under this Agreement with respect to the acquired portion of the Property have been cured.

8.4 Transfer of Warranties. Any Public Infrastructure that are transferred to the City shall be accompanied by all applicable third-party bonds and warranties related to construction and maintenance of such Public Infrastructure.

8.5 Assignees as Parties. An assignee authorized in accordance with this Agreement and for which notice of assignment has been provided in accordance with this Agreement shall be considered a "Party" for the purposes of this Agreement. With the exception of the End-Buyer of a lot within the Property, any person or entity upon becoming an owner of land or upon obtaining an ownership interest in any part of the Property shall be deemed to be a "Developer" and have all

of the obligations of the Developer as set forth in this Agreement and all related documents to the extent of said ownership or ownership interest.

8.6 No Third-Party Beneficiaries. This Agreement only inures to the benefit of, and may only be enforced by, the Parties. No other person or entity shall have any right, title, or interest under this Agreement or otherwise be deemed to be a third-party beneficiary of this Agreement.

ARTICLE IX
RECORDATION AND ESTOPPEL CERTIFICATES

9.1 Binding Obligations. This Agreement and all amendments hereto and assignments hereof shall be recorded in the deed records of each county within which the Property is located. This Agreement binds and constitutes a covenant running with the Property. Upon the Effective Date, this Agreement shall be binding upon the Parties and their successors and assigns permitted by this Agreement and forms a part of any other requirements for Development within the Property. This Agreement, when recorded on or after the Effective Date, shall be binding upon the Parties and their successors and assigns as permitted by this Agreement and upon the Property; however, this Agreement shall not be binding upon, and shall not constitute any encumbrance to title as to, any end-buyer/homebuyer of a fully developed and improved lot (an "End-Buyer") and shall not negate the End-Buyer's obligation to comply with the City's Regulations, including but not limited to zoning ordinances, as they currently exist or may be amended.

9.2 Estoppel Certificates. From time to time upon written request of the Developer, if needed to facilitate a sale of all or a portion of the Property or a loan secured by all or a portion of the Property, the City will execute a written estoppel certificate in a form and substance satisfactory to the City, to its reasonable knowledge and belief, identifying any obligations of the Developer under this Agreement that are in default. The Developer shall pay the City $1,000 at the time of the Developer's request for an estoppel certificate for each request in excess of one per calendar year.

ARTICLE X
ADDITIONAL PROVISIONS

10.1 Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the City Council of the City; and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

10.2 Notices. Any notice, payment or instrument required or permitted by this Agreement to be given or delivered to any Party shall be deemed to have been received when

personally delivered or 72 hours following deposit of the same in any United States Post Office, registered or certified mail, postage prepaid, addressed as follows ("Notice"):

To the City:	Attn: City Manager City of Celina 142 North Ohio Celina, TX 75009 TEL: (972) 382-2682
With a copy to:	Attn: Julie Fort Messer Fort, PLLC 6371 Preston Road, Suite 200 Frisco, Texas 75034 TEL: (972) 668-6400
To the Developer:	Michael Millen Revocable Trust PO Box 547 Prosper, Texas 75078 Phone: (214) 704-2524
With a copy to:	Kessler Collins, P.C. Attn: Michael Shaw 500 N. Akard St., Ste. 3700 Dallas, Texas 75201 Phone: (512) 569-8994

Any Party may change its address or addresses for delivery of notice by delivering written notice of such change of address to the other Party.

10.3 Interpretation. The Parties acknowledge that each has been actively involved in negotiating this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Agreement. In the event of any dispute over the meaning or application of any provision of this Agreement, the provision will be interpreted fairly and reasonably and neither more strongly for nor against any Party, regardless of which Party originally drafted the provision.

10.4 Time. In this Agreement, time is of the essence and compliance with the times for performance herein is required.

10.5 Authority and Enforceability. The City represents and warrants that this Agreement has been approved by official action by the City Council of the City in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the City has been duly authorized to do so. The Developer represents and warrants that this Agreement has been approved by appropriate action of the Developer, and that the individual executing this Agreement on behalf of the Developer has been duly authorized to do so. Each Party respectively

acknowledges and agrees that this Agreement is binding upon such Party and is enforceable against such Party, in accordance with its terms and conditions and to the extent provided by law.

10.6 Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes all prior agreements, whether oral or written, covering the subject matter of this Agreement. This Agreement shall not be modified or amended except in writing signed by the Parties.

10.7 Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, then: (a) such unenforceable provision shall be deleted from this Agreement; (b) the unenforceable provision shall, to the extent possible and upon mutual agreement of the Parties, be rewritten to be enforceable and to give effect to the intent of the Parties; and (c) the remainder of this Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

10.8 Applicable Law; Venue. This Agreement is entered into pursuant to, and is to be construed and enforced in accordance with, the laws of the State of Texas, and all obligations of the Parties are performable in each county in which the Property is located. Exclusive venue for any action to enforce or construe this Agreement shall be in the County District Court in which any of the Property is located.

10.9 Non-Waiver. Any failure by a Party to insist upon strict performance by the other Party of any material provision of this Agreement shall not be deemed a waiver thereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this Agreement. No provision of this Agreement may be waived except by writing signed by the Party waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any Party of any term or condition of this Agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

10.10 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

10.11 Further Documents. The Parties agree that at any time after execution of this Agreement, they will, upon request of another Party, execute and deliver such further documents and do such further acts and things as the other Party may reasonably request in order to effectuate the terms of this Agreement. This provision shall not be construed as limiting or otherwise hindering the legislative discretion of the City Council seated at the time that this Agreement is executed or any future City Council.

10.12 Exhibits. The following exhibits are attached to this Agreement and are incorporated herein for all purposes:

Exhibit A	Legal Description of the Property
Exhibit B	Depiction of the Property
Exhibit C	Concept Plan
Exhibit D	Development Standards
Exhibit E	Open Space Plan

Exhibit F Screening Plan
Exhibit G Renderings

10.13 Governmental Powers; Waivers of Immunity. By its execution of this Agreement, the City does not waive or surrender any of its respective governmental powers, immunities, or rights except as provided in this section. The Parties acknowledge that the City waives its sovereign immunity as to suit solely for the purpose of adjudicating a claim under this Agreement. This is an agreement for the provision of goods or services to the City under Section 271.151 et seq. of the Texas Local Government Code.

10.14 Force Majeure. Each Party shall use good faith, due diligence and reasonable care in the performance of its respective obligations under this Agreement, and time shall be of the essence in such performance; however, in the event a Party is unable, due to force majeure, to perform its obligations under this Agreement, then the obligations affected by the force majeure shall be temporarily suspended. Within three (3) business days after the occurrence of a force majeure event, the Party claiming the right to temporarily suspend its performance, shall give notice to all the Parties, including a detailed explanation of the force majeure and a description of the action that will be taken to remedy the force majeure and resume full performance at the earliest possible time. A Party that fails to provide timely notice of an event of force majeure will be deemed to be able to resume full performance within thirty (30) days of such event. The term "force majeure" shall include events or circumstances that are not within the reasonable control of Party whose performance is suspended and that could not have been avoided by such Party with the good faith exercise of good faith, due diligence and reasonable care.

10.15 Amendments. This Agreement cannot be modified, amended, or otherwise varied, except in writing signed by the City and the Developer expressly amending the terms of this Agreement.

10.16 Consideration. This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is hereby acknowledged.

EXECUTED by the City and the Developer on the respective dates stated below after approval of the City Council of the City on _____, 2025.

Date: _____

CITY OF CELINA

By: _____
Ryan Tubbs, Mayor

ATTEST:

_____
Jeovanna Rubio, Assistant City Secretary

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the ____ day of _____, 2025, by Ryan Tubbs, the Mayor of the City of Celina, Texas, on behalf of said City.

_____
Notary Public, State of Texas

(SEAL)

_____
Name printed or typed

Commission Expires:_____

DEVELOPER:

Michael Millen Revocable Trust

_____

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
§
COUNTY OF___ §

BEFORE ME, a Notary Public in and for the State of Texas, duly authorized to take acknowledgments, on _____, 2025, personally appeared _____, _____ of _____, a _____ and acknowledged that he/she executed the foregoing document on behalf of said entity(ies).

_____
Notary Public in and for the State of Texas

EXHIBIT A
DESCRIPTION OF THE PROPERTY

(see attached)

TRACT I:

Being all that certain lot, tract or parcel of land located in the JONATHON WESTOVER SURVEY, ABSTRACTNO. 1030, Collin County, Texas, and being the same tract of land described in deed to Michael R. Millen and wife, Maria E. Millen, recorded in Volume 4677, Page 1124, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the North line of East Frontier Parkway, also known as F.M. 1461, a 90' right-of-way, at the Southeast corner of Lot 36, of Preston Hills Addition, an addition to Collin County, Texas, according to the Plat thereof recorded in Cabinet C, Page 784, Map Records, Collin County, Texas;

Thence North 00° 07' 11" West, along the East line of said addition, a distance of 836.77' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of Lot 33 of said addition, at the most Westerly Southwest corner of a tract of land described in deed to Maria E. Millen, recorded in Instrument No. 20150127000089990, Official Public Records, Collin County, Texas;

Thence North 89° 51' 17" East, a distance of 461.75' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at an interior ell corner of said Millen tract;

Thence South 00° 07' 11" East, a distance of 836.77' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the said North line of East Frontier Parkway, F.M. 1461, at the most Southerly Southwest corner of said Millen tract;

Thence South 89° 51' 17" West, along said North line, a distance of 461.75' to the PLACE OF BEGINNING and containing 386,379 square feet or 8.870 acres of land.

Save and except that certain 0.2916 acre tract (12,702 square feet) in the Agreed Final Judgment Cause No. 003-0041-2023, by and between The State of Texas ("as Plaintiff") and Michael Roy Millen, Trustee of The Michael Millen Revocable Trust, dated February 10, 2020 ("as Michael Millen") and Prosperity Bank, a Texas State Bank ("as Prosperity Bank") recorded on January 04, 2024 under County Clerk's File No. 2024000001431, Official Public Records of Collin County, Texas.

TRACT II:

Being a 17.99 acre tract of land situated in The Jonathon Westover Survey, Abstract Number 1030, Collin County, Texas and being a portion of a tract of land hereafter referred to as "The Hufford Tract" described in Deed to James P. Hufford and wife, Joyce A. Hufford, dated June 27, 1991, as recorded in Volume 3640, Page 302 of the Deed Records of Collin County, Texas, said 17.99 acre tract of land being more particularly described as follows:

Beginning at an iron rod at the base of a fence post found for the Northeast Corner of The Hufford Tract, said iron rod marking the most easterly southeast corner of Preston Hills Addition, an addition to the City of Celina, Texas, as recorded in Cabinet C, Page 784, of the Map and/or Plat Records of Collin County, Texas, said corner also being an angle point in the west line of 16.858 acre tract of land, hereafter referred to as "The Pappas Tract" described in Deed to William B. Pappas and wife, Sharon L. Pappas dated July 29, 1993 as recorded under County Clerk's File Number 93-0064050, Deed Records, Collin County, Texas;

Thence South 00 Degrees 37 Minutes 51 Seconds West, along and with the easterly line of The Hufford Tract, being the westerly line of said Pappas Tract, a distance of 1102.62 feet to southeast corner of The Hufford Tract, being the southwest corner of the Pappas Tract, from which a 1/2 inch iron rod (Disturbed)

found bears South 55 Degrees 21 Minutes 17 Seconds East, a distance of 0.81 feet, said corner being on the north Right-of-way line of Farm to Market Highway 1461, a 90 foot Right-of-way;

Thence South 89 Degrees 51 Minutes 17 Seconds West, along and with the south line of the Hufford Tract and the north Right-of-way line of said Farm to Market Highway 1461, a distance of 589.89 feet to a 5/8 inch iron rod set for corner;

Thence leaving the south line of the Hufford Tract and the north Right-of-way line of said Farm to Market Highway 1461, over and across the Hufford Tract the following two courses:

North 00 Degrees 07 Minutes 11 Seconds West, a distance of 836.77 feet to a 5/8 inch iron rod set for corner;

South 89 Degrees 51 Minutes 17 Seconds West, a distance of 461.75 feet to a 5/8 inch iron rod set for corner in the west line of the Hufford Tract, being the most southerly east line of said Preston Hills Addition;

Thence North 00 Degrees 07 Minutes 11 Seconds West, along and with the west line of the Hufford Tract, being the most southerly east line of said Preston Hills Addition, a distance of 270.29 feet to a 1/2 inch iron rod found for the northwest corner of the Hufford Tract, being an interior ell corner of said Preston Hills Addition;

Thence South 89 Degrees 54 Minutes 04 Seconds East, along and with the north line of the Hufford Tract, being the most easterly south line of said Preston Hills Addition, a distance of 1066.09 feet to the Point of Beginning and containing 17.99 acres of land, more or less.

Save and except that certain 0.6126 acre tract (26,686 square feet) which was conveyed by Michael Roy Millen, Trustee of The Michael Millen Revocable Trust, dated February 10, 2020 to The State of Texas, acting by and through the Texas Transportation Commission, By Deed dated September 27, 2023 and recorded on December 22, 2023 under County Clerk's File No. 2023000145761, Official Public Records of Collin County, Texas.

EXHIBIT B
DEPICTION OF THE PROPERTY



EXHIBIT C
CONCEPT PLAN



EXHIBIT D
DEVELOPMENT STANDARDS

Development of the subject property shall abide by all standards in the Zoning Ordinance, Subdivision Ordinance, and all other applicable City ordinances, as they exist or may be amended.

The property is zoned a Planned Development (PD) with a base zoning of Single-Family Residential, Detached District (SF-R), with the following modified regulations:

1. The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configurations of lot types.

	Smallest Lot Size	Largest Lot Size[1]
Min. Width	80'	100'
Min. Depth[2]	125'	150'
Min. Lot Area	10,000 sf	14,000 sf
Min. Front yard setback	20'	20'
Min. Rear yard setback[4]	20'	30'
Min. Side yard setback	5'	5'
Min. Side yard setback on Corner	15'	15'
Min. Floor area	3,000 sf	3,500 sf
Lot % (Min/Max)	75% Max.	25% Min.

1. The lots along the perimeter of the property along the existing single-family estate neighborhood shall be the larger lot size.
2. Lot width and depth can be reduced on cul-de-sacs, knuckle turns, and adjacent to TxDot drainage structures, so long as the minimum lot area is met
3. Rear setback can be reduced adjacent to TxDot drainage structures by 5'
4. The Density shall not exceed 2.4 units per gross acre.

2. The development shall provide an amenitized pond with a fountain, dock, meandering trail, and a gazebo within the Open Space, as depicted on the Open Space Plan.
3. The development shall provide for a minimum of 15% open space, as shown on the Concept Plan.
4. The Perimeter screening requirements shall be in accordance with the Screening Plan. Additionally, where adjacent to single-family estates lots, Eastern Red Cedars, spaced at 15 feet on center, shall be provided.
5. The architectural elevations shall be in like kind and quality to the renderings on Exhibit G, in that exterior materials may be a mix of brick, stone, and/or stucco. Homes may utilize 3-step stucco as Category A masonry material, provided it is combined with another heavy masonry material (brick/stone). Roof pitch may align with the representative character images.
6. The Development Standards and Regulations contained herein shall not constitute a waiver or an amendment to engineering standards.

EXHIBIT E
OPEN SPACE PLAN



EXHIBIT F
SCREENING PLAN

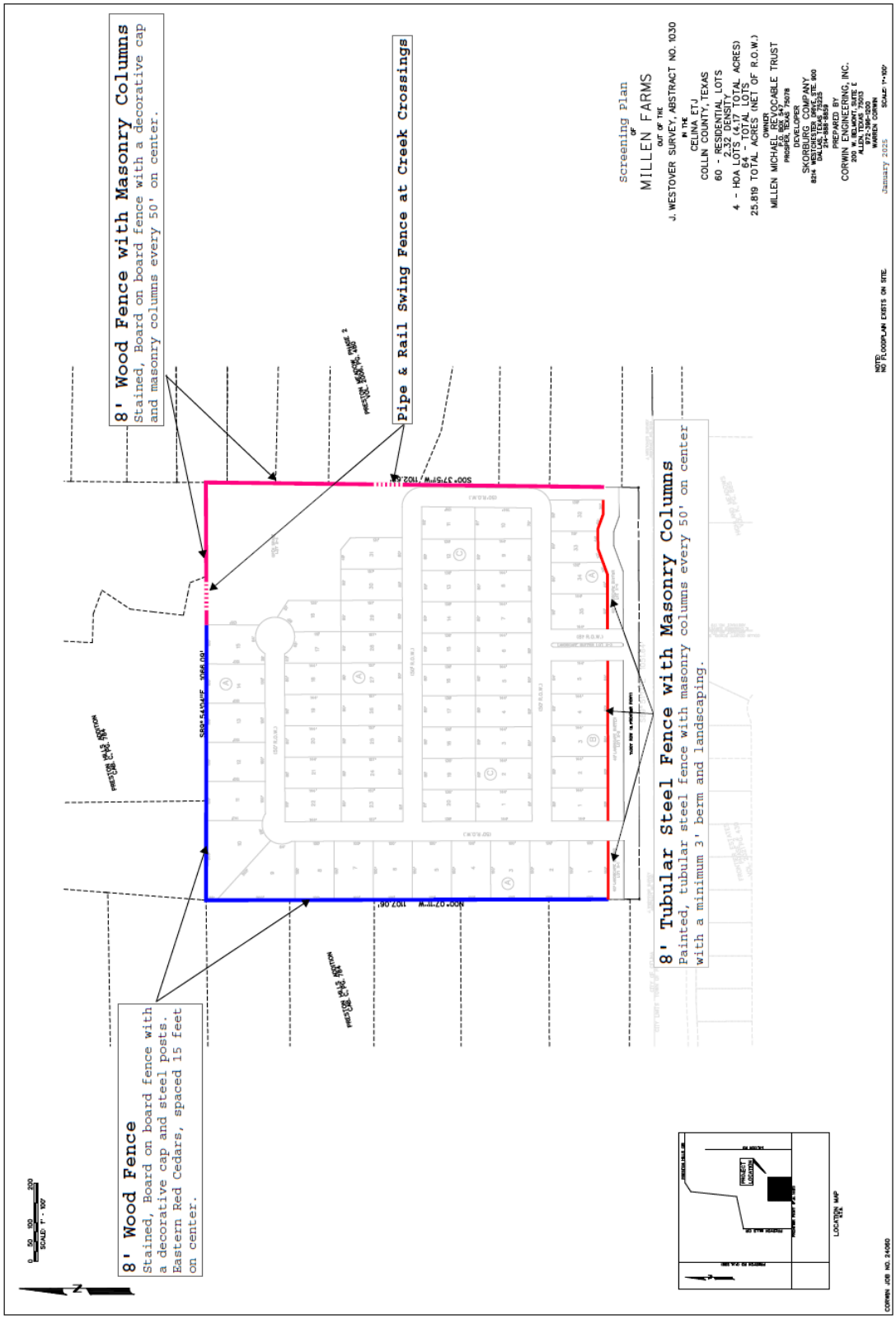


EXHIBIT G
RENDERINGS

















Life Connected.

Planning
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Madhuri Mohan, Planning Director
CC:	Dusty McAfee, Director of Development Services
Intiated by:	Victoria Kiker
Date:	March 11, 2025
Re:	McKenzie Tract - Rezoning

Action Requested:
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)

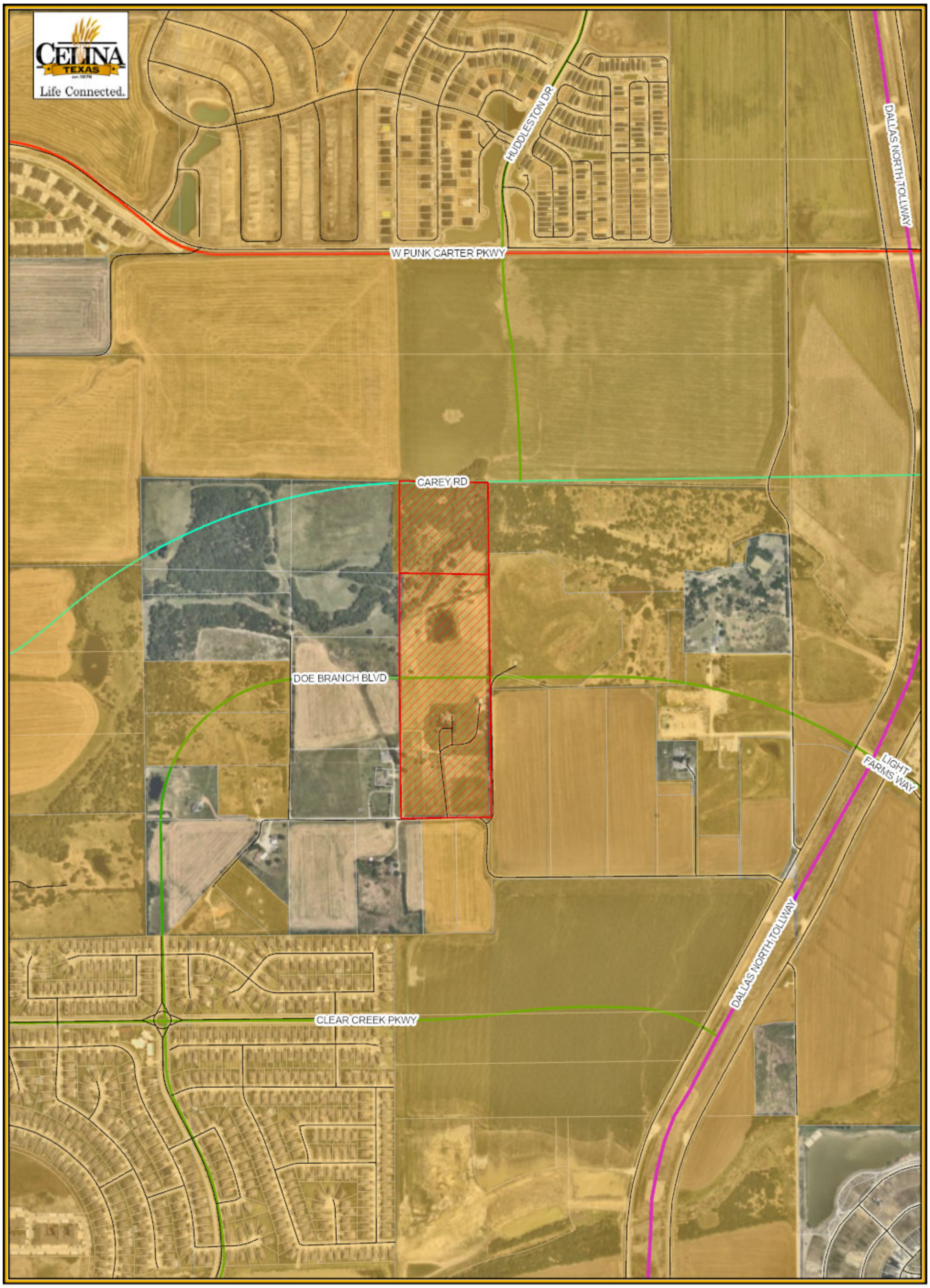
Background Information:
The applicant's request is to rezone approximately 41 acres to Commercial, Office, & Retail District (C) zoning for future development. The subject property is south of Carey Road and is bisected by Doe Branch Boulevard, and currently zoned Agriculture District (AG). This Future Land Use Plan (FLUP) designates this property as Regional Mixed-Use 2 character district, which allows for a wide range of land uses. The applicant does not have any immediate plans to develop the property. Please refer to the attached documents for further information.

Legal Review:
N/A

Supporting Documents:
1. Location Map
2. Staff Presentation
3. Draft Ordinance

Financial Consideration:
N/A

Staff Recommendation:
N/A



Legend

- Subject Property
- City Limits
- Roads
- Parcels

McKenzie Property Location Map

City of Celina

9/25/2024

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0 500 1,000

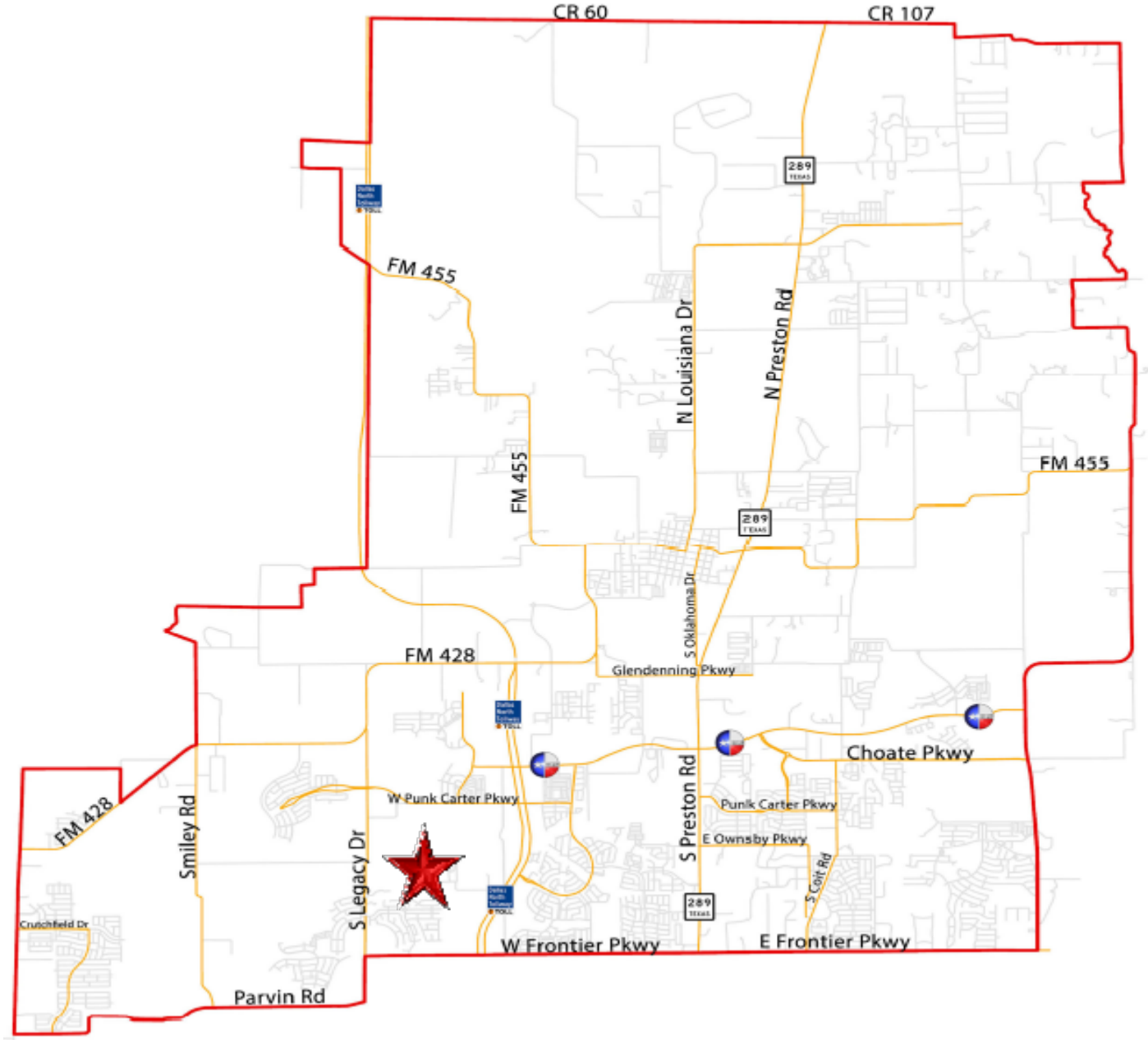
Feet

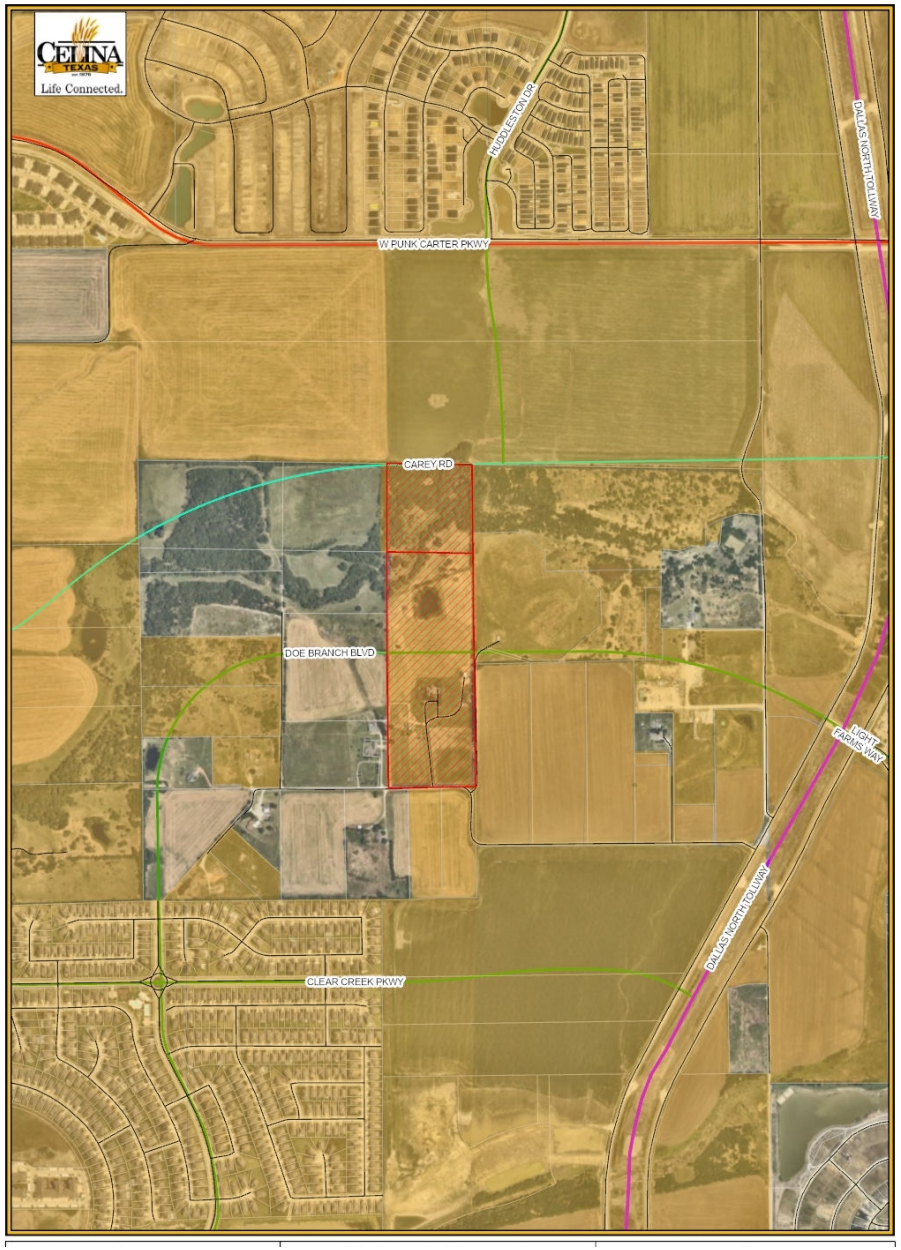
MCKENZIE TRACT

Rezoning

City Council
March 11, 2025




CR 60
CR 107
289
FM 455
N Louisiana Dr
N Preston Rd
FM 455
FM 455
289
S Oklahoma Dr
FM 428
Glendenning Pkwy
Choate Pkwy
W Punk Carter Pkwy
Punk Carter Pkwy
S Preston Rd
E Owensby Pkwy
FM 428
Smiley Rd
S Legacy Dr
S Colt Rd
289
Crutchfield Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd



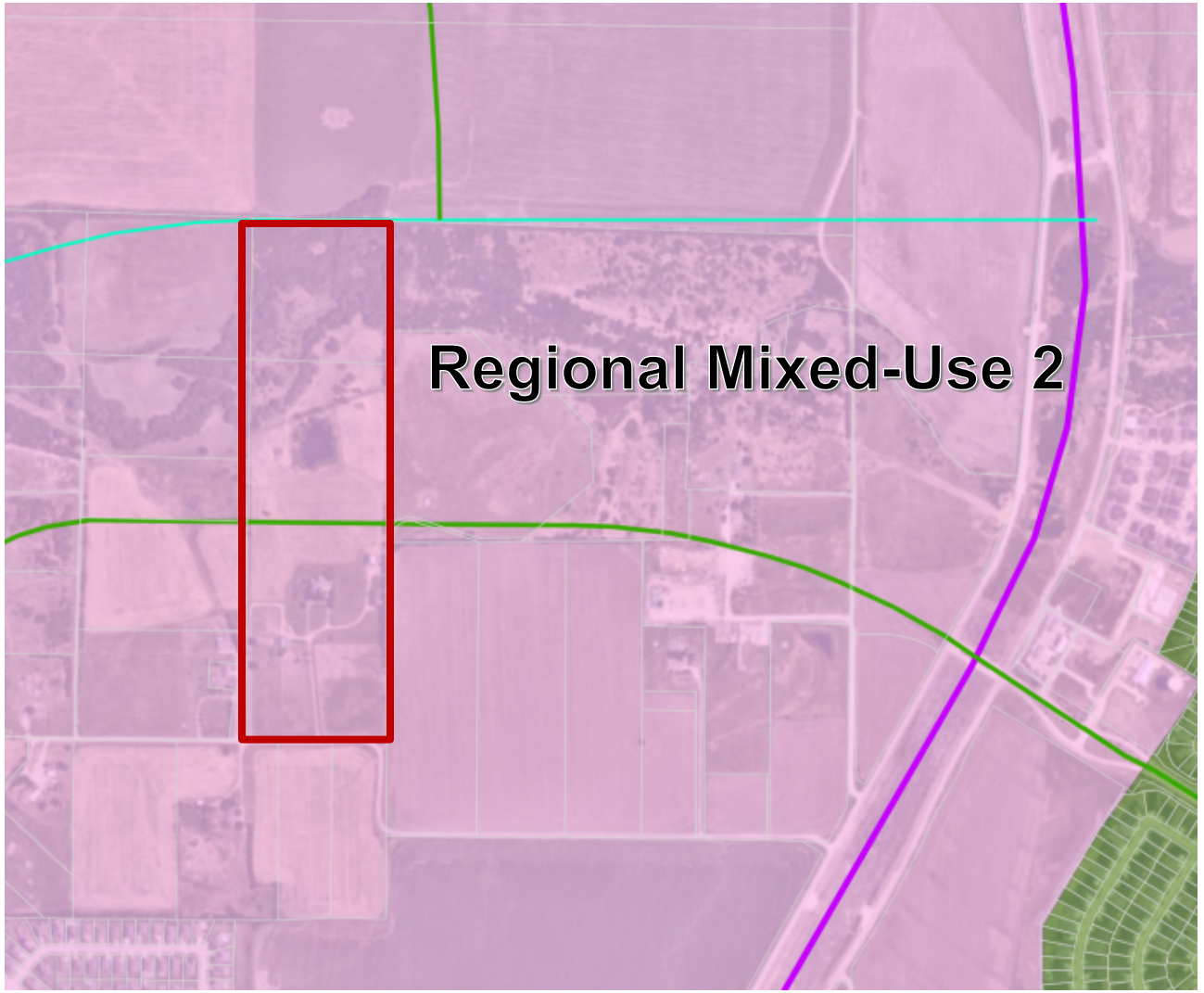
LOCATION MAP

The subject property is generally located at the northwest corner of County Road 970 and Private Road 5155

BACKGROUND

- The subject property is approximately 41 acres and was annexed into City Limits and zoned Agricultural District (AG) in 2017
- The Future Land Use Plan (FLUP) designates the subject property as Regional Mixed-Use 2 character district, which allows for a wide range of land uses, including non-residential and high-density residential
- There are no immediate plans to develop the property

FLUP



- Regional Mixed-use 1
- Regional Mixed-use 2
- Community Mixed-use Center
- Preston Road Corridor
- Industry Commerce
- Downtown
- Connected Core
- Scenic Stewardship
- AgriLife

FLUP

REGIONAL MIXED-USE 2 (RMU2)

Regional Mixed-use 2 serves as a continuation of Regional Mixed-use 1 (RMU1) and a offers a functional buffer between higher intensity and lower intensity areas. Development is anticipated to be similar to RMU1 with walkable multi-story development and significant open spaces.

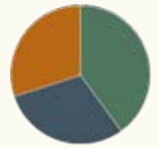
Anticipated Uses

Primary	*Secondary*
Mixed-Use, including commercial, office, entertainment, corporate campuses, medical districts; Significant parks/open space	Multi-family Residential; little-to-no single family residential

Residential **40%**

Retail **30%**

Employment **30%**



POLICY CONSIDERATIONS - FOR

- The subject property is just beyond the DNTO (Dallas North Tollway Overlay)
- The subject property is not asking for high-density residential entitlement
- The subject property has frontage along both future Doe Branch Parkway and Carey Road
- Commercial zoning is not inappropriate as a holding district, allowing retail, office, and commercial
- The FLUP supports the rezoning request

POLICY CONSIDERATIONS - AGAINST

- Commercial zoning, when located mid-block, might be considered speculative in nature

RECOMMENDATION

- The Planning & Zoning Commission unanimously recommended approval (4-0) at its regular meeting in February
- There was no public feedback at the public hearing
- Staff recommends approval as presented

CITY OF CELINA, TEXAS

ORDINANCE 2025-____
MCKENZIE TRACT

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS APPROXIMATELY 41 ACRES LOCATED IN THE P.F. HUTCHINSON SURVEY, ABSTRACT NO. 408, AND THE SPENCER RICE SURVEY, ABSTRACT NO. 788, IN THE CITY OF CELINA, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED NORTH AND SOUTH OF FUTURE DOE BRANCH BOULEVARD AND APPROXIMATELY 2,725 FEET WEST OF DALLAS NORTH TOLLWAY; AS DESCRIBED IN EXHIBIT "A" AND INCORPORATED HEREIN TO BE ZONED COMMERCIAL, OFFICE, & RETAIL DISTRICT (C); PROVIDING FOR INCORPORATION OF PREMISES, FINDINGS, AMENDMENT OF ZONING CLASSIFICATION, ZONING DESIGNATION AND DEVELOPMENT REGULATIONS, REVISION OF ZONING MAP, COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED $2,000.00 PER OFFENSE AND OTHER ENFORCEMENT MECHANISMS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, The Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas (the "City Council") is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety and general welfare; and

WHEREAS, Section 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, the establishment of a zoning classification has been requested for the property more specifically described in Exhibit "A" and depicted in Exhibit "B", attached hereto and incorporated as though fully set forth herein (the "Property"); and

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of the Celina 2040 Comprehensive Plan of the City of Celina; and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that the zoning classification on the tract of land described herein should be changed and the zoning map so amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2
FINDINGS

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety and welfare.

SECTION 3
AMENDMENT OF ZONING CLASSIFICATION

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended to establish the zoning classification for the Property as Commercial, Office, & Retail District (C).

SECTION 4
ZONING DESIGNATION AND DEVELOPMENT REGULATIONS

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land, described in Exhibit "A" and depicted in Exhibit "B" attached hereto and incorporated herein as Commercial, Office, & Retail District (C).

SECTION 5
REVISION OF ZONING MAP

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

SECTION 6
COMPLIANCE REQUIRED

That the property described on Exhibit "A" and depicted in Exhibit "B" hereto shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina as amended.

SECTION 7
PENALTY

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars ($2,000.00) for each offense.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 8
CUMULATIVE REPEALER CLAUSE

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 9
SAVINGS CLAUSE

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning regulation which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 10
SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in while in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 11
PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 12
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 13
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 11th day of March, 2025.

_____
Ryan Tubbs, Mayor
City of Celina, Texas

ATTEST:

_____
Jeovanna Rubio, Assistant City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

_____
City Attorney
City of Celina, Texas

Exhibit A
Legal Description

BEING, all of that 41.000 acre (1,785,961 square foot) tract of land situated in the P. F. Hutchinson Survey, Abstract No. 408, and the Spencer Rice Survey, Abstract No. 788, in the City of Celina, Collin County, Texas; being all of that called 41.00 acre tract of land described in Warranty Deed to Don McKenzie and wife, Karla McKenzie as recorded in Instrument No. 95-0019082 of the Deed Records of Collin County, Texas; said 41.000 acre tract of land being more particularly described by metes and bounds based on courses and distances from said Warranty Deed as follows:

BEGINNING, at the northeast corner of said McKenzie tract;

THENCE, South 01 degrees 18 minutes 20 seconds West, a distance of 2,573.94 feet to the southeast corner of said McKenzie tract;

THENCE, North 88 degrees 31 minutes 02 seconds West, a distance of 694.52 feet to the southwest corner of said McKenzie tract;

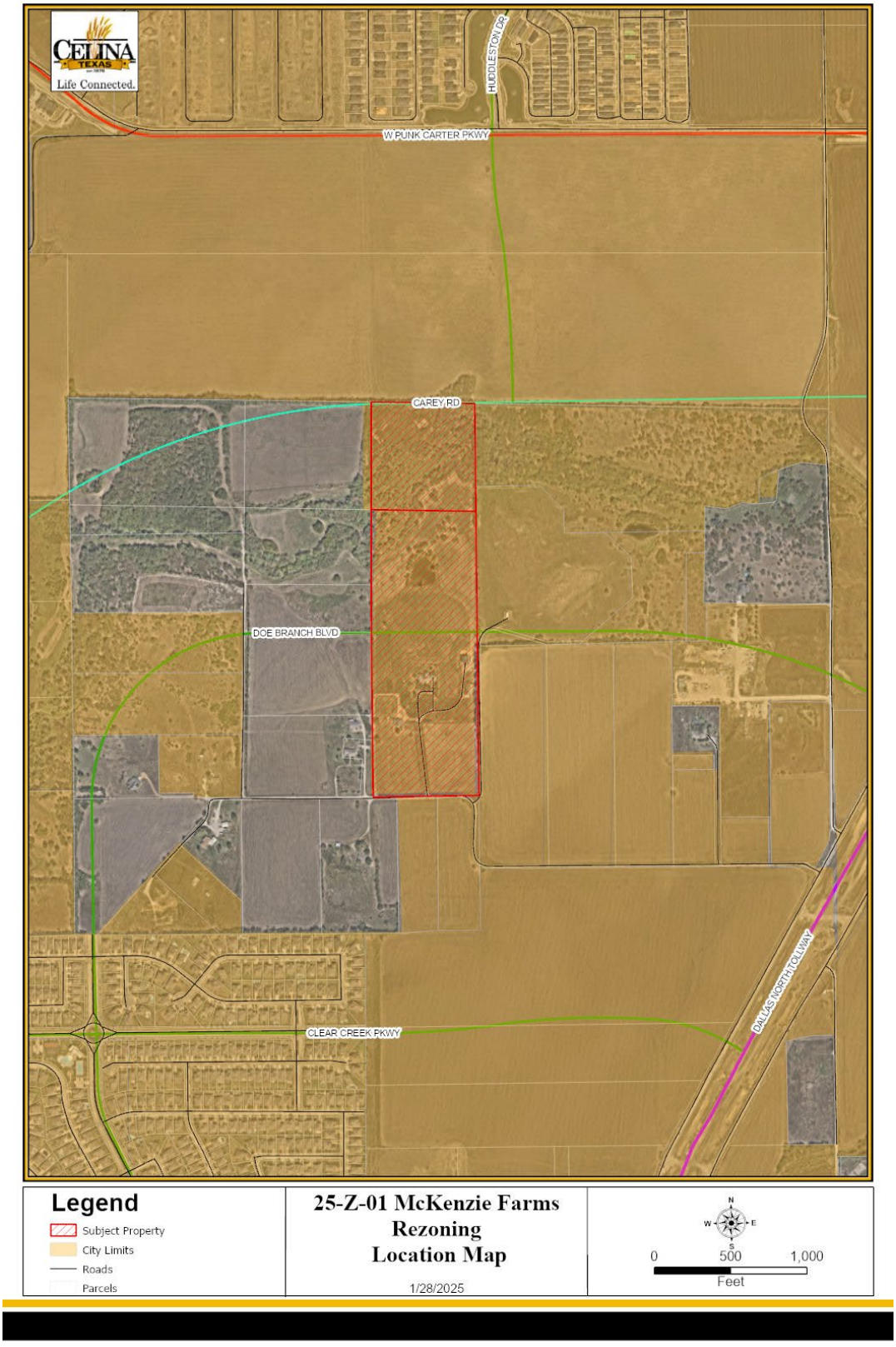
THENCE, North 01 degrees 18 minutes 20 seconds East, a distance of 1,089.91 feet to an angle point for corner;

THENCE, North 01 degrees 53 minutes 19 seconds East, a distance of 1,512.09 feet to the northwest corner of said McKenzie tract;

THENCE, South 86 degrees 09 minutes 16 seconds East, a distance of 679.80 feet to the POINT OF BEGINNING and containing an area of 41.000 acres or 1,785,961 square feet of land, more or less.

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Exhibit B
Depiction of Property



Life Connected.

Planning
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Dusty McAfee, Director of Development Services
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Victoria Kiker
Date:	March 11, 2025
Re:	Yellow Door Storage - Development Agreement

Action Requested:
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)

Background Information:
The applicant's request is for a Development Agreement on approximately 8 acres within the Extraterritorial Jurisdiction (ETJ), governed with a pre-annexation agreement expiring in August 2035. The applicant is proposing Commercial uses along the frontage (along future Legacy Drive) and a Mini-Warehouse/Self-Storage use in the rear. The agreement establishes future annexation and zoning as a Planned Development (PD) with a Commercial, Office, & Retail (C) base zoning, allowing self-storage as a permitted use in the rear while reserving the front 300 feet for commercial uses. This Development Agreement would bring the property into City Limits, ensuring compliance with City standards. The hard corner of O'Brien Drive and Legacy Drive remains unaffected and is kept whole for higher value retail options. Given the site's depth, the storage use is an appropriate transition behind commercial uses, and a compatible use adjacent to the single-family neighborhood. Please see attachments for additional information.

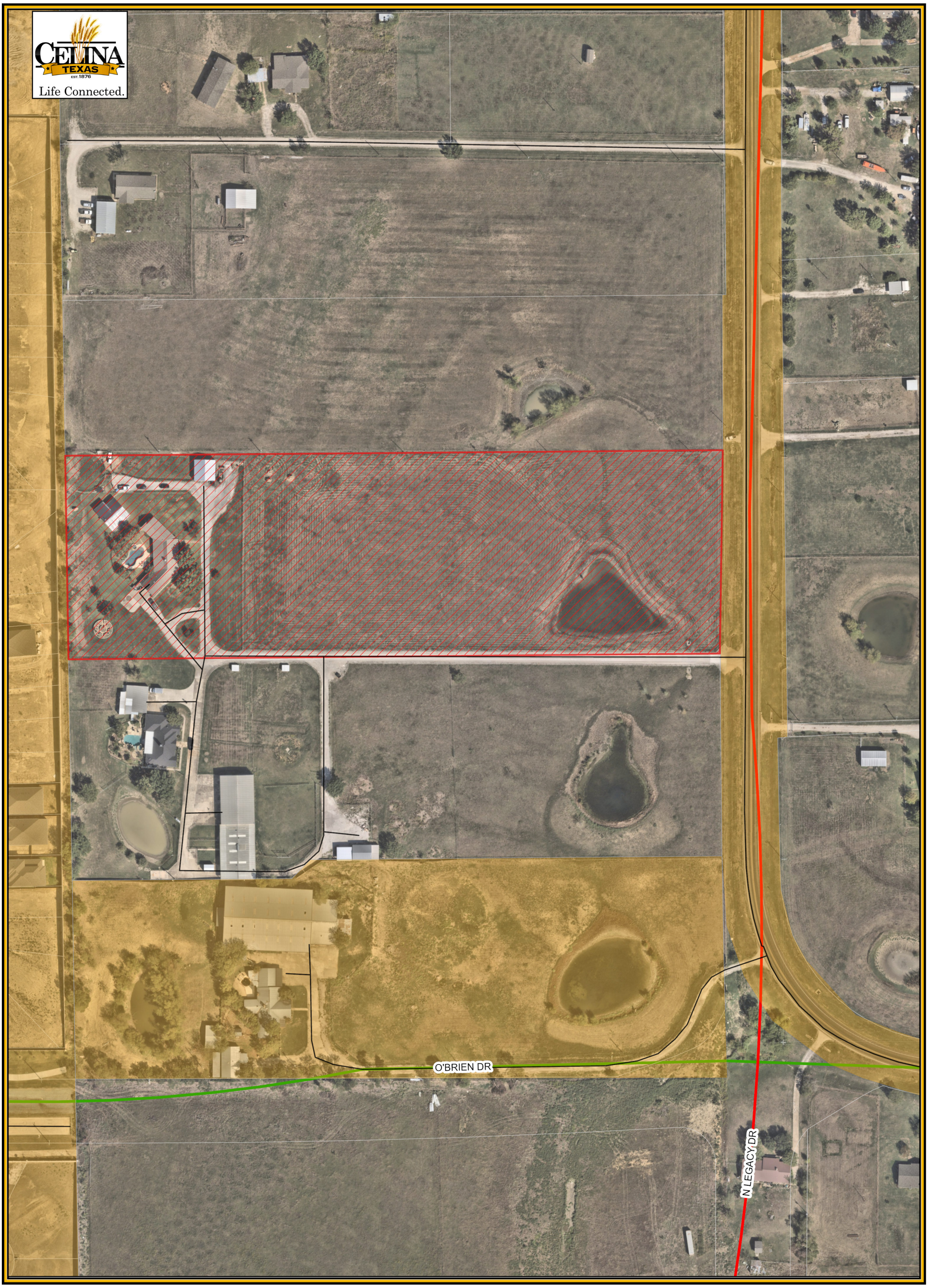
Legal Review:
This item has been reviewed by the City Attorney.

Supporting Documents:

1. Location Map
2. Staff Presentation
3. Draft Development Agreeement

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval as presented.



Legend

- Roads
- Subject Property
- City Limits
- Parcels

24-DA-23 Yellow Door Storage
DA Location Map
City of Celina

12/18/2024

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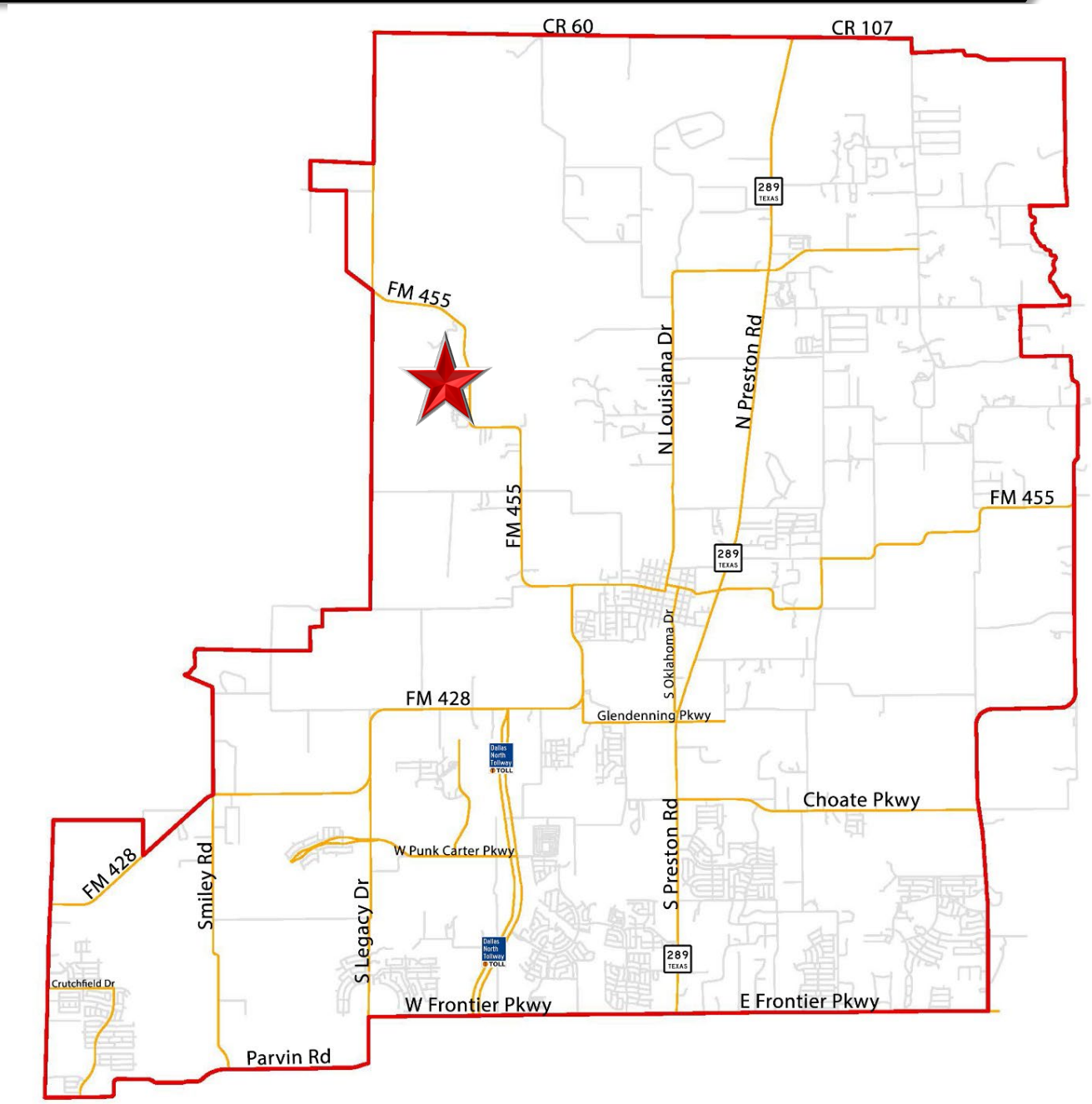
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Feet

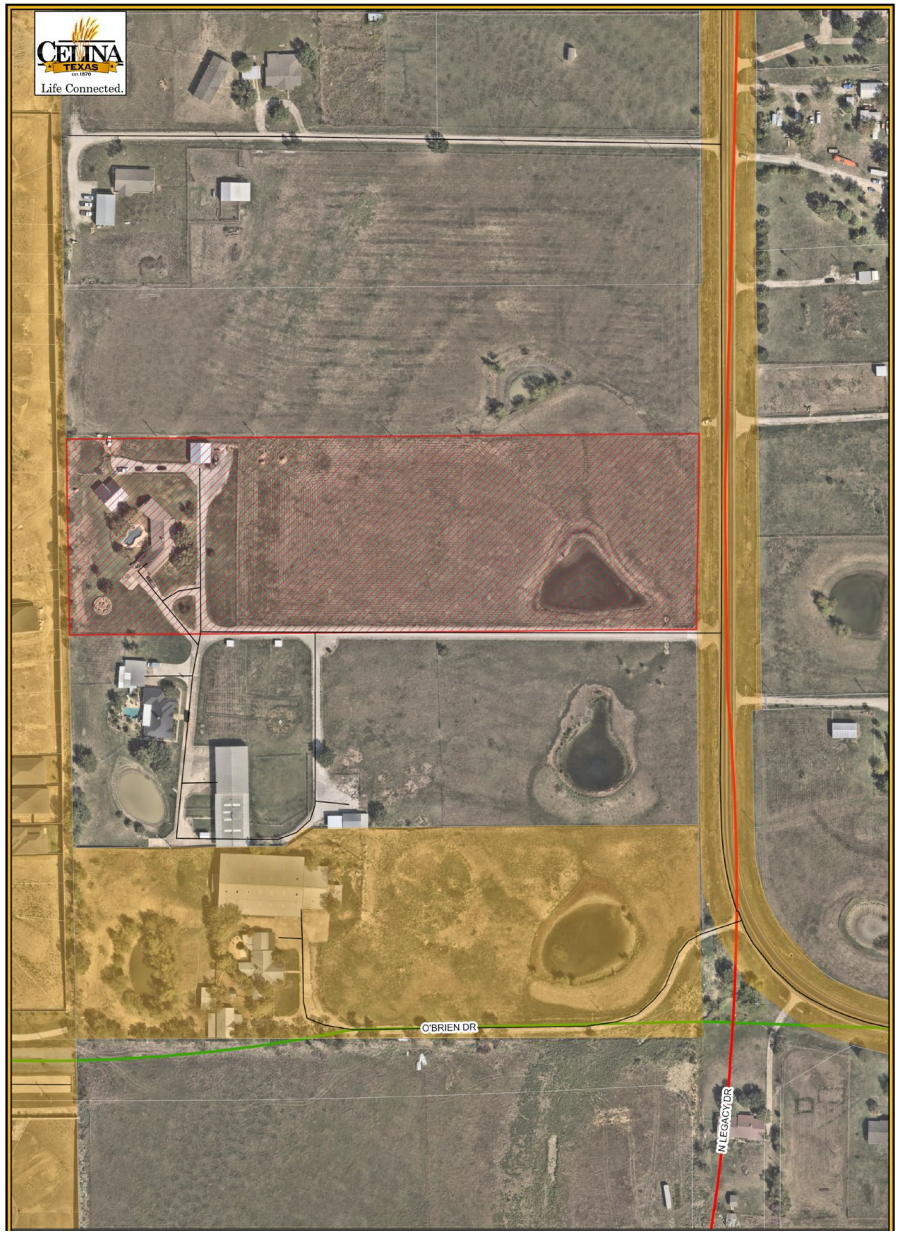
YELLOW DOOR STORAGE

Development Agreement

City Council
March 11, 2025




CR 60
CR 107
289
TEXAS
FM 455
N Louisiana Dr
N Preston Rd
FM 455
FM 455
289
TEXAS
S Oklahoma Dr
FM 428
Glendenning Pkwy
Dallas North Tollway TOLL
Choate Pkwy
W Punk Carter Pkwy
FM 428
Smiley Rd
S Legacy Dr
S Preston Rd
Dallas North Tollway TOLL
289
TEXAS
Crutchfield Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd



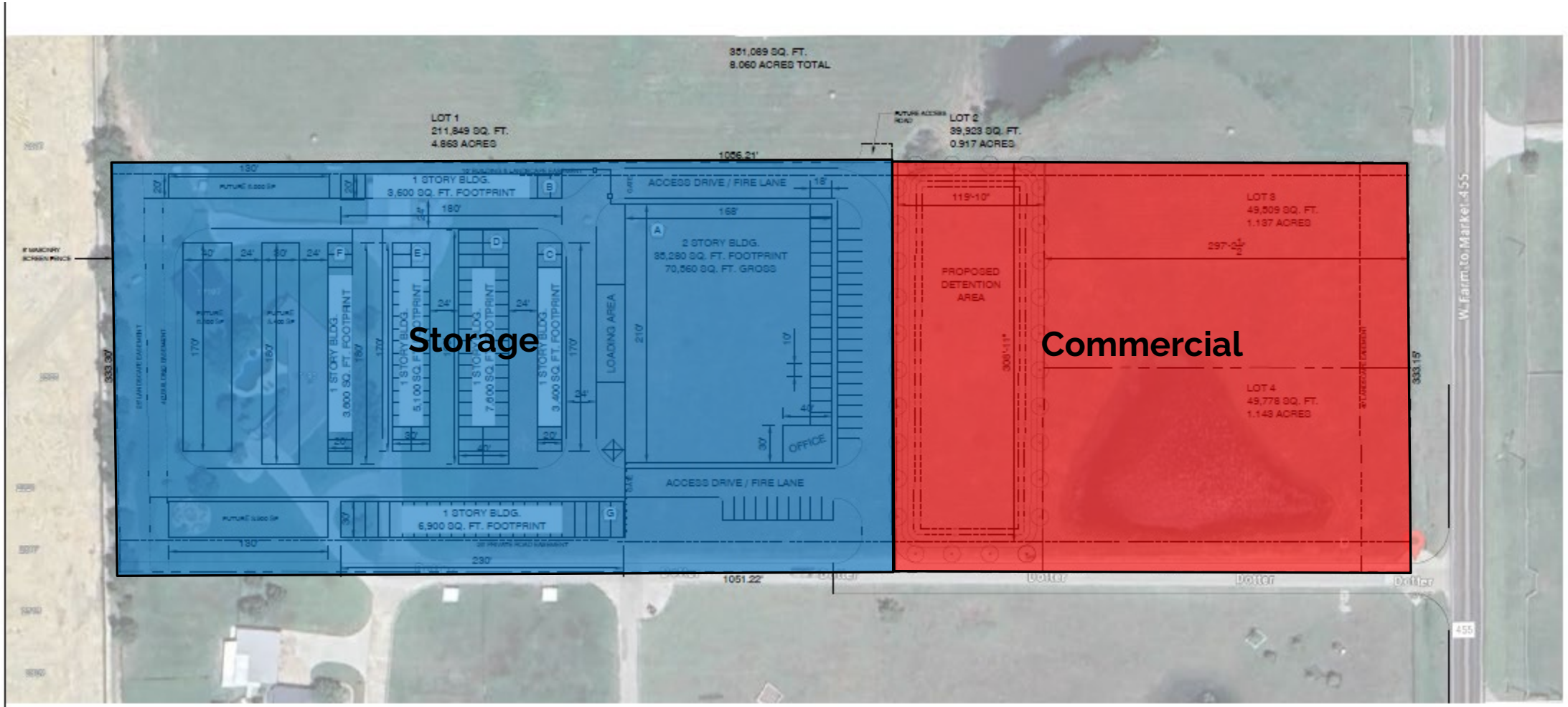
LOCATION MAP

The subject property is generally located north of future O'Brien Drive and west of future Legacy Drive

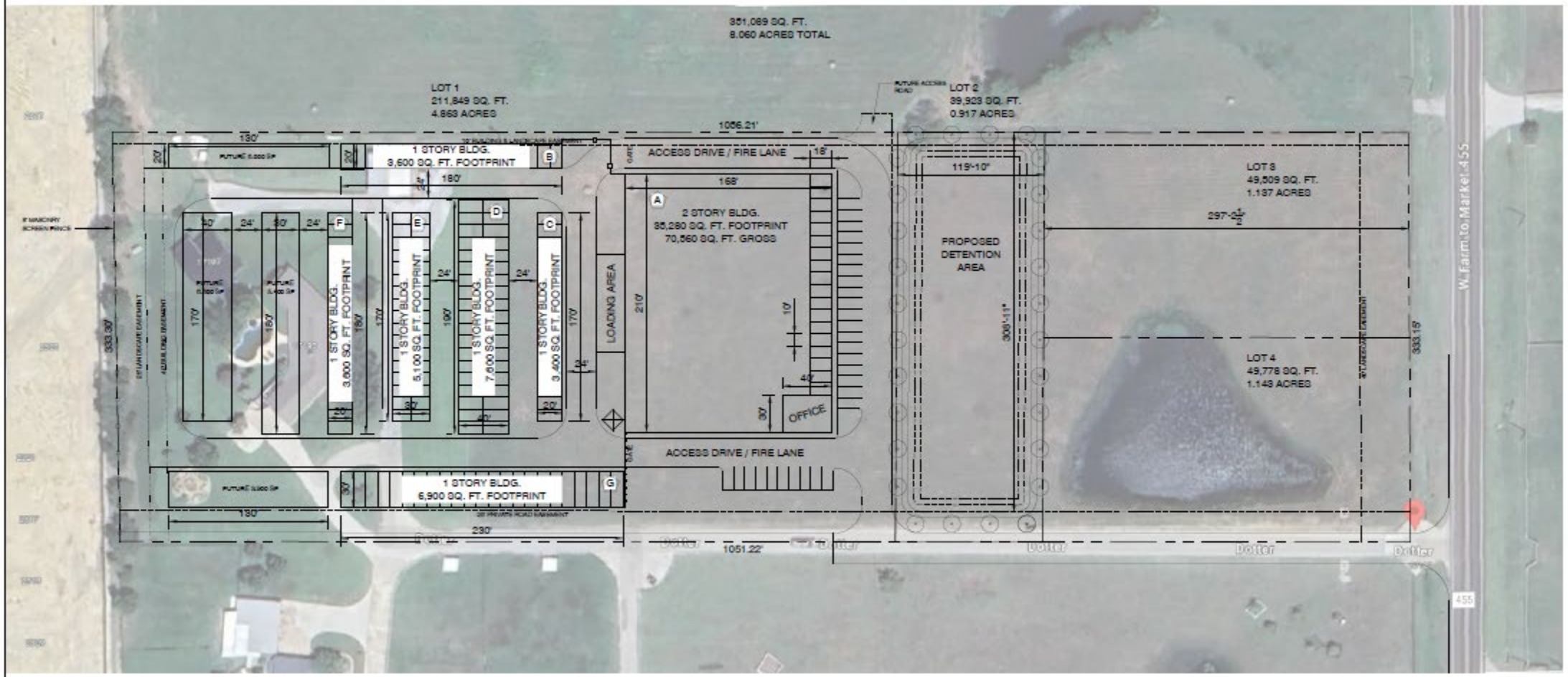
BACKGROUND

- The subject property is approximately 8 acres
- The property is currently within the Extraterritorial Jurisdiction (ETJ) with a pre-annexation agreement that expires in August 2035
- The applicant is proposing Commercial along the frontage with Mini-Warehouse/Self-Storage in the back
- The proposed Development Agreement outlines the future annexation and zoning for the property

ZONING EXHIBIT



CONCEPT PLAN



OVERVIEW

- The Development Agreement contemplates a Planned Development (PD) with a base zoning of Commercial, Office, & Retail District (C) base zoning, with Mini Warehouse/Self-Storage being a permitted use in the rear of the property
- The front 300' is reserved for Commercial uses

POLICY CONSIDERATIONS

- The DA will bring an additional 8 acres into the City Limits, allowing City standards to apply
- Storage is an appropriate use behind commercial for a property this deep
- The hard corner of O'Brien and Legacy is not impacted by this request and is kept whole for higher value retail options
- Storage tends to be a good neighbor to adjacent single-family neighborhoods

RECOMMENDATION

- The Planning & Zoning Commission unanimously recommended approval (4-0) at its regular meeting in February
- There was no public feedback at the public hearing
- Staff recommends approval as presented

DEVELOPMENT AGREEMENT

This Development Agreement (this "Agreement") is entered into by and between Northbridge Realty Holdings, LLC, a Texas limited liability company (the "Developer") and the City of Celina (the "City"), to be effective on the date upon which the last of all of the Parties has approved and duly executed this Agreement ("Effective Date").

RECITALS

WHEREAS, certain capitalized terms used herein are defined in Article I; and

WHEREAS, the City is a home-rule municipality of the State of Texas located within Denton County and Collin County; and

WHEREAS, the Developer and the City (which are sometimes individually referred to as a "Party" and collectively as the "Parties") desire to enter into this Agreement; and

WHEREAS, on the date the City Council voted to approve this Agreement, landowner Richard and Deanna Dotter (the "Owner") owns 8.0725 acres of land located at the commonly known address of 17193 Farm to Market Road 455, which lies within the extraterritorial jurisdiction ("ETJ") of the City, and within Collin County, Texas and is described by metes and bounds on **Exhibit A** and depicted in **Exhibit B**, (the "Property"); and

WHEREAS, the City and Owner entered into that certain Development and Services Agreement, effective June 29, 2020, recorded in the Official Public Records of Collin County as Instrument No. 20200630001003490 ("Original Agreement"); and

WHEREAS, the Developer intends to purchase the Property from the Owner; and

WHEREAS, the Developer intends to partially develop the Property as a storage facility on the 5.78-acre western portion of the Property pursuant to the terms of this Agreement (the "Partial Development") and as depicted in the concept plan, shown as **Exhibit C,** attached hereto and incorporated herein for all purposes (the "Concept Plan"); and

WHEREAS, the Parties intend for this Agreement to establish certain restrictions and to impose certain commitments in connection with the Partial Development and future development of the Property; and

WHEREAS, the Parties intend for the Property to be developed in a manner consistent with the City's zoning requirements, building material requirements and building code requirements, except as otherwise provided herein; and

WHEREAS, the Parties intend that the Property will be developed in accordance with the development standards, shown as **Exhibit D**, attached hereto and incorporated herein for all purposes (the "Development Standards"); and

WHEREAS, in consideration of the Developer's agreements contained herein to annex and partially develop the Property as envisioned by the Parties, the City has agreed to defer

landscaping and sidewalk requirements on the Partial Development until such time as the remaining 2.29-acre eastern portion of the Property (the "Remainder Property") is developed; and

WHEREAS, subject to any cost participation undertaken by the City for oversizing water or wastewater facilities inside the Property to serve surrounding properties, the Partial Development will require Developer to build certain onsite infrastructure, including streets and roads; drainage; water, sanitary sewer, and other utility systems; open space and landscaping; and dedicate land for all of the onsite public improvements (collectively, "Onsite Public Improvements"; and

WHEREAS, the City has determined that the Partial Development as provided herein will promote local economic development within the City and will stimulate business and commercial activity within the City, which will drive infrastructure investment and job creation, and have a multiplier effect that increases both the City's tax base and utility revenues; and

WHEREAS, the Parties have determined that the Partial Development will increase the quality of housing within the City; and

WHEREAS, the City and the Developer agree that the Partial Development can best proceed pursuant to a development agreement such as this Agreement; and

WHEREAS, the Parties have the authority to enter into this Agreement pursuant to Section 212.171 *et seq* of the Texas Local Government Code and other applicable law; and

WHEREAS, the Parties contemplate that Developer execute and return a petition satisfying all legal requisites for annexation of the Property under Subchapter C-4 of Texas Local Government Code, Chapter 43, as forth in Article VI below.

NOW, THEREFORE, for and in consideration of the mutual covenants of the Parties set forth in this Agreement and for other good and valuable consideration, the receipt and adequacy of which are acknowledged, the Parties agree as follows:

ARTICLE I
GENERAL TERMS AND DEFINITIONS

1.1 Definitions. Unless the context requires otherwise, the following terms shall have the meanings hereinafter set forth:

Agreement is defined in the introductory paragraph.

City is defined in the introductory paragraph.

City Assignee is defined in Section 8.2.

City Council means the city council of the City.

City Regulation(s) means any ordinance, rule, regulation, standard, policy, order, guideline, master plans, or other City-adopted or City-enforced requirement, as amended and adopted by the City for uniform application throughout the corporate limits, and as are applicable to the Development.

Claims is defined in Section 4.2(a).

Developer is defined in the introductory paragraph.

Developer Assignee is defined in Section 8.1(a).

Development Standards means the development standards for the Property, which are set forth on **Exhibit C**.

Effective Date is the date in the introductory paragraph.

Eminent Domain Fees is defined in Section 2.3.

End-Buyer is defined in Section 9.1.

ETJ is defined in the Recitals.

Indemnified Party is defined in Section 4.2(a).

Notice is defined in Section 10.2.

Owner is defined in the Recitals.

Partial Development is defined in the Recitals.

Parties means the Developer and the City.

Party means the Developer or the City.

Petition Property is defined in Section 6.1.

Property is defined in the Recitals.

Public Infrastructure means water, wastewater, drainage, roadway, and other public infrastructure necessary to serve the full development of the Property, including the Onsite Public Improvements.

Remainder Property is defined in the Recitals.

ARTICLE II
PUBLIC INFRASTRUCTURE

2.1 Public Infrastructure.

(a) Standards. Except as otherwise expressly provided for in this Agreement, all Public Infrastructure shall be designed, constructed and installed by the Developer in compliance with the City Regulations. Construction and/or installation of Public Infrastructure shall not begin until complete and accurate plans and specifications have been approved by the City. Each contract for construction of Public Infrastructure shall require a two-year maintenance bond following completion of such Public Infrastructure, which bond shall run in favor of the Party responsible for maintenance of the completed Public Infrastructure. To the extent easements or rights-of-way are needed within the Property and/or on the perimeter of the Property, they shall be dedicated by the Developer to the City at no cost to the City. The Public Infrastructure will be installed within easements granted to the City or in the public right-of-way, however utilities must be in an easement separate from the right-of-way. The size of the Public Infrastructure shall be as finally determined by the City's engineer, however, should the City's engineer determine oversizing is needed to serve property other than the Development, then the City shall pay its proportionate share of such oversizing costs as they become due and payable under the construction contract.

(b) ROW Dedication. The Developer shall, either by plat or by deed as requested by the City, dedicate the right-of-way for thoroughfares, roads, streets, and alleys.

2.2 Inspections, Acceptance of Public Infrastructure.

(a) Roadway and Storm Infrastructure. The City shall have the right to inspect, at any time, the construction of all roadway and storm water Public Infrastructure, and any related Public Infrastructure necessary to support the proposed development within the Property, which shall be inspected, designed and constructed in compliance with all statutory and regulatory requirements, including design and construction criteria, and the City Regulations.

(b) Water and Wastewater Infrastructure. The City shall have the right to inspect the construction of all water and wastewater Public Infrastructure at any time, which water and wastewater shall be inspected, designed and constructed in compliance with all statutory and regulatory requirements, including design and construction criteria, and the City Regulations. The timing of construction of the various components of the water and wastewater Public Infrastructure shall be as required by the City Regulations.

(c) No Release. The City's inspections shall not release the Developer from its responsibility to construct, or ensure the construction of, adequate Public Infrastructure in accordance with approved engineering plans, construction plans, and other approved plans related to the Partial Development provided the City satisfies its obligations under this Agreement.

(d) City Owned. From and after the inspection and acceptance by the City of the Public Infrastructure and any other dedications required under this Agreement, such improvements and dedications shall be owned by the City.

(e) Approval of Plats/Plans. Approval of plats, permits, plans, designs or specifications by the City shall be in accordance with the City Regulations. Approval by the City, the City's engineer or other City employee or representative of any plats, permits, plans, designs or specifications submitted pursuant to this Agreement or pursuant to the City Regulations shall not constitute or be deemed to be a release of the responsibility and liability of the Developer, his

engineer, employees, officers or agents for the accuracy and competency of their design and specifications. Further, any such approvals shall not be deemed to be an assumption of such responsibility and liability by the City for any defect in the design and specifications prepared by the Developer or the Developer's engineer, or engineer's officers, agents, servants, or employees, it being the intent of the parties that approval by the City's engineer signifies the City's approval on only the general design concept of the improvements to be constructed. All plats and plans of the Developer related to the Property shall meet the requirements of the applicable City Regulations.

2.3 Eminent Domain. The Developer agrees to use commercially reasonable efforts to obtain all third-party rights-of-way, consents, or easements, if any, required for the Public Infrastructure. If, however, the Developer is unable to obtain such third-party rights-of-way, consents, or easements within ninety (90) days of the Effective Date, the City agrees to take reasonable steps to secure same (subject to City Council authorization after a finding of public necessity) through the use of the City's power of eminent domain. The Developer shall be responsible for funding all reasonable and necessary legal proceeding/litigation costs, attorney's fees and related expenses, and appraiser and expert witness fees (collectively, "Eminent Domain Fees") paid or incurred by the City in the exercise of its eminent domain powers and shall, if requested in writing by the City, escrow with a mutually agreed upon escrow agent the City's reasonably estimated Eminent Domain Fees both in advance of the initiations of each eminent domain proceeding and as funds are needed by the City. Provided that the escrow fund remains appropriately funded in accordance with this Agreement, the City will use all reasonable efforts to expedite such condemnation procedures so that the Public Infrastructure can be constructed as soon as reasonably practicable. If the City's Eminent Domain Fees exceed the amount of funds escrowed in accordance with this paragraph, the Developer shall deposit additional funds as requested by the City into the escrow account within ten (10) days after written notice from the City. City is not required to continue pursuing the eminent domain unless and until the Developer deposits addition Eminent Domain Fees with the City. Any unused escrow funds will be refunded to the Developer with thirty (30) days after any condemnation award or settlement becomes final and non-appealable. Nothing in this subsection is intended to constitute a delegation of the police powers or governmental authority of the City, and the City reserves the right, at all times, to control its proceedings in eminent domain.

2.4 Operation and Maintenance.

(a) Upon inspection, approval, and acceptance of the water and wastewater Public Infrastructure or any portion thereof, the City shall maintain and operate the accepted water and wastewater infrastructure or any accepted portion thereof and provide water and wastewater service to the Property.

(b) Upon inspection, approval, and acceptance of the roadway and storm water Public Infrastructure or any portion thereof, the City shall maintain and operate the roadways and storm water infrastructure or any accepted portion thereof.

ARTICLE III
DEVELOPMENT REGULATIONS

3.1 Full Compliance with City Standards. Partial Development of the Property shall be subject to applicable City Regulations, except as otherwise provided herein. The following regulations shall be deferred until that time the Remainder Property develops in any manner:

(a) Landscaping along FM455.

(b) Sidewalk construction along FM455.

3.2 Development Standards. The Partial Development shall be constructed in accordance with the Development Standards, depicted in **Exhibit D**.

3.3 Plat. The Developer may submit a plat for all or any portion of the Property. The processing and content of all plats must adhere to the City Regulations, as they may be expressly altered by this Agreement.

3.4 Vested Rights. This Agreement shall constitute a "permit" under Chapter 245 of the Texas Local Government Code that is deemed filed with the City on the date upon which the last of all of the Parties has approved and duly executed this Agreement. The Developer does not, by entering into this Agreement, waive any rights or obligations arising under Chapter 245 of the Texas Local Government Code. Upon an administratively complete application for a final plat for any portion of the Property, Developer may claim vested rights as to the portion of the Property contained in the final plat based upon ordinances in effect at the time of final plat application, except to the extent such claim would cause the City's building material regulations in the zoning ordinance or in other City ordinances to be inapplicable.

3.5 Building Codes, Fire Codes and Building Materials. *As consideration for the deferral of certain requirements until the Remainder Property is developed, Developer has consented to and requested, and the Parties agree, that **Exhibit D**, the City-adopted building codes and local amendments as subsequently amended, the City-adopted fire codes and local amendments as subsequently amended, and the City's building material regulations contained in the zoning ordinance and in other City ordinances, all as subsequently amended, to apply to the Property, and voluntarily agrees to burden the Property with their applicability, despite Texas Government Code Chapter 3000, effective September 1, 2019, as it presently exists or may be subsequently amended. The Parties further acknowledge and agree that the terms, provisions, covenants, and agreements contained in, or referenced in, this paragraph are covenants that touch and concern the Property and that it is the intent of the Parties that such terms, provisions, covenants, and agreements shall run with the Property and shall be binding upon the Parties hereto, their successors and assigns, and all subsequent owners of the Property. Should any amendment to the building material regulations contained in the zoning ordinance and in other city ordinances be held to be invalid by a court of competent jurisdiction, the Parties agree that the building material regulations in effect on August 1, 2019 shall then touch and concern the Property and be binding upon the Property.*

ARTICLE IV
DEVELOPMENT PROCESS AND CHARGES

4.1 Development Fees. Partial Development of any portion of the Property shall be subject to payment to the City of the applicable fees according to the City Regulations, including without limitation, impact fees, tap fees, technology fees, permit fees, park fees, development fees, inspection fees, and any other charges and fees not expressly exempted or altered by the terms of this Agreement.

4.2 INDEMNIFICATION AND HOLD HARMLESS.

(a) **THE DEVELOPER AND ITS SUCCESSORS AND ASSIGNS SHALL INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICIALS, EMPLOYEES, OFFICERS, REPRESENTATIVES AND AGENTS (EACH AN "INDEMNIFIED PARTY"), FROM AND AGAINST ALL ACTIONS, DAMAGES, CLAIMS, LOSSES OR EXPENSE OF EVERY TYPE AND DESCRIPTION TO WHICH THEY MAY BE SUBJECTED OR PUT: (I) BY REASON OF, OR RESULTING FROM THE BREACH OF ANY PROVISION OF THIS AGREEMENT BY THE DEVELOPER; (II) THE NEGLIGENT DESIGN, ENGINEERING AND/OR CONSTRUCTION BY THE DEVELOPER OR ANY ARCHITECT, ENGINEER OR CONTRACTOR HIRED BY THE DEVELOPER OF ANY OF THE PUBLIC INFRASTRUCTURE ACQUIRED FROM THE DEVELOPER HEREUNDER; (III) THE DEVELOPER'S NONPAYMENT UNDER CONTRACTS BETWEEN THE DEVELOPER AND ITS CONSULTANTS, ENGINEERS, ADVISORS, CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS IN THE PROVISION AND/OR CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE; (IV) ANY CLAIMS OF PERSONS EMPLOYED BY THE DEVELOPER OR ITS AGENTS TO CONSTRUCT THE PUBLIC INFRASTRUCTURE; OR (V) ANY CLAIMS AND SUITS OF THIRD PARTIES, INCLUDING BUT NOT LIMITED TO DEVELOPER'S RESPECTIVE PARTNERS, OFFICERS, DIRECTORS, EMPLOYEES, REPRESENTATIVES, AGENTS, SUCCESSORS, ASSIGNEES, VENDORS, GRANTEES, AND/OR TRUSTEES, REGARDING OR RELATED TO THE PUBLIC INFRASTRUCTURE OR ANY AGREEMENT OR RESPONSIBILITY REGARDING THE PUBLIC INFRASTRUCTURE, INCLUDING CLAIMS AND CAUSES OF ACTION WHICH MAY ARISE OUT OF THE PARTIAL NEGLIGENCE OF AN INDEMNIFIED PARTY (THE "CLAIMS"). NOTWITHSTANDING THE FOREGOING, NO INDEMNIFICATION IS GIVEN HEREUNDER FOR ANY ACTION, DAMAGE, CLAIM, LOSS OR EXPENSE DETERMINED BY A COURT OF COMPETENT JURISDICTION TO BE DIRECTLY ATTRIBUTABLE TO THE WILLFUL MISCONDUCT OR SOLE NEGLIGENCE OF ANY INDEMNIFIED PARTY. DEVELOPER IS EXPRESSLY REQUIRED TO DEFEND CITY AGAINST ALL SUCH CLAIMS, AND CITY IS REQUIRED TO REASONABLY COOPERATE AND ASSIST DEVELOPER IN PROVIDING SUCH DEFENSE.**

(b) **IN ITS REASONABLE DISCRETION, CITY SHALL HAVE THE RIGHT TO APPROVE OR SELECT DEFENSE COUNSEL TO BE RETAINED BY DEVELOPER IN FULFILLING ITS OBLIGATIONS HEREUNDER TO DEFEND AND INDEMNIFY THE INDEMNIFIED PARTIES, UNLESS SUCH RIGHT IS EXPRESSLY WAIVED BY CITY IN WRITING. THE INDEMNIFIED PARTIES RESERVE THE RIGHT TO PROVIDE A PORTION OR ALL OF THEIR/ITS OWN DEFENSE, AT THEIR/ITS SOLE COST; HOWEVER, INDEMNIFIED PARTIES ARE UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY AN INDEMNIFIED PARTY IS NOT TO BE CONSTRUED AS A WAIVER OF DEVELOPER'S OBLIGATION TO DEFEND INDEMNIFIED PARTIES OR AS A WAIVER OF DEVELOPER'S OBLIGATION TO INDEMNIFY INDEMNIFIED PARTIES PURSUANT TO THIS AGREEMENT. DEVELOPER SHALL RETAIN CITY-APPROVED DEFENSE COUNSEL WITHIN SEVEN BUSINESS DAYS OF WRITTEN NOTICE FROM AN INDEMNIFIED PARTY THAT IT IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS**

AGREEMENT. IF DEVELOPER FAILS TO RETAIN COUNSEL WITHIN SUCH TIME PERIOD, INDEMNIFIED PARTIES SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON THEIR OWN BEHALF, AND DEVELOPER SHALL BE LIABLE FOR ALL REASONABLE COSTS INCURRED BY INDEMNIFIED PARTIES. THE CITY AGREES, UNLESS ADVISED BY DEFENSE COUNSEL TO THE CONTRARY, TO ASSERT ITS IMMUNITY FROM LIABILITY AND IMMUNITY FROM SUIT AND/OR OTHER AVAILABLE AFFIRMATIVE DEFENSES

(c) THIS SECTION 4.2 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

(d) THE PARTIES AGREE AND STIPULATE THAT THIS INDEMNIFICATION AND THE EXPRESS NEGLIGENCE TEXT COMPLIES WITH THE CONSPICUOUSNESS REQUIREMENT, AND IS VALID AND ENFORCEABLE AGAINST THE DEVELOPER.

4.3 THE DEVELOPER'S ACKNOWLEDGEMENT OF THE CITY'S COMPLIANCE WITH FEDERAL AND STATE CONSTITUTIONS, STATUTES AND CASE LAW AND FEDERAL, STATE AND LOCAL ORDINANCES, RULES AND REGULATIONS/DEVELOPERS' WAIVER AND RELEASE OF CLAIMS FOR OBLIGATIONS EXPRESSLY SET FORTH IN THIS AGREEMENT.

(a) THE DEVELOPER ACKNOWLEDGES AND AGREES THAT, PROVIDED THERE ARE NO CITY DEFAULTS UNDER THIS AGREEMENT:

(I) THE PUBLIC INFRASTRUCTURE EXPRESSLY SET FORTH IN THIS AGREEMENT TO BE CONSTRUCTED UNDER THIS AGREEMENT, AND THE FEES TO BE IMPOSED BY THE CITY PURSUANT TO THIS AGREEMENT, REGARDING THE PROPERTY, IN WHOLE OR IN PART, DO NOT CONSTITUTE A:

(A) TAKING UNDER THE TEXAS OR UNITED STATES CONSTITUTION;

(B) VIOLATION OF THE TEXAS LOCAL GOVERNMENT CODE, AS IT EXISTS OR MAY BE AMENDED; AND/OR

(C) NUISANCE.

(II) THE AMOUNT OF THE DEVELOPER'S FINANCIAL AND INFRASTRUCTURE CONTRIBUTION FOR THE PUBLIC INFRASTRUCTURE EXPRESSLY SET FORTH IN THIS AGREEMENT IS ROUGHLY PROPORTIONAL TO THE DEMAND THAT THE DEVELOPER'S ANTICIPATED IMPROVEMENTS AND DEVELOPER'S PARTIAL DEVELOPMENT OF THE PROPERTY PLACES ON THE CITY'S INFRASTRUCTURE.

(III) THE DEVELOPER HEREBY AGREES, STIPULATES AND ACKNOWLEDGES THAT: (A) ANY PROPERTY WHICH IT CONVEYS TO THE CITY OR ACQUIRES FOR THE CITY PURSUANT TO THIS AGREEMENT IS ROUGHLY PROPORTIONAL TO THE BENEFIT RECEIVED BY THE DEVELOPER FOR SUCH LAND, AND THE DEVELOPER HEREBY WAIVES ANY CLAIM THEREFOR THAT IT MAY HAVE; AND (B) ALL PREREQUISITES TO SUCH DETERMINATION OF ROUGH PROPORTIONALITY HAVE BEEN MET, AND ANY VALUE RECEIVED BY THE CITY RELATIVE TO SAID CONVEYANCE IS RELATED BOTH IN NATURE AND EXTENT TO THE IMPACT OF THE PARTIAL DEVELOPMENT OF THE PROPERTY ON THE CITY'S INFRASTRUCTURE. THE DEVELOPER FURTHER AGREES TO WAIVE AND RELEASE ALL

CLAIMS IT MAY HAVE AGAINST THE CITY UNDER THIS AGREEMENT RELATED TO ANY AND ALL: (A) CLAIMS OR CAUSES OF ACTION BASED ON ILLEGAL OR EXCESSIVE EXACTIONS; AND (B) ROUGH PROPORTIONALITY AND INDIVIDUAL DETERMINATION REQUIREMENTS MANDATED BY THE UNITED STATES SUPREME COURT IN *DOLAN V. CITY OF TIGARD*, 512 U.S. 374 (1994), AND ITS PROGENY, AS WELL AS ANY OTHER REQUIREMENTS OF A NEXUS BETWEEN PARTIAL DEVELOPMENT CONDITIONS AND THE PROJECTED IMPACT OF THE PUBLIC INFRASTRUCTURE.

(b) THIS SECTION 4.3 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

ARTICLE V
TERM

The term of this Agreement shall be for a period of five (5) years after the Effective Date, except that Section 3.5, plus all provisions referenced in Section 3.5, of this Agreement are covenants that touch and concern the Property and shall run with the Property following the termination of this Agreement. The Parties may extend the term of this Agreement if they execute an agreement in writing. Notwithstanding anything to the contrary in this Agreement, this Agreement shall automatically terminate, be *void ab initio* and shall be of no further force or effect if the Developer does not purchase the Property within thirty (30) days of the Effective Date or if Developer notifies the City in writing within thirty (30) days of the Effective Date that it will not purchase the Property.

ARTICLE VI
ANNEXATION AND POST-ANNEXATION MATTERS

6.1 Annexation. Within thirty (30) days of being requested to do so by the City, Developer agrees to (a) submit a voluntary annexation petition for the Property, or (b) if requested by the City, sign a petition for annexation presented to Developer by the City that may contain additional acres (collectively, the "Petition Property"). Developer agrees to execute and supply any and all instruments and/or other documentation necessary for the City to annex the Property into the City's corporate limits. This Agreement constitutes the service plan agreement for providing City services to the Property. If the City is unable to complete the annexation of the Petition Property for any reason, including but not limited to procedural error or legal challenge, Developer shall execute another voluntary annexation petition for the Petition Property and/or Property, within ten (10) days of being requested to do so. Developer acknowledges and agrees that:

(a) this Section 6.1 was a material inducement for the City to enter into this Agreement with Developer;

(b) Developer is not required to enter into this Agreement;

(c) the annexation procedures described in this Agreement require Developer's consent, and by entering into this Agreement, Developer hereby voluntarily provides such consent; and

(d) with this Agreement and the provisions contained herein, City has provided to Developer the written disclosure required by Section 212.172(b-1) of the Texas Local Government Code.

6.2 Zoning of Property. While the Parties expressly acknowledge that the Property will be voluntarily annexed in accordance with Section 6.1 of this Agreement, the Parties agree that the Development Standards and the applicable provisions of this Agreement memorialize the plan for development of the Property as provided for in Section 212.172 of the Texas Local Government Code and other applicable law. The City shall consider zoning the Property consistent with the Development Standards and applicable provisions of this Agreement contemporaneously with the annexation of the Property. Through this Agreement, the Developer expressly consents and agrees to the zoning of the Property consistent with and as contemplated by this section. In the event of a conflict between this Agreement and the zoning of the Property, the Parties agree that this Agreement shall control. The Developer agrees that nothing in this Agreement shall prevent **Exhibit D,** Section 3.5 of this Agreement, and the City Regulations, including but not limited to zoning, from being enforced against an End-Buyer.

ARTICLE VII
EVENTS OF DEFAULT; REMEDIES

7.1 Events of Default. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given in writing (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time to be determined based on the nature of the alleged failure, but in no event more than 30 days after written notice of the alleged failure has been given). Notwithstanding the foregoing, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured and within such 30-day period gives written notice to the non-defaulting Party of the details of why the cure will take longer than 30 days with a statement of how many days are needed to cure.

7.2 Remedies. If a Party is in default, the aggrieved Party may, at its option and without prejudice to any other right or remedy under this Agreement, seek any relief available at law or in equity, including, but not limited to, an action under the Uniform Declaratory Judgment Act, or actions for specific performance, mandamus, or injunctive relief. NOTWITHSTANDING THE FOREGOING, HOWEVER, NO DEFAULT UNDER THIS AGREEMENT SHALL ENTITLE THE AGGRIEVED PARTY TO TERMINATE THIS AGREEMENT OR LIMIT THE TERM OF THIS AGREEMENT.

ARTICLE VIII
ASSIGNMENT AND ENCUMBRANCE

8.1 Assignment by Developer to Successors.

(a) The Developer has the right (from time to time without the consent of the City, but upon prior written notice to the City) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of the Developer under this Agreement, to any person or entity (an "Developer Assignee") that (i) is or will become an owner of any portion of the Property or (ii) is controlled by or under common control by the Developer and becomes an owner of any portion of the Property, provided that the Developer is not in breach of this Agreement at the time of such assignment. A Developer Assignee is considered the "Developer" and a "Party," under this Agreement for purposes of the obligations, rights, title, and interest assigned to the Developer Assignee. Notice of each proposed assignment to a Developer Assignee shall be provided to the City at least fifteen (15) days prior to the effective date of the assignment, which notice shall include a copy of the proposed assignment document together with a legal description and depiction of the Property being assigned, the name, address, telephone number, and e-mail address (if available) of a contact person representing the Developer Assignee.

(b) Each assignment shall be in writing executed by the Developer and the Developer Assignee and shall obligate the Developer Assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned. A copy of each fully executed assignment to a Developer Assignee shall be provided to all Parties within fifteen (15) days after execution. From and after such assignment, the City agrees to look solely to the Developer Assignee for the performance of all obligations assigned to the Developer Assignee and agrees that the Developer shall be released from subsequently performing the assigned obligations and from any liability that results from the Developer Assignee's failure to perform the assigned obligations; provided, however, if a copy of the assignment is not received by the City within 15 days after execution, Developer shall not be released until the City receives such copy of the assignment.

(c) No assignment by Developer shall release Developer from any liability that resulted from an act or omission by Developer that occurred prior to the effective date of the assignment unless the City approves the release in writing.

(d) The Developer shall maintain written records of all assignments made to Developer Assignees, including a copy of each executed assignment and the Developer Assignee's Notice information as required by this Agreement, and, upon written request from another Party, shall provide a copy of such records to the requesting person or entity.

8.2 Assignment by the City. The City has the right (from time to time without the consent of another Party, but upon prior written Notice to each other Party) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of the City under this Agreement, to any agency, authority, or political subdivision of the state (a "City Assignee"). Notice of each proposed assignment to a City Assignee shall be provided to each other Party at least 15 days prior to the effective date of the assignment, which Notice shall include a copy of the proposed assignment document together with the name, address, telephone number, and e-mail address of a contact person representing the City Assignee who the other Party may contact for additional information. Each assignment shall be in writing executed by the City and the City Assignee and shall obligate the City Assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned. A copy of each fully executed assignment to a City Assignee shall be provided to all Parties within

15 days after execution. From and after such assignment, all Parties agree to look solely to the City Assignee for the performance of all obligations assigned to the City Assignee and agrees that the City shall be released from subsequently performing the assigned obligations and from any liability that results from the City Assignee's failure to perform the assigned obligations; provided, however, if a copy of the assignment is not received by the other Parties within 15 days after execution, the City shall not be released until the other Parties receive such copy of the assignment. No assignment by the City shall release the City from any liability that resulted from an act or omission by the City that occurred prior to the effective date of the assignment unless the other Parties approve the release in writing. The City shall maintain written records of all assignments made by the City to City Assignees, including a copy of each executed assignment and the City Assignee's Notice information as required by this Agreement, and, upon written request from another Party, shall provide a copy of such records to the requesting person or entity.

8.3 Collateral Assignments. The Developer and Developer Assignees have the right, from time to time, to collaterally assign, pledge, grant a lien or security interest in, or otherwise encumber any of their respective rights, title, or interest under this Agreement for the benefit of their respective lenders without the consent of, but with prompt written Notice to, the City. The collateral assignment, pledge, grant of lien or security interest, or other encumbrance shall not, however, obligate any lender to perform any obligations or incur any liability under this Agreement unless the lender agrees in writing to perform such obligations or incur such liability. Provided the City has been given a copy of the documents creating the lender's interest, including Notice information for the lender, then that lender shall have the right, but not the obligation, to cure any default under this Agreement and shall be given a reasonable time to do so in addition to the cure periods otherwise provided to the defaulting Party by this Agreement; and the City agrees to accept a cure offered by the lender as if offered by the defaulting Party. A lender is not a Party to this Agreement unless this Agreement is amended, with the consent of the lender, to add the lender as a Party. Notwithstanding the foregoing, however, this Agreement shall continue to bind the Property and shall survive any transfer, conveyance, or assignment occasioned by the exercise of foreclosure or other rights by a lender, whether judicial or non-judicial. Any purchaser from or successor owner through a lender of any portion of the Property shall be bound by this Agreement and shall not be entitled to the rights and benefits of this Agreement with respect to the acquired portion of the Property until all defaults under this Agreement with respect to the acquired portion of the Property have been cured.

8.4 Transfer of Warranties. Any Public Infrastructure that are transferred to the City shall be accompanied by all applicable third-party bonds and warranties related to construction and maintenance of such Public Infrastructure.

8.5 Assignees as Parties. An assignee authorized in accordance with this Agreement and for which notice of assignment has been provided in accordance with this Agreement shall be considered a "Party" for the purposes of this Agreement. With the exception of the End-Buyer of a lot within the Property, any person or entity upon becoming an owner of land or upon obtaining an ownership interest in any part of the Property shall be deemed to be a "Developer" and have all of the obligations of the Developer as set forth in this Agreement and all related documents to the extent of said ownership or ownership interest.

8.6 No Third-Party Beneficiaries. This Agreement only inures to the benefit of, and may only be enforced by, the Parties. No other person or entity shall have any right, title, or interest under this Agreement or otherwise be deemed to be a third-party beneficiary of this Agreement.

ARTICLE IX
RECORDATION AND ESTOPPEL CERTIFICATES

9.1 Binding Obligations. This Agreement and all amendments hereto and assignments hereof shall be recorded in the deed records of each county within which the Property is located. This Agreement binds and constitutes a covenant running with the Property. Upon the Effective Date, this Agreement shall be binding upon the Parties and their successors and assigns permitted by this Agreement and forms a part of any other requirements for Partial Development within the Property. This Agreement, when recorded on or after the Effective Date, shall be binding upon the Parties and their successors and assigns as permitted by this Agreement and upon the Property; however, this Agreement shall not be binding upon, and shall not constitute any encumbrance to title as to, any end-buyer/homebuyer of a fully developed and improved lot (an "End-Buyer") and shall not negate the End-Buyer's obligation to comply with the City's Regulations, including but not limited to zoning ordinances, as they currently exist or may be amended.

9.2 Estoppel Certificates. From time to time upon written request of the Developer, if needed to facilitate a sale of all or a portion of the Property or a loan secured by all or a portion of the Property, the City will execute a written estoppel certificate in a form and substance satisfactory to the City, to its reasonable knowledge and belief, identifying any obligations of the Developer under this Agreement that are in default. The Developer shall pay the City $1,000 at the time of the Developer's request for an estoppel certificate for each request in excess of one per calendar year.

ARTICLE X
ADDITIONAL PROVISIONS

10.1 Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the City Council of the City; and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

10.2 Notices. Any notice, payment or instrument required or permitted by this Agreement to be given or delivered to any Party shall be deemed to have been received when personally delivered or 72 hours following deposit of the same in any United States Post Office, registered or certified mail, postage prepaid, addressed as follows ("Notice"):

To the City:	Attn: City Manager City of Celina 142 North Ohio Celina, TX 75009 E-mail: jlaumer@celina-tx.gov TEL: (972) 382-2682
With a copy to:	Attn: Julie Fort Messer Fort, PLLC 6371 Preston Road, Suite 200 Frisco, Texas 75034 TEL: (972) 668-6400
To the Developer:	Northbridge Realty Holdings, LLC 212 S. Elm Street Denton, Texas 76201
With a copy to:	Leggett Clemons Crandall, PLLC Attn: Ryan W. Crandall 5700 Granite Parkway, Suite 950 Plano, Texas 75024

Any Party may change its address or addresses for delivery of notice by delivering written notice of such change of address to the other Party.

10.3 Interpretation. The Parties acknowledge that each has been actively involved in negotiating this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Agreement. In the event of any dispute over the meaning or application of any provision of this Agreement, the provision will be interpreted fairly and reasonably and neither more strongly for nor against any Party, regardless of which Party originally drafted the provision.

10.4 Time. In this Agreement, time is of the essence and compliance with the times for performance herein is required.

10.5 Authority and Enforceability. The City represents and warrants that this Agreement has been approved by official action by the City Council of the City in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the City has been duly authorized to do so. The Developer represents and warrants that this Agreement has been approved by appropriate action of the Developer, and that the individual executing this Agreement on behalf of the Developer has been duly authorized to do so. Each Party respectively acknowledges and agrees that this Agreement is binding upon such Party and is enforceable against such Party, in accordance with its terms and conditions and to the extent provided by law.

10.6 Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes all prior agreements, whether oral or written, covering the subject matter of

this Agreement. This Agreement shall not be modified or amended except in writing signed by the Parties.

10.7 Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, then: (a) such unenforceable provision shall be deleted from this Agreement; (b) the unenforceable provision shall, to the extent possible and upon mutual agreement of the Parties, be rewritten to be enforceable and to give effect to the intent of the Parties; and (c) the remainder of this Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

10.8 Applicable Law; Venue. This Agreement is entered into pursuant to, and is to be construed and enforced in accordance with, the laws of the State of Texas, and all obligations of the Parties are performable in each county in which the Property is located. Exclusive venue for any action to enforce or construe this Agreement shall be in the County District Court in which any of the Property is located.

10.9 Non-Waiver. Any failure by a Party to insist upon strict performance by the other Party of any material provision of this Agreement shall not be deemed a waiver thereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this Agreement. No provision of this Agreement may be waived except by writing signed by the Party waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any Party of any term or condition of this Agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

10.10 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

10.11 Further Documents. The Parties agree that at any time after execution of this Agreement, they will, upon request of another Party, execute and deliver such further documents and do such further acts and things as the other Party may reasonably request in order to effectuate the terms of this Agreement. This provision shall not be construed as limiting or otherwise hindering the legislative discretion of the City Council seated at the time that this Agreement is executed or any future City Council.

10.12 Exhibits. The following exhibits are attached to this Agreement and are incorporated herein for all purposes:

Exhibit A	Legal Description of the Property
Exhibit B	Depiction of the Property
Exhibit C	Concept Plan
Exhibit D	Development Standards

10.13 Governmental Powers; Waivers of Immunity. By its execution of this Agreement, the City does not waive or surrender any of its respective governmental powers, immunities, or rights except as provided in this section. The Parties acknowledge that the City waives its sovereign immunity as to suit solely for the purpose of adjudicating a claim under this Agreement.

This is an agreement for the provision of goods or services to the City under Section 271.151 et seq. of the Texas Local Government Code.

10.14 Force Majeure. Each Party shall use good faith, due diligence and reasonable care in the performance of its respective obligations under this Agreement, and time shall be of the essence in such performance; however, in the event a Party is unable, due to force majeure, to perform its obligations under this Agreement, then the obligations affected by the force majeure shall be temporarily suspended. Within three (3) business days after the occurrence of a force majeure event, the Party claiming the right to temporarily suspend its performance, shall give notice to all the Parties, including a detailed explanation of the force majeure and a description of the action that will be taken to remedy the force majeure and resume full performance at the earliest possible time. A Party that fails to provide timely notice of an event of force majeure will be deemed to be able to resume full performance within thirty (30) days of such event. The term "force majeure" shall include events or circumstances that are not within the reasonable control of Party whose performance is suspended and that could not have been avoided by such Party with the good faith exercise of good faith, due diligence and reasonable care.

10.15 Amendments. This Agreement cannot be modified, amended, or otherwise varied, except in writing signed by the City and the Developer expressly amending the terms of this Agreement.

10.16 Consideration. This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is hereby acknowledged.

EXECUTED by the City and the Developer on the respective dates stated below after approval of the City Council of the City on _____, 2025.

Date: _____ **CITY OF CELINA**

By: _____
Ryan Tubbs, Mayor

ATTEST:

_____
Jeovanna Rubio, Assistant City Secretary

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the ____ day of _____, 2025, by Ryan Tubbs, the Mayor of the City of Celina, Texas, on behalf of said City.

_____
Notary Public, State of Texas

(SEAL)

_____
Name printed or typed

Commission Expires:_____

DEVELOPER:

NorthBridge Realty Holdings, LLC
a Texas limited liability company

By: _____
Michael Alex Payne, Manager

STATE OF TEXAS §
§
COUNTY OF___ §

BEFORE ME, a Notary Public in and for the State of Texas, duly authorized to take acknowledgments, on _____, 2025, personally appeared Michael Alex Payne, Manager of Northbridge Realty Holdings, LLC, a Texas limited liability company and acknowledged that he executed the foregoing document on behalf of said limited liability company.

_____
Notary Public in and for the State of Texas

EXHIBIT A
DESCRIPTION OF THE PROPERTY

OF AN 8.06 (CALLED 8.07) ACRE TRACT OUT OF THE JOHN RAGSDALE SURVEY, ABSTRACT NO. 735, COLLIN COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 12.119 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 1288, PAGE 370, DEED RECORDS OF COLLIN COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 92-44956, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a set ½" iron rod in the westerly R.O.W. line of F.M. Road 455 (A/K/A W. F.M. 455) for the northeast corner of the herein described tract, the southeast corner of a called 6.09 acre tract as deeded to Larry A. LeMay in Vol. 95415, Pg. 5914, Real Property Records of Collin County, Texas, said rod being located along said R.O.W., South 00°12'51" East, a distance of 473.57 feet from a found ½" iron rod;

THENCE along and with said R.O.W., same being the east line of the herein described tract, South 00°12'51" East, a distance of 335.15 feet (called South 00°59'26" East, a distance of 333.15 feet) to a point of reference for the southeast corner of the herein described tract, the northeast corner of a called 8.07 acre tract as deeded to Tommy E. Poole and Marian L. Poole in Doc. No. 20150413000411390, Official Public Records of Collin County, Texas, said rod being located North 00°12'51" West, along said R.O.W., a distance of 165.68 feet from a found ½" iron rod;

THENCE along the north line of said Poole Tract, along the north line of an 8' Ingress-Egress Easement as recorded in Doc. No. 92-0061698, Official Public Records of Collin County, Texas, North 89°57'53" West, a distance of 1051.22 feet (called South 89°07'37" West, a distance of 1051.97 feet) to a found ½" iron rod for the southwest corner of the herein described tract, the northwest corner of said Poole Tract, a point in the east line of a called 175.670 acre tract as deeded to Dynavest Joint Venture in Vol. 2288, Pg. 116, Deed Records of Collin County, Texas;

THENCE along the east line of said Dynavest Tract, same being the west line of the herein described tract, North 01°04'19" West, a distance of 333.30 feet (called North 01°10'19" West, a distance of 333.30 feet) to a set ½" iron rod for the northwest corner of the herein described tract, the southwest corner of said LeMay Tract;

THENCE South 89°57'35" East, a distance of 1056.21 feet (called North 89°07'51" East, a distance of 1058.84 feet) to the **POINT OF BEGINNING** and containing 8.06 acres, more or less.

EXHIBIT B
DEPICTION OF THE PROPERTY

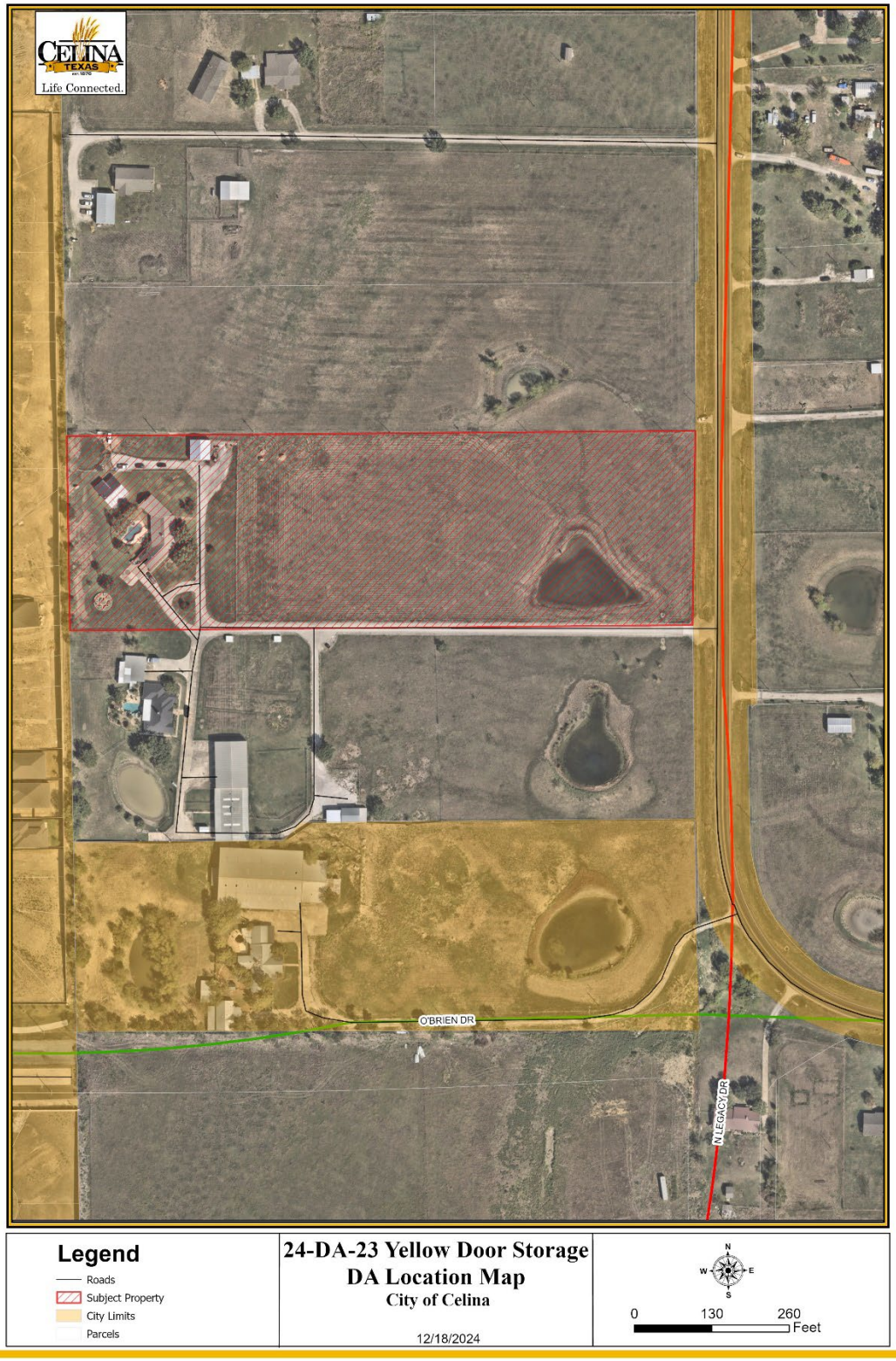


EXHIBIT C
CONCEPT PLAN

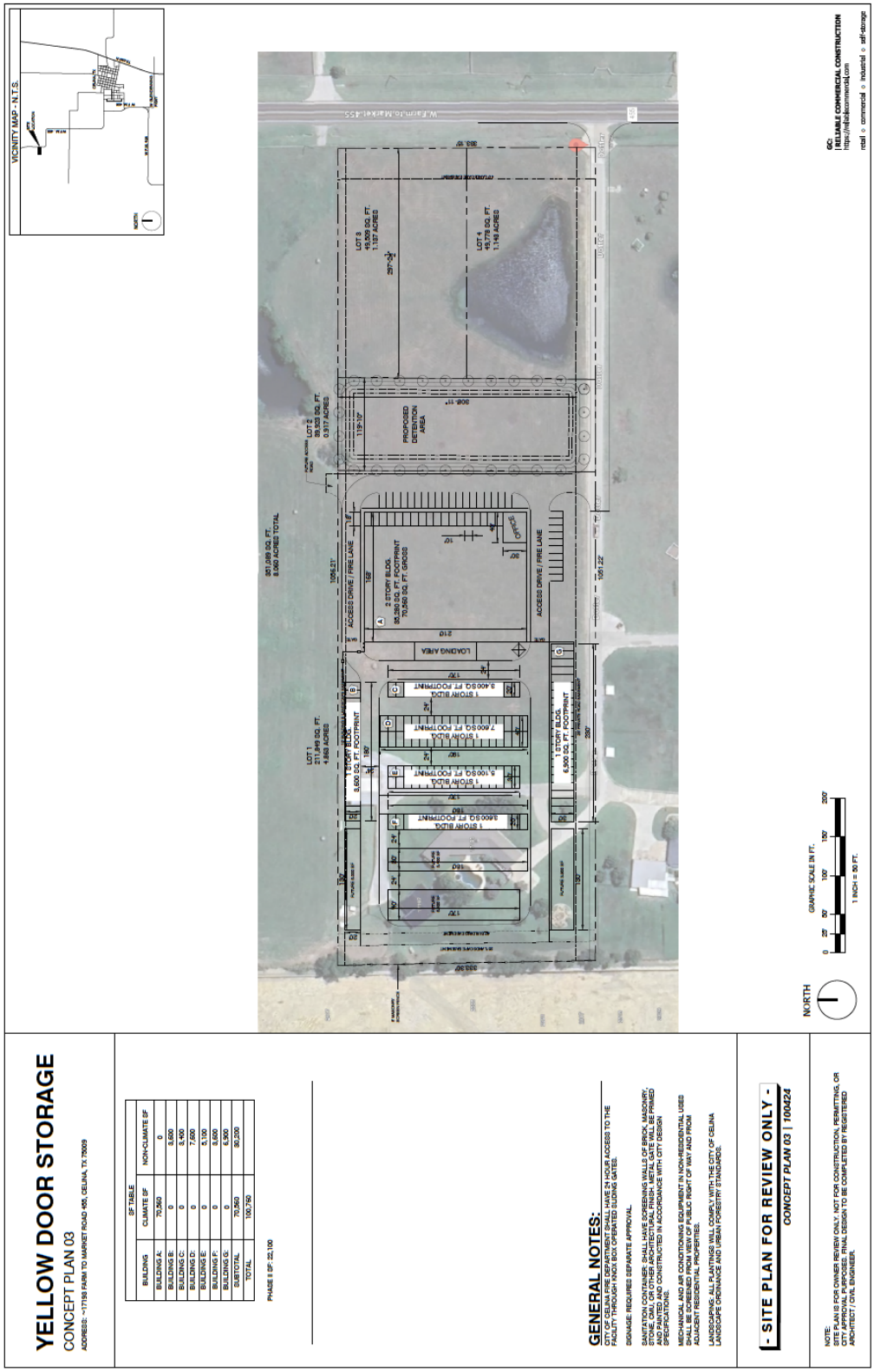


EXHIBIT D
DEVELOPMENT STANDARDS

Development of the subject property shall abide by all standards in the Zoning Ordinance, Subdivision Ordinance, and all other applicable City ordinances, as they exist or may be amended.

The property is zoned a Planned Development (PD) with a base zoning of Commercial, Office, & Retail District (C) base zoning, with the following modified regulations:

1. The subject property shall generally develop per the attached Zoning Exhibit, which reserves the first 300' as Commercial.
2. Nothing on the Zoning Exhibit precludes the administration of Engineering requirements, such as detention, right-of-way dedication, or any other design regulation.
3. The following land use is permitted by right on the back portion of the subject property, as shown on the Zoning Exhibit: Mini-Warehouse/Self-Storage.
4. The building exteriors shall conform to the architectural standards of the Zoning Ordinance, as it exists or may be amended.

Life Connected.

Administration
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Karla Stovall, Assistant City Manager
CC:	Robert Ranc, City Manager
Intiated by:	Karla Stovall
Date:	March 11, 2025
Re:	Celina Legacy PID Creation

Action Requested:
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)

Background Information:
The City received a petition from MM Legacy Celina 75, LLC to establish the Legacy Celina Public Improvement District. The petition is for property generally located in North Celina at the Northeast corner of N Celina Parkway & Future N Legacy Drive. On February 11, 2025, City Council accepted the PID petition and called for a public hearing on March 11, 2025. All public notices were completed in accordance with State law.

The process for the creation of a public improvement district (PID) is:

- The property owner/developer files a petition to establish the PID with the City.
- Council considers accepting the petition and calling a public hearing for a future Council Meeting to receive public input regarding the PID.
- **Council holds a public hearing and considers approving the creation of the PID.**
- Staff will work with the developer on each phase of the PID in compliance with the City's PID Policy.
- Staff will bring a Service and Assessment Plan (SAP) for each phase to City Council for consideration. The SAP establishes the assessments on each property within the PID.

Total project costs and assessments are determined when an SAP is developed or updated with each phase of the PID. The total assessments on properties within the PID will be restricted by the

City's PID Policy, which limits assessments based on the total estimated overlapping tax rate. The maximum overlapping tax rate allowed by the Policy is the highest overlapping tax rate on existing properties in the City at the time.

The Resolution before City Council is to create the Legacy Celina PID. The Resolution does not establish any assessments.

Legal Review:
Legal review has been completed.

Supporting Documents:
1. Legacy Celina PID Presentation
2. Celina Legacy PID 2025 - Resolution Creating PID (FINAL FOR AGENDA) (2-28 update)

Financial Consideration:
N/A

Staff Recommendation:
N/A

LEGACY CELINA PID – PUBLIC HEARING AND CREATION

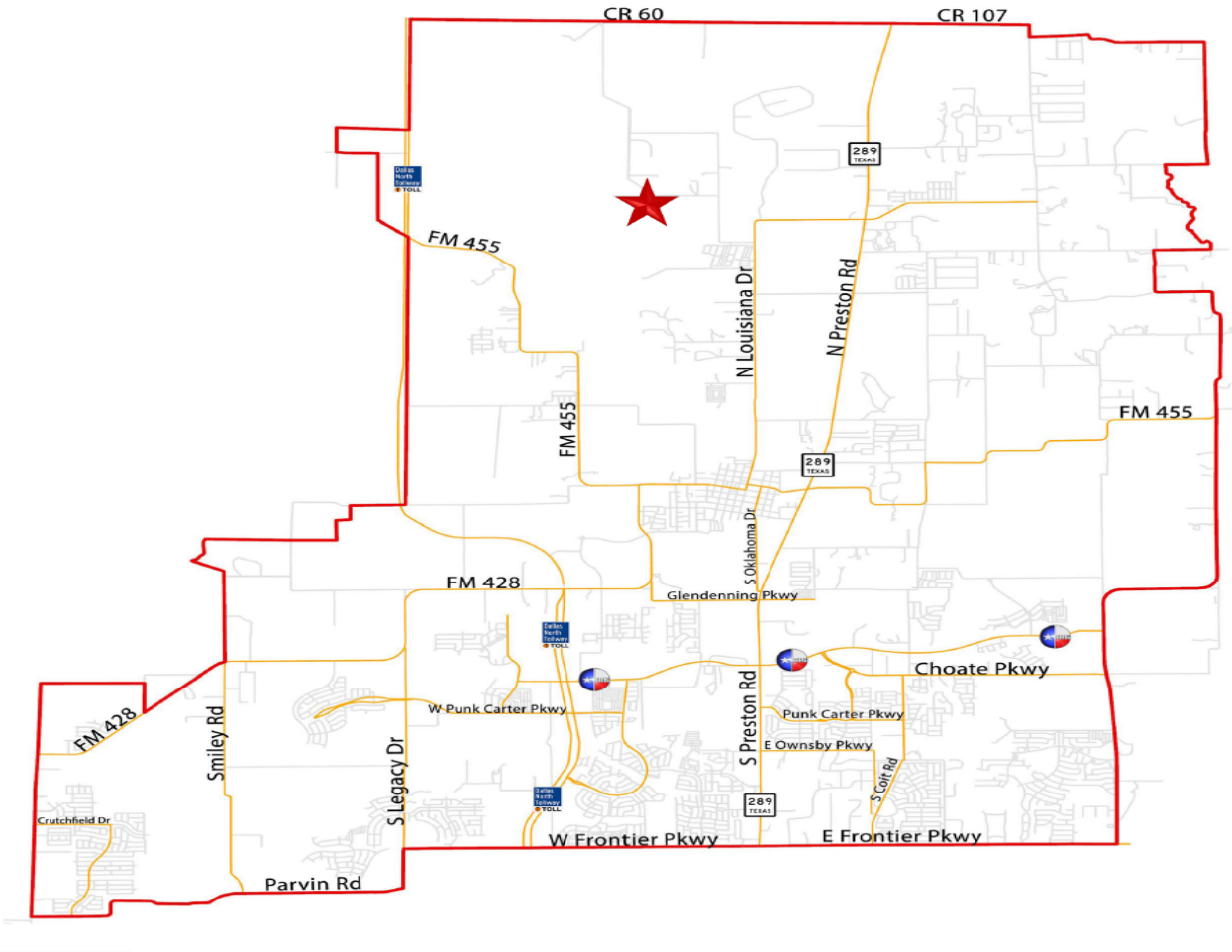
City Council Meeting
March 11, 2025



PETITION

- Staff received a petition to establish the Legacy Celina Public Improvement District
  - Petitioners: MM Legacy Celina 75, LLC

- Location: Northeast corner of N Celina Parkway and future N Legacy Drive



PID CREATION PROCESS

- Property owner/developer files a petition
- Council accepted the PID petition and called for a public hearing - February 11
- Hold a public hearing during a Council Meeting – March 11
- Council considers approving the creation of the PID – March 11
- Staff, the City's consultant (Municap), and the developer draft agreements and a preliminary Service and Assessment Plan for Council consideration

PROJECT COSTS AND ASSESSMENTS

- PID Act provides that total project costs and maximum assessment is set by the City Council when the Preliminary Service and Assessment Plan is considered
  - To be considered by City Council after creation of PID
- The City's PID Policy set the maximum overlapping tax rate for a property (including the estimated tax rate equivalent of a PID assessment)
  - The highest rate on existing properties in the City at the time
  - Will be calculated when Preliminary Service and Assessment Plan is developed and during each update to the Service and Assessment Plan

QUESTIONS?

CITY OF CELINA, TEXAS

RESOLUTION NO. 2025-___R

A RESOLUTION OF THE CITY OF CELINA, TEXAS AUTHORIZING AND CREATING THE LEGACY CELINA PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina, Texas (the "City"), is authorized under Chapter 372 of the Texas Local Government Code, as amended (the "Act"), to create a public improvement district within its City limits or its extraterritorial jurisdiction; and

WHEREAS, on December 13, 2024, the owner of (1) taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located, and (2) real property liable for assessment under the proposal who: (A) constitutes more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) owns taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal (the "Petitioner"), submitted and filed with the City Secretary a petition ("Petition") requesting the establishment of a public improvement district for property within the corporate limits of the City; and

WHEREAS, the Petition requested the creation of the Legacy Celina Public Improvement District (the "District"), which District is located within the corporate limits of the City and is more particularly described by metes and bounds in **Exhibit A** and depicted in **Exhibit B** (the "Property") each attached hereto and incorporated herein for all purposes; and

WHEREAS, the City Council of the City (the "City Council") has investigated and determined that the facts contained in the Petition are true and correct; and

WHEREAS, after publishing notice in the *Celina Record*, an official newspaper of general circulation in the City and mailing notice of the hearing, all as required by and in conformity with the Act, the City Council, conducted a public hearing on the advisability of the improvements and services on March 11, 2025; and

WHEREAS, the City Council closed the public hearing on the advisability of the improvements and services on March 11, 2025.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS AS FOLLOWS:

SECTION 1. The findings set forth in the recitals of this Resolution are found to be true and correct.

SECTION 2. The Petition submitted to the City by the Petitioner was filed with the City Secretary and complies with Section 372.005 of the Act.

SECTION 3. Pursuant to the requirements of the Act, including, without limitation, Sections 372.006, 372.009(a), 372.009(b), and 372.010, the City Council, after considering the Petition

and the evidence and testimony presented at the public hearing on March 11, 2025, hereby finds and declares:

(a) **Advisability of the Proposed Improvements**. It is advisable to create the District to provide the Authorized Improvements (as defined and described below). The Authorized Improvements are feasible and desirable and will promote the interests of the City and will confer a special benefit on the Property.

(b) **General Nature of the Authorized Improvements.** The general nature of the proposed public improvements (collectively, the "Authorized Improvements") may include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including acquisition of land or right-of-way or similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the District as approved by the City including services related to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; and (vii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (vi) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

(c) **Estimated Costs of the Authorized Improvements**. The estimated costs to design, acquire, and construct the Authorized Improvements, together with bond issuance costs and other costs related to the issuance of bonds and the establishment of the District, is currently $30,000,000.00.

(d) **Boundaries of the District.** The District is proposed to include property owned by the Petitioner consisting of approximately 64.866 acres of property generally located approximately .3 miles west of the intersection of County Road 58 and County Road 59, and within the corporate limits of the City, as more particularly described in the metes and bounds description in **Exhibit A** attached hereto and as more particularly depicted in **Exhibit B** attached hereto.

(e) **Proposed Method of Assessment**. The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited.

(f) **Apportionment of Costs**. The City will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the District and possible tax increment reinvestment zone revenue. No municipal property in the District shall be assessed. The Petitioner may also pay certain costs of the improvements from other funds available to the Petitioner.

(g) **Management of the District.** The District shall be managed by the City, with the assistance of a consultant, who shall, from time to time, advise the City regarding certain operations of the District.

(h) **Advisory Board.** The District shall be managed without the creation of an advisory body.

SECTION 4. The Legacy Celina Public Improvement District is hereby authorized and created as a public improvement district under the Act in accordance with the findings of the City Council as to the advisability of the Authorized Improvements contained in this Resolution, the nature and the estimated costs of the Authorized Improvements, the boundaries of the District, the method of assessment, and the apportionment of costs as described herein; and the conclusion that the District is needed to fund such Authorized Improvements.

SECTION 5. The City Council hereby authorizes and directs the City Secretary or the Assistant City Secretary, on or before March 18, 2025, in accordance with the Act, to file a copy of this Resolution authorizing the District with the county clerk of each county in which all or part of the public improvement district is located.

SECTION 6. Effective upon the date of the passage of this Resolution, the District shall be established.

SECTION 7. This Resolution is effectively immediately from and after the date of its passage in accordance with law.

[Execution page follows]

ADOPTED, PASSED, AND APPROVED on this the 11th day of March, 2025.

CITY OF CELINA, TEXAS

_____
Mayor

ATTEST:

_____
Assistant City Secretary

(CITY SEAL)

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on _____, 2025, by Ryan Tubbs, Mayor of the City of Celina, Texas on behalf of said City.

_____
Notary Public, State of Texas

(SEAL)

EXHIBIT A

Metes and Bounds Description

LEGAL DESCRIPTION
64.866 ACRES

BEING all that certain tract of land situated in the H. Cochran Survey, Abstract No. 192 and the G. Chenoweth Survey, Abstract No. 140, Collin County, Texas, and being a part of a called 278.29 acre tract of land described as Exhibit "A" and a called 344.75 acre tract described as Exhibit "B", in the deed to LMR Holdings, LTD., recorded in Instrument No. 20090213000158800, Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 1-inch iron pipe found at the Northwest corner of said 278.29 acre tract and the southwest corner of a called 19.274 acre tract of land, described in deed to Grayson-Collin Electric Cooperative Inc, recorded in Instrument No. 2022000108950, said Official Public Records;

THENCE North 86° 42' 24" East, with the north line of said 278.29 acre tract and the south line of said 19.274 acre tract, a distance of 1206.21 feet to a mag nail set in the west line of a called 22.57 acre tract of land, described in deed to Molly Ann Huie, recorded in Instrument No. 20110531000556580, said Official Public Records, for the southeast corner of said 19.274 acre tract;

THENCE South 48° 08' 07" East, with the north line of said 278.29 acre tract and the west line of said 22.57 acre tract, a distance of 30.69 feet to a 5/8-inch iron rod found at the southwest corner of said 22.57 acre tract;

THENCE North 89° 43' 14" East, north line of said 278.29 acre tract and the south line of said 22.57 acre tract, a distance of 241.87 feet to a 5/8-inch iron rod found at the southeast corner of said 22.57 acre tract and at the southwest corner of a called 18.202 acre tract, described in deed to Mary Carmen Esteso and David S. Gerkin, recorded in Instrument No. 20021007001449470, said Official Public Records;

THENCE North 89° 51' 36" East, with the north lines of said 278.29 acre tract and said 344.75 acre tract and the south line of said 18.202 acre tract, within County Road 58, a distance of 820.66 feet to a mag nail set in the north line of said 344.75 acre tract and in the south line of a called 36.977 acre tract, described in deed to Mark A. Palmer and Spouse, Deborah Palmer, recorded in Instrument No. 20120120000072350, said Official Public Records;

THENCE severing said 344.75 acre tract and said 278.29 acre tract, the following courses:

1. South 00° 00' 00" West, a distance of 1453.86 feet to a 1/2-inch iron rod with a cap stamped "RPLS 6677" (hereinafter referred to as a capped iron rod set);

2. North 89° 56' 18" West, a distance of 2134.91 feet to a 5/8-inch capped iron rod stamped "KHA" found;

3. North 09° 51' 48" East, a distance of 50.30 feet to a 5/8-inch capped iron rod stamped "KHA" found at the beginning of a non-tangential curve to the right;

4. With said curve to the right, having a radius of 51.79 feet, a central angle of 44° 34' 21", an arc length of 40.29 feet, a chord that bears North 73° 09' 04" West, a distance of 39.28 feet to a 5/8-inch capped iron rod stamped "KHA" found at the end of said curve;

5. North 50° 29' 48" West, a distance of 15.38 feet to a 5/8-inch capped iron rod stamped "KHA" found at the beginning of a non-tangential curve to the right;

6. with said curve to the right, having a radius of 44.37 feet, a central angle of 22° 44' 31", an arc length of 17.61 feet, a chord that bears North 38° 51' 10" West, a distance of 17.50 feet to a 5/8-inch capped iron rod stamped "KHA" found at the end of said curve;

7. North 24° 57' 15" West, a distance of 17.66 feet to a capped iron rod set;

8. South 45° 21' 38" East, a distance of 60.27 feet to a capped iron rod set;

9. South 89° 56' 41" East, a distance of 158.06 feet to a capped iron rod set;

10. South 86° 08' 05" East, a distance of 150.49 feet to a capped iron rod set;

11. South 89° 56' 41" East, a distance of 74.11 feet to a capped iron rod set;

12. North 00° 00' 41" East, a distance of 1012.22 feet to a capped iron rod set;

13. South 86° 40' 43" West, a distance of 416.47 feet to a capped iron rod set;

14. South 89° 23' 24" West, a distance of 40.00 feet to a capped iron rod set;

15. South 00° 46' 36" East, a distance of 617.29 feet to a capped iron rod set;

16. South 04° 35' 12" East, a distance of 150.49 feet to a 5/8-inch capped iron rod stamped "KHA" found;

17. South 00° 52' 54" East, a distance of 150.98 feet to a 5/8-inch capped iron rod stamped "KHA" found at the beginning of a non-tangential curve to the right;

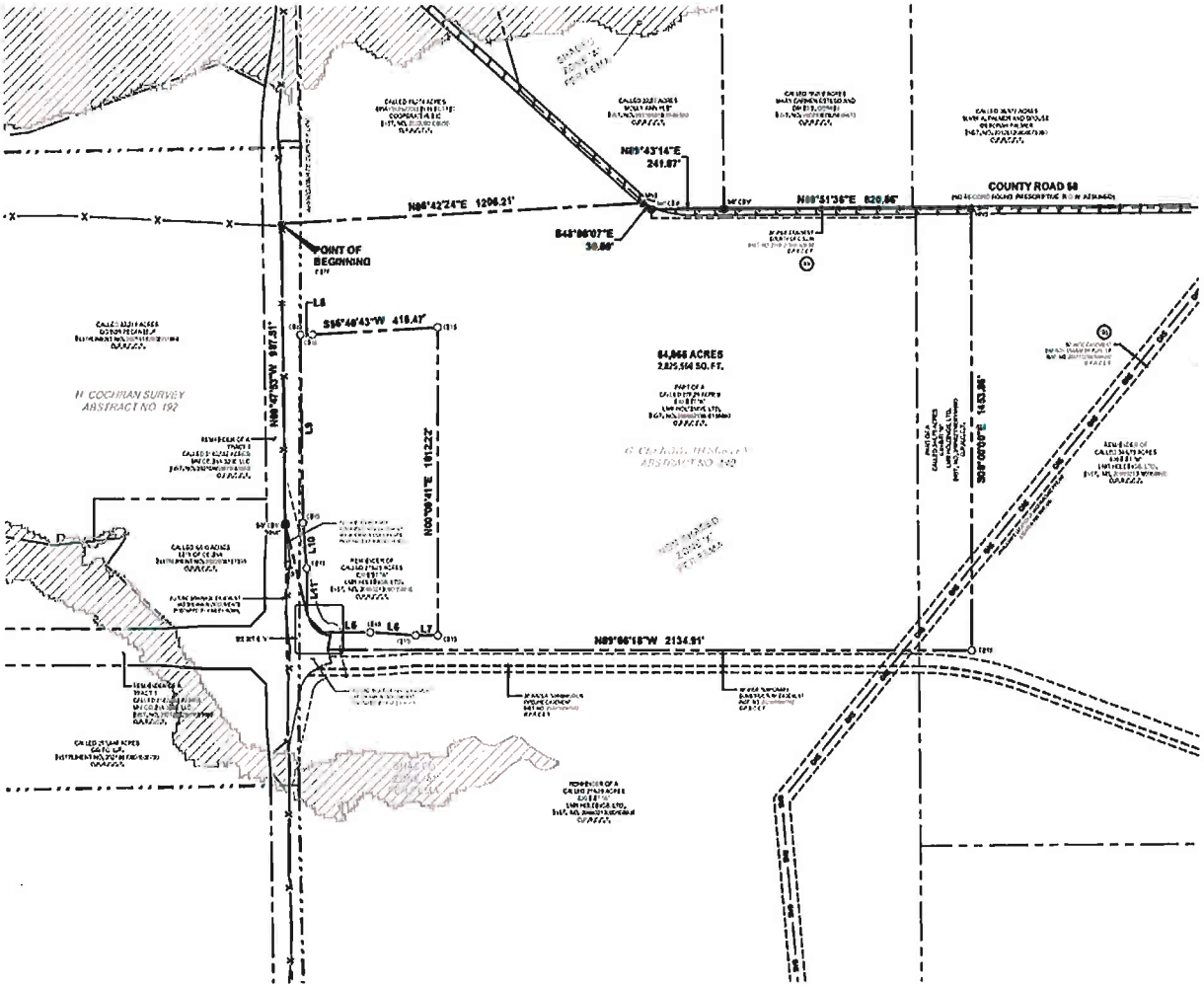
18. With said curve to the right, having a radius of 131.50 feet, a central angle of 07° 56' 29", an arc length of 18.23 feet, a chord that bears North 17° 48' 56" West, a distance of 18.21 feet to a 5/8-inch capped iron rod stamped "KHA" found;

THENCE North 13° 50' 45" West, a distance of 286.02 feet to a 5/8-inch capped iron rod stamped "KHA" found in the west line of said 278.29 acres;

THENCE North 00° 47' 53" West, with the west line of said 278.29 acre tract, a distance of 987.51 feet to the POINT OF BEGINNING and enclosing 64.866 acres (2,825,556 square feet) of land, more or less.

EXHIBIT B

Property Depiction



Life Connected.

Administration
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Karla Stovall, Assistant City Manager
CC:	Robert Ranc, City Manager
Intiated by:	Karla Stovall
Date:	March 11, 2025
Re:	Celina 241 PID Creation

Action Requested:
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)

Background Information:
The City received a petition from Forestar (USA) Real Estate Group Inc. to establish the Celina 241 Public Improvement District. The petition is for property generally located at the Northwest corner of N Preston Rd & E GA Moore Pkwy. On February 11, 2025, City Council accepted the PID petition and called for a public hearing on March 11, 2025. All public notices were completed in accordance with State law.

The process for the creation of a public improvement district (PID) is:

- The property owner/developer files a petition to establish the PID with the City.
- Council considers accepting the petition and calling a public hearing for a future Council Meeting to receive public input regarding the PID.
- **Council holds a public hearing and considers approving the creation of the PID.**
- Staff will work with the developer on each phase of the PID in compliance with the City's PID Policy.
- Staff will bring a Service and Assessment Plan (SAP) for each phase to City Council for consideration. The SAP establishes the assessments on each property within the PID.

Total project costs and assessments are determined when an SAP is developed or updated with

each phase of the PID. The total assessments on properties within the PID will be restricted by the City's PID Policy, which limits assessments based on the total estimated overlapping tax rate. The maximum overlapping tax rate allowed by the Policy is the highest overlapping tax rate on existing properties in the City at the time.

The Resolution before City Council is to create the Celina 241 PID. The Resolution does not establish any assessments.

Legal Review:
Legal Review was completed.

Supporting Documents:
1. Celina 241 PID Presentation
2. Celina 241 PID 2025 - Resolution Creating PID

Financial Consideration:
N/A

Staff Recommendation:
N/A

CELINA 241 PID PUBLIC HEARING AND CREATION

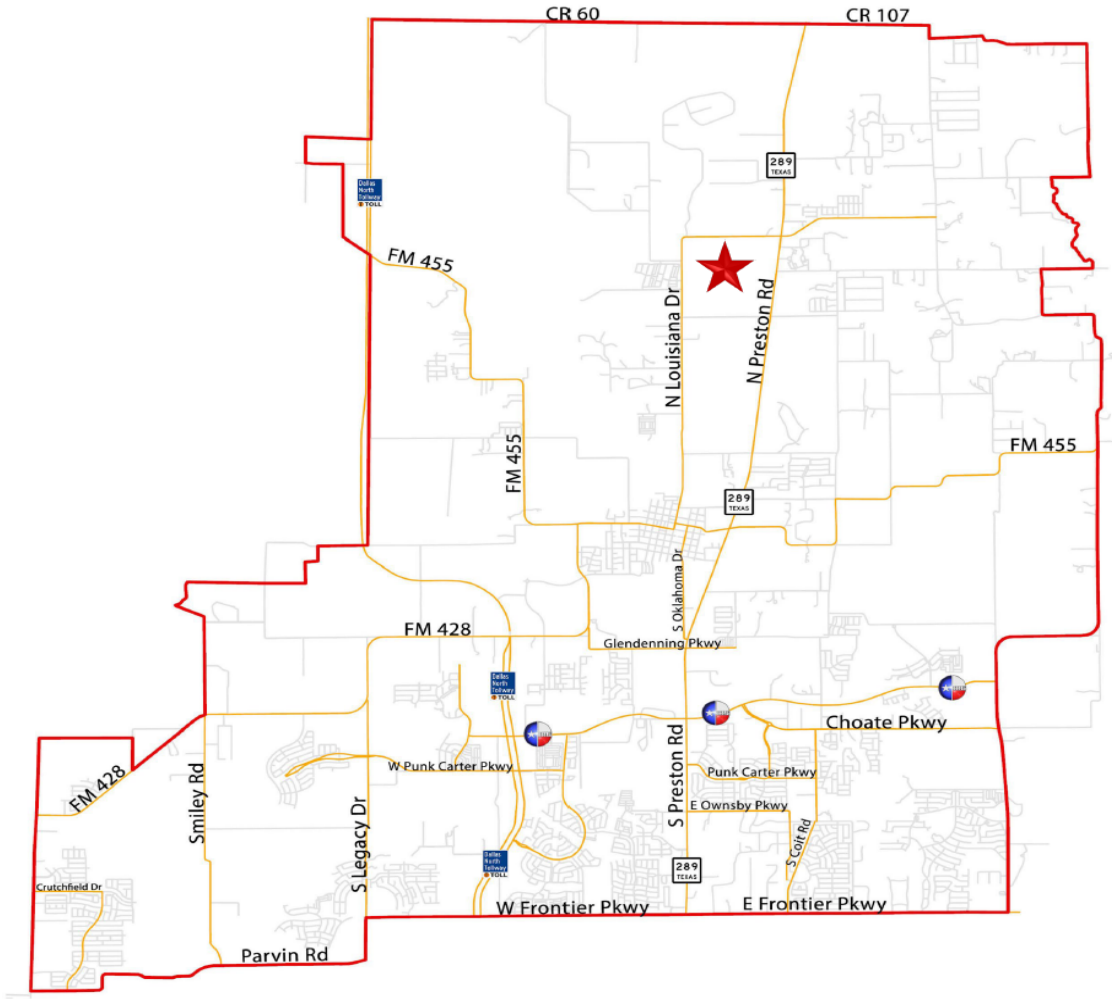
City Council Meeting
March 11, 2025



PID CREATION

- Council formally accepted a PID petition for Celina 241 Public Improvement District - February 11, 2025
  - Petitioners: Forestar (USA) Real Estate Group Inc.

- Location: is generally located at the Northwest corner of N Preston Rd & E GA Moore Pkwy.



PID CREATION PROCESS

- Property owner/developer files a petition
- Council accepted the PID petition and called for a public hearing - February 11
- Hold a public hearing during a Council Meeting – March 11
- Council considers approving the creation of the PID – March 11
- Staff, the City's consultant (Municap), and the developer draft agreements and a preliminary Service and Assessment Plan for Council consideration

PROJECT COSTS AND ASSESSMENTS

- PID Act provides that total project costs and maximum assessment is set by the City Council when the Preliminary Service and Assessment Plan is considered
  - To be considered by City Council after creation of PID
- The City's PID Policy set the maximum overlapping tax rate for a property (including the estimated tax rate equivalent of a PID assessment)
  - The highest rate on existing properties in the City at the time
  - Will be calculated when Preliminary Service and Assessment Plan is developed and during each update to the Service and Assessment Plan

QUESTIONS?

CITY OF CELINA, TEXAS

RESOLUTION NO. 2025-___R

A RESOLUTION OF THE CITY OF CELINA, TEXAS AUTHORIZING AND CREATING THE CELINA 241 PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina, Texas (the "City"), is authorized under Chapter 372 of the Texas Local Government Code, as amended (the "Act"), to create a public improvement district within its City limits or its extraterritorial jurisdiction; and

WHEREAS, January 24, 2025, the owner of (1) taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located and (2) real property liable for assessment under the proposal who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal (the "Petitioner"), submitted and filed with the City Secretary a petition ("Petition") requesting the establishment of a public improvement district for property within the corporate boundaries of the City; and

WHEREAS, the Petition requested the creation of the Celina 241 Public Improvement District (the "District"), which District is located within the corporate boundaries of the City and is more particularly described by metes and bounds in **Exhibit A** and depicted in **Exhibit B** (the "Property") each attached hereto and incorporated herein for all purposes; and

WHEREAS, the City Council of the City (the "City Council") has investigated and determined that the facts contained in the Petition are true and correct; and

WHEREAS, after publishing notice in the *Celina Record*, an official newspaper of general circulation in the City and mailing notice of the hearing, all as required by and in conformity with the Act, the City Council, conducted a public hearing on the advisability of the improvements and services on March 11, 2025; and

WHEREAS, the City Council closed the public hearing on the advisability of the improvements and services on March 11, 2025.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS AS FOLLOWS:

SECTION 1. The findings set forth in the recitals of this Resolution are found to be true and correct.

SECTION 2. The Petition submitted to the City by the Petitioner was filed with the City Secretary and complies with Section 372.005 of the Act.

SECTION 3. Pursuant to the requirements of the Act, including, without limitation, Sections 372.006, 372.009(a), 372.009(b), and 372.010, the City Council, after considering the Petition and the evidence and testimony presented at the public hearing on March 11, 2025, hereby finds and declares:

(a) **Advisability of the Proposed Improvements**. It is advisable to create the District to provide the Authorized Improvements (as defined and described below). The Authorized Improvements are feasible and desirable and will promote the interests of the City and will confer a special benefit on the Property.

(b) **General Nature of the Authorized Improvements.** The proposed public improvements (collectively, the "Authorized Improvements") include: (i) landscaping; (ii) erection of fountains, distinctive lighting, and signs; (iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of-way; (iv) construction or improvement of pedestrian malls; (v) acquisition and installation of pieces of art; (vi) acquisition, construction, or improvement of libraries; (vii) acquisition, construction, or improvement of off-street parking facilities; (viii) acquisition, construction, improvement, or rerouting of mass transportation facilities; (ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements; (x) the establishment or improvement of parks; (xi) projects similar to those listed in Subdivisions (i)-(x); (xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement; (xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; (xiv) payment of expenses incurred in the establishment, administration, and operation of the district; (xv) the development, rehabilitation, or expansion of affordable housing; and (xvi) payment of expenses

associated with financing such public improvement projects, which may include but are not limited to, costs associated with the issuance and sale of revenue bonds secured by assessments levied against the Property within the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the property.

(c) **Estimated Costs of the Authorized Improvements**. The estimated cost to design, acquire and construct the Authorized Improvements is currently $90,000,000.

(d) **Boundaries of the District.** The District is proposed to include property owned by the Petitioner consisting of approximately 240.754 acres of property generally located east of North Louisiana Drive, south of Carthage Road/Spur 483, west of State Hwy 289, and north of County Road 99, and within the corporate limits of the City, as more particularly described in the metes and bounds description in **Exhibit A** attached hereto and as more particularly depicted in **Exhibit B** attached hereto.

(e) **Proposed Method of Assessment**. The City shall levy assessments on each lot or parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited.

(f) **Apportionment of Costs**. The City will not be obligated to provide any funds to finance the Authorized Improvements. All of the costs of the Authorized Improvements will be paid from assessments levied on properties in the District and from other sources of funds, if any, available to the Petitioner.

(g) **Management of the District.** The District shall be managed by the City, with the assistance of a consultant, who shall, from time to time, advise the City regarding certain operations of the District.

(h) **Advisory Board.** The District shall be managed without the creation of an advisory body.

SECTION 4. The Celina 241 Public Improvement District is hereby authorized and created as a public improvement district under the Act in accordance with the findings of the City Council as to the advisability of the Authorized Improvements contained in this Resolution, the nature and the estimated costs of the Authorized Improvements, the boundaries of the District, the method of assessment, and the apportionment of costs as described herein; and the conclusion that the District is needed to fund such Authorized Improvements.

SECTION 5. The City Council hereby authorizes and directs the City Secretary or the Assistant City Secretary, on or before March 18, 2025, in accordance with the Act, to file a copy of this Resolution authorizing the District with the county clerk of in which all of the District is located.

SECTION 6. Effective upon the date of the passage of this Resolution, the District shall be established.

SECTION 7. This Resolution is effectively immediately from and after the date of its passage in accordance with law.

[Execution page follows]

ADOPTED, PASSED, AND APPROVED on this the 11th day of March, 2025.

CITY OF CELINA, TEXAS

_____
Mayor

ATTEST:

_____
Assistant City Secretary

(CITY SEAL)

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on _____, 2025, by Ryan Tubbs, Mayor of the City of Celina, Texas on behalf of said City.

_____
Notary Public, State of Texas

(SEAL)

EXHIBIT A

METES AND BOUNDS DESCRIPTION OF THE PROPERTY

Tract 1:

169.754 ACRES

BEING all that certain tract of land situated in the W. H. Rattan Survey, Abstract No. 753, Collin County, Texas, and being a portion of a called 238.55 acre tract of land described as Tract A, described in deed to Moses Hubbard and wife, Mary Jane Hubbard, recorded in Volume 29, Page 486, Deed Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "RPLS 6677" set (hereinafter referred to as a capped iron rod set) at the northwest corner of said 238.55 acre tract, in the center of Carthage Road (Spur 483/Business 289), in the south line of a 30-foot wide right-of-way dedication recorded in Cabinet C, Page 425, Plat Records of Collin County, Texas, from which a 1/2-inch iron rod found at the southwest corner of Lot , 1, Block A, North Preston Lakes Estates, recorded in Cabinet J, Page 559, said Plat Records, bears North 00° 15' 48" West, a distance of 45.00 feet;

THENCE North 89° 21' 38" East, with the north line of said 238.55 acre tract and the south line of said 30-foot wide right-of-way dedication, a distance of 953.37 feet to a Mag Nail found for corner;

THENCE severing said 238.55 acre tract, the following courses and distances:

1. South 00° 00' 00" West, a distance of 201.92 feet to a capped iron rod set;

2. South 36° 46' 00" East, a distance of 1596.54 feet to a capped iron rod set;

3. South 58° 36' 00" East, a distance of 226.26 feet to a capped iron rod set;

4. South 87° 26' 34" East, a distance of 1025.42 feet to a capped iron rod set in the east line of said 238.55 acre tract and the west right-of-way line of Burlington Northern Santa Fe Railroad right-of-way;

THENCE South 12° 26' 51" West, with the east line of said 238.55 acre tract and the west right-of-way line of Burlington Northern Santa Fe Railroad right-of-way, a distance of 1744.96 feet to a capped iron rod set;

THENCE South 89° 32' 48" West, with the south line of said 238.55 acre tract and the north line of a tract described in deed to Celina ISD, recorded in Instrument No. 20210208000267470, said Official Public Records, a distance of 2743.91 feet to a capped iron rod set for corner;

THENCE with the west line of said 238.55 acre tract, the following courses and distances:

1. North 00° 01' 24" West, a distance of 2001.59 feet to 1/2-inch iron rod found at an angle point, at the northeast corner of a called 153.177 acre tract of land, described as Tract 1, in deed to CCD-North Sky, LLC, recorded in Instrument No. 20210325000596630, said Official Public Records, and at the southeast corner of a called 58.684 acre tract of land, described in deed to Celina 58, LP, recorded in Instrument No. 20210909001833390, said Official Public Records;

2. North 00° 14' 25" West, a distance of 1357.94 feet to the POINT OF BEGINNING and enclosing 169.754 acres (7,394,476 square feet) of land, more or less.

Tract 2:

71.000 ACRES

BEING all that certain tract of land situated in the W. H. Rattan Survey, Abstract No. 753, Collin County, Texas, and being a portion of a called 238.55 acre tract of land described as Tract A, described in deed to Moses Hubbard and wife, Mary Jane Hubbard, recorded in Volume 29, Page 486, Deed Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a Mag nail found in the center of Carthage Road (Spur 483/Business 289), in the south line of a 30-foot wide right-of-way dedication recorded in Cabinet C, Page 425, Plat Records of Collin County, Texas, in the west line of Burlington Northern Santa Fe Railroad right-of-way;

THENCE South 12° 26' 51" West, with the east line of said 238.55 acre tract and the west line of Burlington Northern Santa Fe Railroad right-of-way, a distance of 1709.43 feet to a 1/2-inch iron rod with plastic cap stamped "RPLS 6677" set for corner (hereinafter referred to as a capped iron rod set);

THENCE severing said 238.55 acre tract, the following courses and distances:

1. North 87° 26' 34" West, a distance of 1025.42 feet to a capped iron rod set for corner;

2. North 58° 36' 00" West, a distance of 226.26 feet to a capped iron rod set for corner;

3. North 36° 46' 00" West, a distance of 1596.54 feet to a capped iron rod set for corner;

4. North 00° 00' 00" East, a distance of 201.92 feet to a mag nail set for corner in the center of Carthage Road (Spur 483/Business 289) and in the south line of said 30-foot wide right-of-way dedication;

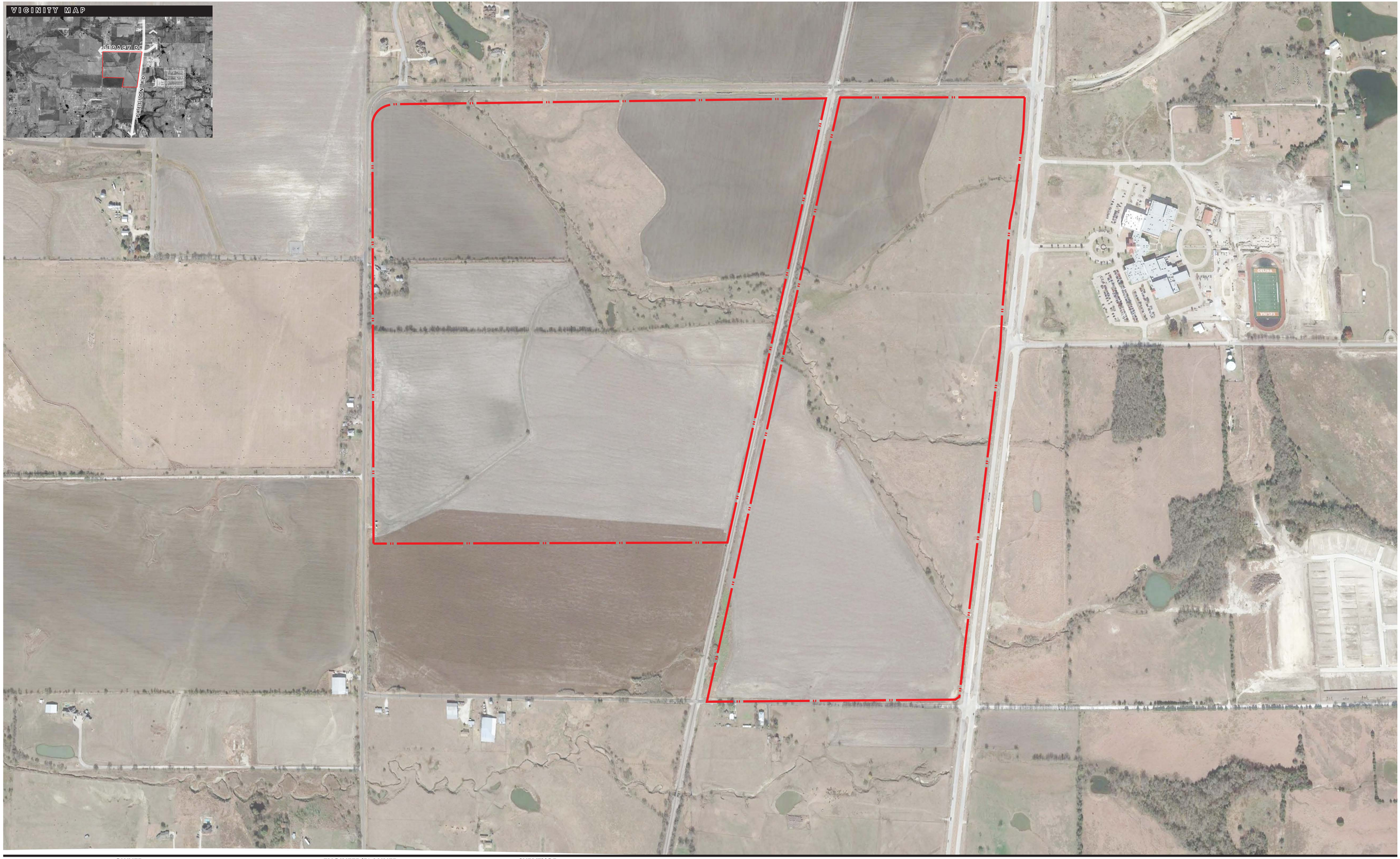
THENCE with the center of Carthage Road (Spur 483/Business 289) and the south line of said 30-foot wide right-of-way dedication, the following courses and distances:

1. North 89° 21' 38" East, a distance of 156.10 feet to a Mag nail found for an angle point;

2. North 89° 26' 52" East, a distance of 2385.62 feet to the POINT OF BEGINNING and enclosing 71.000 acres (3,093,045 square feet) of land, more or less.

EXHIBIT B

PROPERTY DEPICTION



OWNER:
The Hubbard Trust C/O Stephen Robinson
10401CR 58 Celina, TX 75009
972.658.1773
robinsonfarm@gmail.com

ENGINEER/PLANNER:
KFM Engineering & Design
Jim Knight/Nate Parrott
3501 Olympus Blvd, Suite 100 Dallas, TX 75019
469.899.0536
nparrott@kfm-llc.com

SURVEYOR:
Landpoint, Inc.
Robert Maloy
6410 Southwest Blvd, Suite 127 Fort Worth, TX 76109
817.554.1805
rmaloy@landpoint.net

KFM ENGINEERING & DESIGN

0 150 300 600
Scale: 1"=300'

HUBBARD TRUST

EXHIBIT B - DEPICTION OF THE PROPERTY

FEBRUARY 22ND, 2022

THE INFORMATION SHOWN IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE

Life Connected.

Administration
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	March 11, 2025
Re:	Sutton Fields East Phase #2 SAP / Levy

Action Requested:
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)

Background Information:
The Sutton Fields East PID was created by the City Council pursuant to the PID Act and a resolution approved on October 12, 2021. The PID is located east of FM 1385 and north of Parvin Road.

The PID is anticipated to contain an estimated 460 residential units on approximately 110 acres within multiple phases. Phase #2 of the subdivision consists of approximately 57.861 acres and is projected to include 214 single-family residential units.

At the February 11, 2025 City Council meeting, City Council approved a preliminary amended and restated service and assessment plan (PSAP) by resolution that added Phase #2. This resolution identified the costs of authorized public improvements that would be financed by the PID assessment within Phase #2. In compliance with state law, the resolution directed the filing of the proposed Phase #2 Assessment Roll with the City Secretary and called a public hearing on March 11, 2025 during the scheduled City Council meeting to consider an ordinance levying the PID assessments on properties located within Phase #2. All public notices were completed in

compliance with state law.

Phase #2 is composed of 214 single-family homes. The authorized projects for Phase #2 include roadway, water, sewer, drainage, and soft costs. The total estimated project costs are $9,221,538.00.

Approval of this item levies assessments on properties within the PID and adopts the SAP. There is an additional item on the March 11, 2025 agenda for City Council to consider the issuance of bonds for Phase #2 associated with this assessment.

Legal Review:
Legal review has been completed.

Supporting Documents:
1. Sutton Fields East PID Assessment PH Presenation
2. Celina Sutton Fields East PID Phase #2 2025 - Assessment Ordinance

Financial Consideration:
N/A

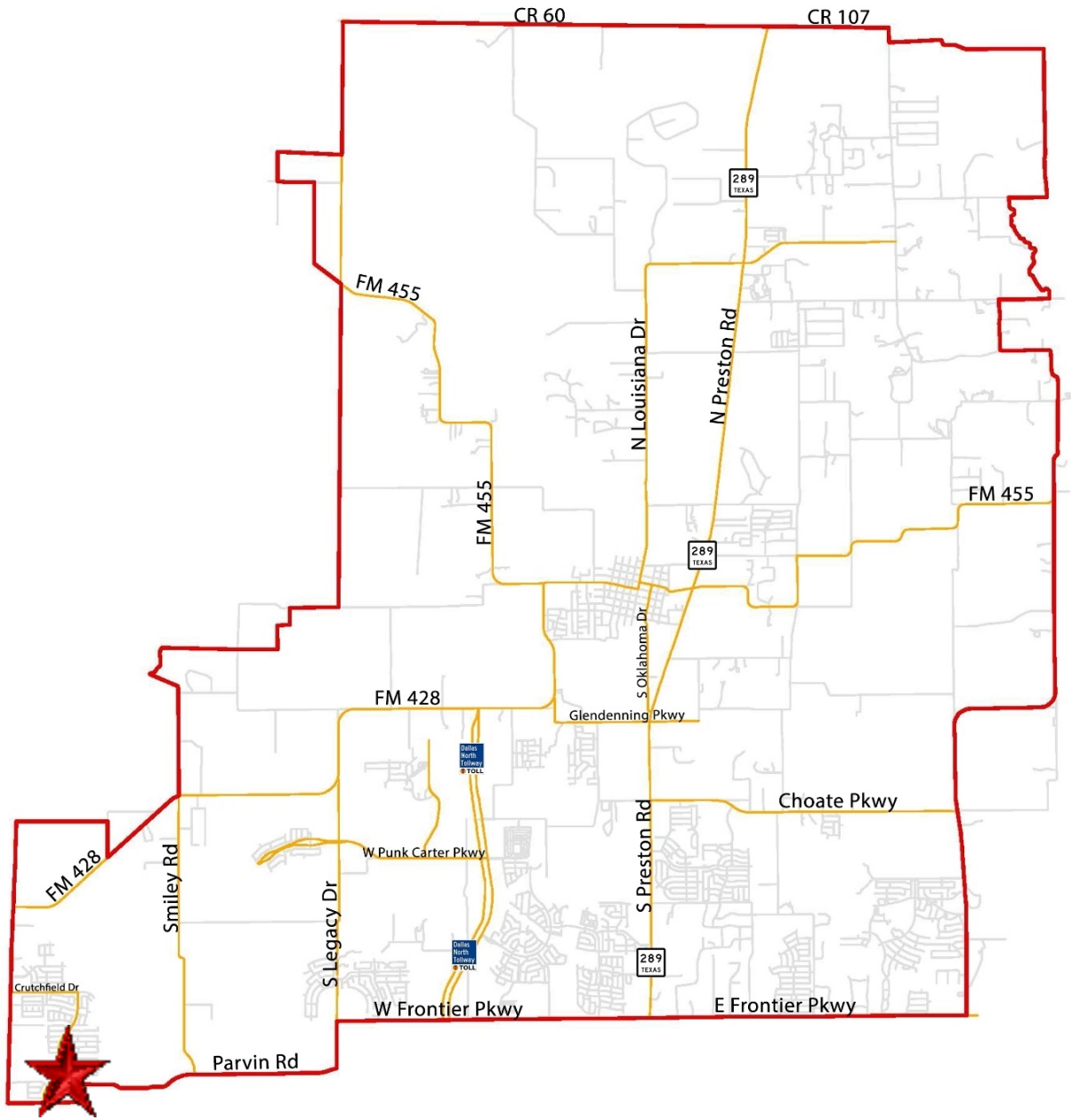
Staff Recommendation:
Staff recommends approval

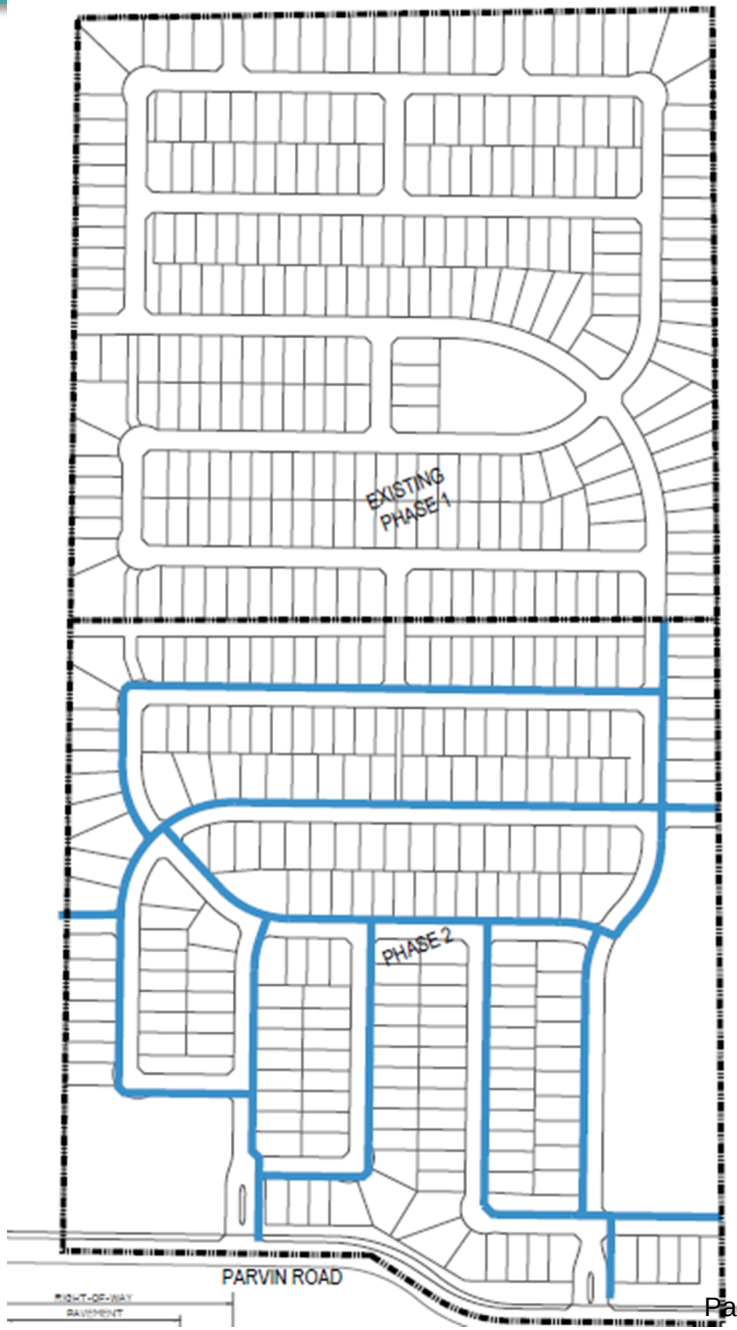
SUTTON FIELDS EAST PHASE #2

SAP AND LEVY

City Council
March 11, 2025




CR 60
CR 107
289
TEXAS
FM 455
N Louisiana Dr
N Preston Rd
FM 455
FM 455
289
TEXAS
S Oklahoma Dr
FM 428
Glendenning Pkwy
Dallas North Tollway
TOLL
Choate Pkwy
W Punk Carter Pkwy
FM 428
Smiley Rd
S Legacy Dr
S Preston Rd
Dallas North Tollway
TOLL
289
TEXAS
Crutchfield Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd


EXISTING PHASE 1
PHASE 2
PARVIN ROAD
RIGHT-OF-WAY
PAVEMENT

SUTTON FIELDS EAST PID

- PID contains 460 residential units on 110 acres with multiple phases.
- Phase #2 is 57.86 acres and includes 214 single family homes
- Authorized Projects: $9,221,538
  - Roadway
  - Water
  - Sewer
  - Drainage
  - Soft costs

SUTTON FIELDS EAST PID

- The Phase # 2 Assessments, when levied, are anticipated to secure, a single series of PID Bonds to be issued following the Phase # 2 levy.
- The Sutton Fields East Phase 2 bond issuance located in the Action section of the agenda includes planned water and sewer improvements that will be dedicated to Mustang SUD.
  - Per Chapter 372.023, the inter-local agreement (ILA) with Mustang SUD outlines their responsibilities for ownership, operation, and maintenance.
  - The interlocal with Mustang SUD was approved by City Council at the February 11, 2025 City Council Meeting.

OVERLAPPING TAX RATE (PRE-PRICING ESTIMATE)

Lot Size	Total Direct Assessment Per Unit	Average Annual Installment per Unit	Tax Rate Equivalent	Total Overlapping Tax Rate
60 ft	$63,121	$5,272	$0.78	$2.82
50 ft	$53,770	$4,491	$0.78	$2.82

TIMELINE

- February 11, 2025 – Approving Interlocal Cooperative Agreement between the City and Mustang Special Utility District
- February 11, 2025 - Pre-SAP and calling a public hearing resolution,
- March 11, 2025 – Conduct Public Hearing/ Action Levy for PID assessment
- March 11, 2025 - Action Bond Pricing for Phase # 2 bonds

RECOMMENDATION

- Staff recommends approval.

ORDINANCE NO. 2025-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS ACCEPTING AND APPROVING AN UPDATED SERVICE AND ASSESSMENT PLAN, INCLUDING A PHASE #2 ASSESSMENT ROLL FOR THE SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY WITHIN PHASE #2 OF THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN PHASE #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.

WHEREAS, a petition was submitted and filed with the City Secretary (the "City Secretary") of the City of Celina, Texas (the "City") pursuant to the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act"), requesting the creation of a public improvement district consisting of certain property located within the extraterritorial jurisdiction of the City; and

WHEREAS, the petition contained the signatures of the owners of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the District, as determined by the then current ad valorem tax rolls of the Denton Central Appraisal District, and the signatures of the record owners of taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the District; and

WHEREAS, on October 12, 2021, after due notice, the City Council of the City (the "City Council") held a public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Section 372.009 of the PID Act and made the findings required by Section 372.009(b) of the PID Act and, by Resolution No. 2021-96R, adopted by a majority of the members of the City Council, authorized and created the Sutton Fields East Public Improvement District (the "District") in accordance with its finding as to the advisability of the Authorized Improvements; and

WHEREAS, on October 18, 2021, the City Secretary filed a copy of Resolution No. 2021-96R with the county clerk of each county in which all or a part of the District is located in accordance with the provisions of the PID Act; and

WHEREAS, no written protests regarding the creation of the District from any owners of record of property within the District were filed with the City Secretary; and

WHEREAS, on February 11, 2025, the City Council adopted a resolution approving an updated preliminary service and assessment plan, including a proposed assessment roll for Phase #2 of the District; calling for a public hearing to consider an ordinance levying assessments

on property within Phase #2 of the District (the "Phase #2 Assessments"); authorizing and directing the City Secretary of the City to file the proposed assessment roll for Phase #2 of the District (the "Phase #2 Assessment Roll") and make such assessment roll available for public inspection; authorizing and directing the publication of notice of a public hearing to consider the levying of the Phase #2 Assessments against the property within Phase #2 of the District (the "Levy and Assessment Hearing"); authorizing and directing the mailing of notice of the Levy and Assessment Hearing to owners of property liable for assessment; and directing related action; and

WHEREAS, on February 12, 2025, the City Secretary filed the Phase #2 Assessment Roll and made the same available for public inspection; and

WHEREAS, the City Secretary, pursuant to Section 372.016(b) of the PID Act, published notice of the Levy and Assessment Hearing on February 14, 2025 in the *Celina Record*, a newspaper of general circulation in the City and in the part of the City's extraterritorial jurisdiction in which the District is located or in which the Phase #2 Improvements (as defined herein) are to be undertaken; and

WHEREAS, the City Secretary, pursuant to Section 372.016(c) of the PID Act, mailed the notice of the Levy and Assessment Hearing to the last known addresses of the owners of the property liable for the Phase #2 Assessments; and

WHEREAS, the City Council opened the Levy and Assessment Hearing on March 11, 2025, at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the proposed Phase #2 Assessment Roll, and the proposed Phase #2 Assessments, and to offer testimony pertinent to any issue presented on the amount of the Phase #2 Assessments, the allocation of the Actual Costs of the improvements to be undertaken for the benefit of the Phase #2 Assessed Property (as defined in the Service and Assessment Plan) (the "Phase #2 Improvements"), the purposes of the Phase #2 Assessments, the special benefits of the Phase #2 Improvements, and the penalties and interest on annual installments and on delinquent annual installments of the Phase #2 Assessments; and

WHEREAS, the City Council finds and determines that the Phase #2 Assessment Roll and the Sutton Fields East Public Improvement District Service and Assessment Plan, dated March 11, 2025, in a form substantially similar to the attached ***Exhibit A*** (as updated, the "Service and Assessment Plan"), and which is incorporated herein for all purposes, should be approved and that the Phase #2 Assessments should be levied as provided in this Ordinance and the Service and Assessment Plan and the Phase #2 Assessment Roll attached thereto as Appendix H; and

WHEREAS, the City Council further finds that there were no objections or evidence submitted to the City Secretary or the Assistant City Secretary (the "Assistant City Secretary") in opposition to the Service and Assessment Plan, the allocation of the Actual Costs of the Phase #2 Improvements (as described in the Service and Assessment Plan), the Phase #2 Assessment Roll, or the levy of the Phase #2 Assessments against the Phase #2 Assessed Property; and

WHEREAS, the owners (the "Landowners"), or their representatives, of the majority of the privately-owned and taxable property located within Phase #2 of the District, who are the persons to be assessed pursuant to this Ordinance, have previously indicated their approval and acceptance of the Service and Assessment Plan, approval of the Phase #2 Assessment Roll, approval of this Ordinance, and approval of the levy of the Phase #2 Assessments against their property located within Phase #2 of the District; and

WHEREAS, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, determined to proceed with the adoption of this Ordinance in conformity with the requirements of the PID Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

Section 1. **Terms**.

Terms not otherwise defined herein are defined in the Service and Assessment Plan.

Section 2. Findings.

The findings and determinations set forth in the preambles hereof are hereby incorporated by reference and made a part of this Ordinance for all purposes as if the same were restated in full in this Section. The City Council hereby finds, determines, and ordains, as follows:

(a) The apportionment of the Actual Costs of the Phase #2 Improvements (as reflected in the Service and Assessment Plan), and the Administrative Expenses (as defined in and as described by the Service and Assessment Plan) is fair and reasonable, reflects an accurate presentation of the special benefit each assessed parcel of Phase #2 Assessed Property will receive from the construction of the Phase #2 Improvements identified in the Service and Assessment Plan, and is hereby approved;

(b) The Service and Assessment Plan (i) covers a period of at least five years, (ii) defines the annual indebtedness and projected costs for the Phase #2 Improvements, and (iii) includes a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. The Service and Assessment Plan has been reviewed and updated annually, including the updated Service and Assessment Plan attached hereto as ***Exhibit A***;

(c) The Service and Assessment Plan apportions the Actual Costs of the Phase #2 Improvements to be assessed against the Phase #2 Assessed Property as Phase #2 Assessments and such apportionment is made on the basis of special benefits accruing to the Phase #2 Assessed Property because of the Phase #2 Improvements;

(d) All of the real property in Phase #2 of the District which is being assessed in the amounts shown in the Phase #2 Assessment Roll will be benefited by the Phase #2 Improvements proposed to be constructed as described in the Service and Assessment

Plan, and each assessed parcel of Phase #2 Assessed Property will receive special benefits during the term of the Phase #2 Assessments equal to or greater than the total amount assessed;

(e) The method of apportionment of the Actual Costs of the Phase #2 Improvements and Administrative Expenses set forth in the Service and Assessment Plan results in imposing equal shares of the Actual Costs of the Phase #2 Improvements and Administrative Expenses on property similarly benefited, and results in a reasonable classification and formula for the apportionment of the Actual Costs of the Phase #2 Improvements;

(f) The Service and Assessment Plan should be approved as the service plan and assessment plan for the District as described in Sections 372.013 and 372.014 of the PID Act;

(g) The Phase #2 Assessment Roll should be approved as the assessment roll for the Phase #2 Assessed Property within the District;

(h) The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Phase #2 Assessments, interest on Annual Installments, interest and penalties on delinquent Phase #2 Assessments and delinquent Annual Installments, and procedures in connection with the imposition and collection of Phase #2 Assessments should be approved and will expedite collection of the Phase #2 Assessments in a timely manner in order to provide the services and improvements needed and required for Phase #2 of the District; and

(i) A written notice of the date, hour, place and subject of this meeting of the City Council was posted in a place convenient to the public for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered, and formally acted upon.

Section 3. Service and Assessment Plan.

The Service and Assessment Plan is hereby accepted and approved pursuant to Sections 372.013 and 372.014 of the PID Act as the service plan and the assessment plan for the District.

Section 4. Phase #2 Assessment Roll.

The Phase #2 Assessment Roll is hereby accepted and approved pursuant to Section 372.016 of the PID Act as the Phase #2 Assessment Roll of Phase #2 of the District.

Section 5. Levy and Payment of Assessments for Actual Costs of the Phase #2 Improvements.

(a) The City Council hereby levies an assessment on each parcel of Phase #2 Assessed Property (excluding Non-Benefitted Property, as defined in the Service and

Assessment Plan), as shown and described in the Service and Assessment Plan and the Phase #2 Assessment Roll, in the respective amounts shown on the Phase #2 Assessment Roll, as a special assessment on the properties set forth in the Phase #2 Assessment Roll.

(b) The levy of the Phase #2 Assessments shall be effective on the date of the adoption of this Ordinance levying the Phase #2 Assessments and strictly in accordance with the terms of the Service and Assessment Plan and the PID Act.

(c) The collection of the Phase #2 Assessments shall be as described in the Service and Assessment Plan and the PID Act.

(d) Each Phase #2 Assessment may be paid in a lump sum at any time or may be paid in Annual Installments pursuant to the terms of the Service and Assessment Plan.

(e) Each Phase #2 Assessment shall bear interest at the rate or rates specified in the Service and Assessment Plan.

(f) Each Annual Installment shall be collected each year in the manner set forth in the Service and Assessment Plan.

(g) The Administrative Expenses for the Phase #2 Assessed Property shall be calculated and collected pursuant to the terms of the Service and Assessment Plan.

Section 6. **Method of Assessment**.

The method of apportioning the Actual Costs of the Phase #2 Improvements and Administrative Expenses is set forth in the Service and Assessment Plan.

Section 7. **Penalties and Interest on Delinquent Assessments.**

Delinquent Phase #2 Assessments shall be subject to the penalties, interest, procedures, and foreclosure sales set forth in the Service and Assessment Plan and as allowed by law.

Section 8. **Prepayments of Assessments**.

As provided in Section VI of the Service and Assessment Plan, the owner of any Phase #2 Assessed Property subject to an Assessment may prepay the Phase #2 Assessments levied by this Ordinance.

Section 9. **Lien Priority**.

The City Council and the Landowners intend for the obligations, covenants and burdens on the Landowners of each parcel of Phase #2 Assessed Property, including without limitation such Landowners' obligations related to payment of the Phase #2 Assessments and the Annual Installments thereof, to constitute covenants that shall run with the land. The Phase #2 Assessments and the Annual Installments thereof which are levied hereby shall be binding upon the Landowners, as the owners of each parcel of Phase #2 Assessed Property, and their respective transferees, legal representatives, heirs, devisees, successors and assigns in the

same manner and for the same period as such parties would be personally liable for the payment of ad valorem taxes under applicable law. Phase #2 Assessments shall have lien priority as specified in the Service and Assessment Plan and the PID Act.

Section 10. **Appointment of Administrator and Collector of Assessments**.

(a) Appointment of Administrator.

MuniCap, Inc., is hereby appointed and designated to initially serve, or until otherwise determined by the City Council, as the Administrator of the Service and Assessment Plan and of the Phase #2 Assessments levied by this Ordinance. The Administrator shall perform the duties of the Administrator described in the Service and Assessment Plan and in this Ordinance. The Administrator's fees, charges and expenses for providing such service shall constitute an Administrative Expense.

(b) Appointment of Collector.

The Tax Assessor/Collector of Denton County is hereby appointed and designated as the collector of the Phase #2 Assessments.

Section 11. **Applicability of Tax Code.**

To the extent not inconsistent with this Ordinance, and not inconsistent with the PID Act or the other laws governing public improvement districts, the provisions of the Texas Tax Code shall be applicable to the imposition and collection of the Phase #2 Assessments by the City.

Section 12. **Filing in Land Records**. The City Secretary or the Assistant City Secretary is directed to cause a copy of this Ordinance, including the Service and Assessment Plan and the Phase #2 Assessment Roll, to be recorded in the real property records of Denton County, not later than the seventh day after the date the City Council adopts this Ordinance approving the Service and Assessment Plan. The City Secretary or the Assistant City Secretary is further directed to similarly file each Annual Service Plan Update (as defined in the Service and Assessment Plan) approved by the City Council not later than the seventh day after the date that the City Council approves each Annual Service Plan Update.

Section 13. Severability.

If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity or any other portion hereof, and all provisions of this ordinance are declared to be severable for that purpose.

Section 14. Effective Date.

This Ordinance shall take effect, and the levy of the Phase #2 Assessments, and the provisions and terms of the Service and Assessment Plan shall be and become effective upon passage hereof.

PASSED AND ADOPTED, this the 11th day of March, 2025.

CITY OF CELINA, TEXAS

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Jeovanna Rubio, Assistant City Secretary

(City Seal)

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on the _____ day of _____, 2025 by Ryan Tubbs, Mayor of the City of Celina, Texas on behalf of said City.

_____
Notary Public, State of Texas

(SEAL)

EXHIBIT A

Service and Assessment Plan

SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT

CELINA TEXAS

SERVICE AND ASSESSMENT PLAN

January 11, 2021, and updated for Phase #2 on March 11, 2025.

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

SUTTON FIELDS EAST
PUBLIC IMPROVEMENT DISTRICT

SERVICE AND ASSESSMENT PLAN

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I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On October 12, 2021, (the "Creation Date") the City Council of the City of Celina Texas (the "City"), Texas passed and approved Resolution No. 2021-96R approving and authorizing the creation of the Sutton Fields East Public Improvement District (the "PID") to finance the costs of certain public improvements for the benefit of property in such public improvement district, all of which was located within the extraterritorial jurisdiction of the City at the time the PID was created.

The property in the PID is proposed to be developed in multiple phases, and the PID will finance public improvements as the property is developed. Assessments will be imposed on the property that receives a special benefit from the Authorized Improvements for the public improvements to be constructed.

Chapter 372 of the Texas Local Government Code, the "Public Improvement District Assessment Act" (as amended, the "PID Act"), governs the creation and operation of public improvement districts within the State of Texas. The Sutton Fields East Public Improvement District Service and Assessment Plan (the "Service and Assessment Plan") has been prepared in accordance with the PID Act and specifically Sections 372.013, 372.014, 372.015 and 372.016, which address the requirements of a service and assessment plan and the assessment roll. According to Section 372.013 of the PID Act, a service plan "must (i) cover a period of at least five years; (ii) define the annual indebtedness and the projected costs for improvements; and (iii) include a copy of the notice form required by Section 5.014, Property Code." The service plan is described in Section IV of this Service and Assessment Plan. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix E.

Section 372.014 of the PID Act requires that "an assessment plan must be included in the annual service plan." The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act requires that "the governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district." The method of assessing the costs of the Authorized Improvements and apportionment of such costs to the property in the PID is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act requires that "after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter." The Assessment Roll for the PID is currently included as Appendix G and Appendix H of this Service and Assessment Plan and additional Assessment Rolls may be added to this Service and Assessment Plan in the future. The Assessments as shown on each Assessment Roll are based on the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

B. DEFINITIONS

Capitalized terms used herein shall have the meanings ascribed to them as follows:

"Actual Cost(s)" means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement, as specified in a payment request in a form that has been reviewed and approved by the City. Actual Cost may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, City permit fees, development fees), insurance premiums, and miscellaneous expenses.

Actual Costs include general contractor's fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a payment request in a form that has been reviewed and approved by the City. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

"Additional Interest" means the up to 0.50% additional interest rate charged on Assessments (if applicable) pursuant to Section 372.018 of the PID Act.

"Additional Interest Component" means the amount collected by application of the Additional Interest.

"Additional Interest Reserve" has the meaning set forth in Section V.G of this Service and Assessment Plan.

"Administrative Expenses" mean the administrative, organization, maintenance and operation costs associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of the PID, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of

installments of the Assessments and the system of registration and transfer of the Bonds, (v) paying and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds, (viii) the Trustee fees and expenses relating to the Bonds, including reasonable fees, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses in one year shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

"Administrator" means the employee or designee of the City, identified in any indenture of trust relating to the Bonds or in any other agreement approved by the City Council, who shall have the responsibilities provided for herein.

"Annual Installment" means, with respect to each Parcel, each annual payment of: (i) the Assessments including both principal and interest, as shown on the Assessment Roll attached hereto as Appendix G and Appendix H, or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, (ii) the Additional Interest Component designated for the Additional Interest Reserve described in Section V of this Service and Assessment Plan with respect to any portion of an Assessment securing series of Bonds, and (iii) the Administrative Expenses.

"Annual Service Plan Update" has the meaning set forth in the second paragraph of Section IV of this Service and Assessment Plan.

"Assessed Property" means the property that benefits from the Authorized Improvements to be provided by the PID on which Assessments have been imposed as shown in each Assessment Roll, as each Assessment Roll is updated each year by the Annual Service Plan Update. Assessed Property includes all Parcels within the PID other than Non-Benefited Property.

"Assessment" means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

"Assessment Ordinance" means each Assessment Ordinance adopted by the City Council approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and levying the Assessments against the respective Assessed Property.

"Assessment Revenues" mean the revenues actually received by or on behalf of the City from the collection of Assessments.

"Assessment Roll" means, as applicable, the Phase #1 Assessment Roll and Phase #2 Assessment Roll or any other Assessment Roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update, as each may be updated, modified, or amended from

time to time in accordance with the procedures set forth in this Service and Assessment Plan and in the PID Act.

"Authorized Improvements" mean those public improvements described in Appendix B of this Service and Assessment Plan and Section 372.003 of the PID Act, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

"Bonds" mean any bonds issued by the City in one or more series and secured in whole or in part by the Assessment Revenues.

"Budgeted Cost(s)" means the amounts budgeted to construct the Authorized Improvements as used in the preparation of this Service and Assessment Plan.

"Certification for Payment" means the certificate to be provided by the Developer, or his designee, to substantiate the Actual Cost of one or more Authorized Improvements.

"City" means the City of Celina, Texas.

"City Council" means the duly elected governing body of the City.

"County" means Denton County, Texas.

"Delinquent Collection Costs" mean interest, penalties and expenses incurred or imposed with respect to any delinquent installment of an Assessment in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney's fees.

"Developer" means MM Sutton Fields East, LLC, a Texas limited liability company.

"Development Agreement" means that certain Sutton Fields East Development Agreement by and between the City and the Developer, approved by the City on August 10, 2021, related to development of the property within the PID, and as the same may be amended from time to time.

"Equivalent Units" mean, as to any Parcel the number of dwelling units by lot type expected to be built on the Parcel multiplied by the factors calculated and shown in Appendix F attached hereto.

"Homeowner Association" means a homeowner's association or property owners' association established for the benefit of property owners within the boundaries of the PID.

"Homeowner Association Property" means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a Homeowner's Association.

"Lot" means a tract of land described as a "lot" in a subdivision plat recorded in the official public records of Denton County, Texas.

"Lot Type" means a classification of final building lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, etc.), as determined by the Administrator and confirmed by the City Council as shown in Appendix F. In the case of single family residential lots, the Lot Type shall be further defined by classifying the residential lots by the estimated average home value for each home at the time of assessment levy, considering factors such as density, lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the lot, as determined by the Administrator and confirmed by the City Council.

"Mustang SUD" means Mustang Special Utility District.

"Non-Benefited Property" means Parcels that accrue no special benefit from the Authorized Improvements, including Homeowner Association Property, Public Property and easements that create an exclusive use for a public utility provider to the extent they accrue no special benefit. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel, is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.D.

"Parcel" or **"Parcels"** means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Denton Central Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the real property records of Denton County.

"Phase" means one or more Parcels within the PID that will be developed in the same general time period. The Parcels within a Phase will be assessed in connection with the issuance of Phased PID Bonds or upon the execution of a reimbursement agreement related to such Phase for Authorized Improvements (or the portion thereof) designated in an update to this Service and Assessment Plan that specially benefit the Parcels within the Phase.

"Phase #1" means the initial Phase to be developed and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix G.

"Phase #1 Assessed Property" means all Parcels within Phase #1 other than Non-Benefited Property and shown in the Phase #1 Assessment Roll against which an Assessment relating to the Phase #1 Improvements is levied.

"Phase #1 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #1 Assessed Property, or the Annual Installments thereof, for the Phase #1 Improvements.

"Phase #1 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix G**,** as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Phase #1 Bonds" mean those certain City of Celina, Texas, Special Assessment Revenue Bonds, Series 2022 (Sutton Fields East Public Improvement District Phase #1 Project) that are secured primarily by Phase #1 Assessment Revenues. The term Phase #1 Bonds may also include any additional bonds issued in the future to construct or acquire the Phase #1 Improvements currently being constructed pursuant to the Phase #1 Reimbursement Agreement and which, if issued, will also be secured by the Phase #1 Assessment Revenues.

"Phase #1 Improvements" mean the Authorized Improvements which only benefit Phase #1 Assessed Property, which are described in Section III.

"Phase #1 Maximum Assessment Per Unit" means for Phase #1, an Assessment per unit related to the Phase #1 Improvements for each applicable Lot Type as follows:

Lot Type 1 (60 Ft) - $43,378.06
Lot Type 2 (50 Ft) - $36,148.38

"Phase #1 Reimbursement Agreement" means that certain Sutton Fields East Public Improvement District Phase #1 Reimbursement Agreement dated as of January 11, 2022 by and between the City and the Developer in which the Developer agrees to fund certain Actual Costs of the Phase #1 Improvements and the City agrees to reimburse the Developer from a portion of the Phase #1 Assessment Revenues for a portion of such Actual Costs funded by the Developer with interest as permitted by the PID Act; provided however the Phase #1 Assessment Revenues shall first be used to pay amounts due on the Phase #1 Bonds prior to paying amounts due under the Phase #1 Reimbursement Agreement.

"Phase #2" means the second Phase to be developed and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix H.

"Phase #2 Assessed Property" means all Parcels within Phase #2 other than Non-Benefited Property and shown in the Phase #2 Assessment Roll against which an Assessment relating to the Phase #2 Improvements is levied.

"Phase #2 Assessment Revenues" mean the actual revenues received by or on behalf of the City from the collection of Assessments levied against Phase #2 Assessed Property, or the Annual Installments thereof, for the Phase #2 Improvements.

"Phase #2 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix H**,** as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Phase #2 Bonds" mean those certain City of Celina, Texas, Special Assessment Revenue Bonds, Series 2025 (Sutton Fields East Public Improvement District Phase #2 Project) that are secured primarily by Phase #2 Assessment Revenues. The term Phase #2 Bonds may also include any additional bonds issued in the future to construct or acquire the Phase #2 Improvements currently

being constructed pursuant to the Phase #2 Reimbursement Agreement and which, if issued, will also be secured by the Phase #2 Assessment Revenues.

"Phase #2 Improvements" mean the Authorized Improvements which only benefit Phase #2 Assessed Property, which are described in Section III.

"Phase #2 Maximum Assessment Per Unit" means for Phase #2, an Assessment per unit related to the Phase #2 Improvements for each applicable Lot Type as follows:

Lot Type 1 (60 Ft) - $63,121.04
Lot Type 2 (50 Ft) - $53,769.77

"Phase #2 Reimbursement Agreement" means that certain Sutton Fields East Public Improvement District Phase #2 Reimbursement Agreement dated as of March 11, 2025 by and between the City and the Developer in which the Developer agrees to fund certain Actual Costs of the Phase #2 Improvements and the City agrees to reimburse the Developer from a portion of the Phase #2 Assessment Revenues for a portion of such Actual Costs funded by the Developer with interest as permitted by the PID Act; provided however the Phase #2 Assessment Revenues shall first be used to pay amounts due on the Phase #2 Bonds prior to paying amounts due under the Phase #2 Reimbursement Agreement.

"Phased PID Bonds" mean bonds issued to fund Authorized Improvements (or a portion thereof) in a Phase. In connection with the Phased PID Bonds, Assessments will be levied only on Parcels located within the Phase in question.

"PID" has the meaning set forth in Section I.A of this Service and Assessment Plan.

"PID Act" means Texas Local Government Code Chapter 372, Public Improvement District Assessment Act, Subchapter A, Public Improvement Districts, as amended.

"Prepayment Costs" mean interest and expenses to the date of prepayment, plus any additional expenses related to the prepayment, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment.

"Public Property" means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, Denton County, the City, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

"Service and Assessment Plan" means this Sutton Fields East Public Improvement District Service and Assessment Plan prepared for the PID pursuant to the PID Act, as the same may be amended from time to time.

"TIRZ No. 14" means the Tax Increment Reinvestment Zone No. 14, City of Celina, Texas.

"TIRZ Ordinance" means an ordinance adopted by the City Council authorizing the use of TIRZ Revenues for project costs under the Tax Increment Financing Act, Texas Tax Code, Chapter 311, as amended, relating to the Authorized Improvements as provided for in the Tax Increment Reinvestment Zone No. 14 Project Plan and Financing Plan (including amendments or supplements thereto).

"TIRZ Revenues" mean, for each year, the amounts paid by the City and the County, if any, from TIRZ No. 14 tax increment fund pursuant to the TIRZ Ordinance to reduce an Annual Installment on Parcels within the PID, as calculated each year by the Administrator in collaboration with the City and the County (in the event of County participation), in accordance with Section V of this Service and Assessment Plan.

"Trustee" means the fiscal agent or trustee as specified in the Trust Indenture, including a substitute fiscal agent or trustee.

"Trust Indenture" means an indenture of trust, ordinance or similar document setting forth the terms and other provisions relating to the Bonds, as modified, amended, and/or supplemented from time to time.

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II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is presently located within the extraterritorial jurisdiction of the City and contains approximately 110 acres of land. A map of the property within the PID is shown on Appendix A to this Service and Assessment Plan.

At completion, the PID is expected to consist of 460 single family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

The property within the PID is proposed to be developed as follows:

Table II-A.1
Proposed Development - Original

Proposed Development	Quantity	Measurement
Single-Family - 60 Ft	87	Units
Single-Family - 50 Ft	363	Units
Total	**450**	**Units**

The property within the PID was revised in 2025 and is proposed to be developed as follows:

Table II-A.2
Proposed Development – 2025 Revised

Proposed Development	Quantity	Measurement
Single-Family - 60 Ft	89	Units
Single-Family - 50 Ft	371	Units
Total	**460**	**Units**

B. PROPERTY INCLUDED IN PHASE #1

Phase #1 consists of approximately 52 acres and consists of 246 single family residential units, developed as Phase #1, as further described in Section III. A map of the property within Phase #1 is shown in Appendix A.

The property within Phase #1 is developed as follows:

(remainder of this page is intentionally left blank)

Table II-B
Actual Development – Phase #1

Proposed Development	Quantity	Measurement
Single-Family - 60 Ft	44	Units
Single-Family - 50 Ft	202	Units
Total	**246**	**Units**

C. Property Included in Phase #2

Phase #2 consists of approximately 57.861 acres and is projected to consist of 214 single family residential units, to be developed as Phase #2, as further described in Section III. A map of the property within Phase #2 is shown in Appendix A.

The property within Phase #2 is proposed to be developed as follows:

Table II-C
Proposed Development – Phase #2

Proposed Development	Quantity	Measurement
Single-Family - 60 Ft	45	Units
Single-Family - 50 Ft	169	Units
Total	**214**	**Units**

(remainder of this page is intentionally left blank)

III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

372.003. Authorized Improvements

(a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.

(b) A public improvement may include:

(i) landscaping;

(ii) erection of fountains, distinctive lighting, and signs;

(iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;

(iv) construction or improvement of pedestrian malls;

(v) acquisition and installation of pieces of art;

(vi) acquisition, construction, or improvement of libraries;

(vii) acquisition, construction, or improvement of off-street parking facilities;

(viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;

(ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;

(x) the establishment or improvement of parks;

(xi) projects similar to those listed in Subdivisions (i)-(x);

(xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;

(xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement;

(xiv) payment of expenses incurred in the establishment, administration and operation of the district; and

(xv) the development, rehabilitation, or expansion of affordable housing

After analyzing the public improvement projects authorized by the PID Act, the City has determined at this time to undertake only Authorized Improvements listed in Section III.B and III.C. below and shown in the opinion of probable costs shown in Appendix B and on the diagrams included as Appendix D for the benefit of the Assessed Property. Any change to the list of Authorized Improvements will require the approval of the City and an update to this Service and Assessment Plan.

B. DESCRIPTIONS AND COSTS OF PHASE #1 IMPROVEMENTS

The Phase #1 Improvements descriptions are presented below as provided by the project engineer. The Actual Costs of the Phase #1 Improvements are shown in Table III-A. The costs shown in Table III-A are actual and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

Roadway Improvements

The road improvement portion of the Phase #1 Improvements consists of the construction of road improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices, which benefit the Phase #1 Assessed Property. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Water Improvements

The water improvements portion of the Phase #1 Improvements consists of construction and installation of a looped water main network, which includes waterlines, valves, fire hydrants, and appurtenances, necessary for the portion of the water distribution system that will service the Phase #1 Assessed Property. The water improvements will be designed and constructed in accordance with Mustang SUD standards and specifications and will be owned and operated by Mustang SUD.

Sanitary Sewer Improvements

The sanitary sewer improvement portion of the Phase #1 Improvements consists of construction and installation of various sized sanitary sewer pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to Phase #1 Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with Mustang SUD standards and specifications and will be owned and operated by Mustang SUD.

Storm Drainage Improvements

The storm drainage improvement portion of the Phase #1 Improvements consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, junction boxes, inlets, headwalls, and appurtenances necessary to provide adequate drainage to the Phase #1 Assessed Property. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Other Soft and Miscellaneous Improvements

The other soft and miscellaneous portion of the Phase #1 Improvements consist of site preparation, district formation costs, and other soft costs.

Table III-A
Actual Authorized Improvement Costs – Phase #1

Authorized Improvements	Original Budget	Budget Revisions	Total[1]
Roadway improvements	$1,777,930	$1,135,059	$2,912,989
Water improvements	$753,000	$0	$753,000
Sanitary sewer improvements	$829,945	$0	$829,945
Storm drainage improvements	$1,730,660	$0	$1,730,660
Other soft and miscellaneous costs	$2,379,539	($833,926)	$1,545,613
Total Authorized Improvements	**$7,471,074**	**$301,133**	**$7,772,207**

[1]Costs provided by Barraza Consulting Group, LLC. The figures shown in Table III-A may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Authorized Improvements amount does not change.

C. DESCRIPTIONS AND COSTS OF PHASE #2 IMPROVEMENTS

The Phase #2 Improvements descriptions are presented below as provided by the project engineer. The Budgeted Costs of the Phase #2 Improvements are shown in Table III-B. The costs shown in Table III-B are estimates and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

Roadway Improvements

The road improvement portion of the Phase #2 Improvements consists of the construction of road improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices, which benefit the Phase #2 Assessed Property. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Water Improvements

The water improvements portion of the Phase #2 Improvements consists of construction and installation of a looped water main network, which includes waterlines, valves, fire hydrants, and appurtenances, necessary for the portion of the water distribution system that will service the Phase #2 Assessed Property. The water improvements will be designed and constructed in accordance with Mustang SUD standards and specifications and will be owned and operated by Mustang SUD.

Sanitary Sewer Improvements

The sanitary sewer improvement portion of the Phase #2 Improvements consists of construction and installation of various sized sanitary sewer pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to Phase #2 Assessed Property. The sanitary sewer improvements will be designed and constructed in accordance with Mustang SUD standards and specifications and will be owned and operated by Mustang SUD.

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Storm Drainage Improvements

The storm drainage improvement portion of the Phase #2 Improvements consist of reinforced concrete pipes, reinforced concrete boxes, multi-reinforced box culverts, junction boxes, inlets, headwalls, and appurtenances necessary to provide adequate drainage to the Phase #2 Assessed Property. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Other Soft and Miscellaneous Improvements

The other soft and miscellaneous portion of the Phase #2 Improvements consist of site preparation, district formation costs, and other soft costs.

Table III-B
Estimated Authorized Improvement Costs – Phase #2

Authorized Improvements	Total[1]
Roadway improvements	$2,748,859
Water improvements	$906,887
Sanitary sewer improvements	$1,181,713
Storm drainage improvements	$1,151,978
Other soft and miscellaneous costs	$3,232,101
Total Authorized Improvements	**$9,221,538**

[1]Costs provided by Barraza Consulting Group, LLC. The figures shown in Table III-B may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Authorized Improvements amount does not change.

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IV. SERVICE PLAN

A. SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five year period. The Phase #1 Improvements were completed and accepted by the City in the 3rd quarter of 2024. It is anticipated that the Phase #2 Improvements will be completed and accepted by the City in the 2nd quarter of 2026.

The Actual Costs for the Phase #1 Improvements and the expenses incurred in the establishment, administration, and operation of the PID allocable to Phase #1 and selling the Phase #1 Bonds are $9,484,850 as shown in Table IV-A.2. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the estimated Authorized Improvement costs, and updating the Assessment Roll(s). Any update to this Service and Assessment Plan is herein referred to as an "Annual Service Plan Update."

The Budgeted Costs for the Phase #2 Improvements and the expenses incurred in the establishment, administration, and operation of the PID allocable to Phase #2 and selling the Phase #2 Bonds are $11,927,538 as shown in Table IV-B. The service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the estimated Authorized Improvement costs, and updating the Assessment Roll(s). Any update to this Service and Assessment Plan is herein referred to as an "Annual Service Plan Update."

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Table IV-A.1
Estimated Sources and Uses – Phase #1 - Original

Sources of Funds	Phase #1 Bonds	Phase #1 Reimbursement Agreement	Total
Par amount (Phase #1 Bonds)	$8,060,000	$0	$8,060,000
Assessment amount (Phase #1 Reimbursement Agreement)	$0	$1,100,000	$1,100,000
Plus: original issue discount	($4,013)	$0	($4,013)
Other funding sources[1]	$0	$27,730	$27,730
Total Sources	**$8,055,987**	**$1,127,730**	**$9,183,717**
Uses of Funds			
Authorized Improvements[3]:			
Roadway improvements	$1,777,930	$0	$1,777,930
Water improvements	$753,000	$0	$753,000
Sanitary sewer improvements	$829,945	$0	$829,945
Storm drainage improvements	$1,730,660	$0	$1,730,660
Other soft and miscellaneous costs	$1,251,809	$1,127,730	$2,379,539
Subtotal	*$6,343,344*	*$1,127,730*	*$7,471,074*
Bond Issuance Costs:			
Cost of issuance	$441,000	$0	$441,000
Capitalized interest	$495,456	$0	$495,456
Reserve fund	$489,388	$0	$489,388
Administrative Expense	$45,000	$0	$45,000
Underwriter's discount	$241,800	$0	$241,800
Subtotal	*$1,712,643*	*$0*	*$1,712,643*
Total Uses	**$8,055,987**	**$1,127,730**	**$9,183,717**

[1]The other funding sources represent projects costs of the Phase #1 Improvements paid by the Developer without reimbursement from the City.
[2] These funds will be made available at the time of closing the Phase #1 Bonds.
[3] See Table III-A for details.

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Table IV-A.2
Actual Sources and Uses – Phase #1 – Revised 2025

Sources of Funds	Phase #1 Bonds	Phase #1 Reimbursement Agreement	Total
Par amount (Phase #1 Bonds)	$8,060,000	$0	$8,060,000
Assessment amount (Phase #1 Reimbursement Agreement)	$0	$1,100,000	$1,100,000
Plus: original issue discount	($4,013)	$0	($4,013)
Other funding sources[1]	$0	$328,863	$328,863
Total Sources	**$8,055,987**	**$1,428,863**	**$9,484,850**
Uses of Funds			
Authorized Improvements[2,3]:			
Roadway improvements	$1,777,930	$1,135,059	$2,912,989
Water improvements	$753,000	$0	$753,000
Sanitary sewer improvements	$829,945	$0	$829,945
Storm drainage improvements	$1,730,660	$0	$1,730,660
Other soft and miscellaneous costs	$1,251,809	$293,804	$1,545,613
Subtotal	*$6,343,344*	*$1,428,863*	*$7,772,207*
Bond Issuance Costs:			
Cost of issuance	$441,000	$0	$441,000
Capitalized interest	$495,456	$0	$495,456
Reserve fund	$489,388	$0	$489,388
Administrative Expense	$45,000	$0	$45,000
Underwriter's discount	$241,800	$0	$241,800
Subtotal	*$1,712,643*	*$0*	*$1,712,643*
Total Uses	**$8,055,987**	**$1,428,863**	**$9,484,850**

[1]The other funding sources represent projects costs of the Phase #1 Improvements paid by the Developer without reimbursement from the City.
[2]See Table III-A for details.
[3]The Authorized Improvements have been updated with Actual Costs.

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Table IV-B
Estimated Sources and Uses – Phase #2

Sources of Funds	Phase #2 Bonds	Phase #2 Reimbursement Agreement	Total
Par amount (Phase #2 Bonds)	$10,250,000	$0	$10,250,000
Assessment amount (Phase #2 Reimbursement Agreement)	$0	$1,677,538	$1,677,538
Other funding sources[1]	$0	$0	$0
Total Sources	**$10,250,000**	**$1,677,538**	**$11,927,538**
Uses of Funds			
Authorized Improvements[2]:			
Roadway improvements	$2,248,800	$500,059	$2,748,859
Water improvements	$741,911	$164,977	$906,887
Sanitary sewer improvements	$966,742	$214,972	$1,181,713
Storm drainage improvements	$942,415	$209,562	$1,151,978
Other soft and miscellaneous costs	$2,644,133	$587,968	$3,232,101
Subtotal	*$7,544,000*	*$1,677,538*	*$9,221,538*
Bond Issuance Costs:			
Cost of issuance	$615,000	$0	$615,000
Capitalized interest	$922,500	$0	$922,500
Reserve fund	$761,000	$0	$761,000
Administrative Expense	$100,000	$0	$100,000
Underwriter's discount	$307,500	$0	$307,500
Subtotal	*$2,706,000*	*$0*	*$2,706,000*
Total Uses	**$10,250,000**	**$1,677,538**	**$11,927,538**

[1]The other funding sources represent projects costs of the Phase #2 Improvements to be paid by the Developer without reimbursement from the City.
[2]See Table III-B for details.

B. FIVE YEAR SERVICE PLAN

The annual projected costs and annual projected indebtedness for Phase #1 is shown by Table IV-C. The annual projected costs and indebtedness is subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table IV-C
Five Year Service Plan
Annual Projected Costs and Annual Projected Indebtedness – Phase #1

Year	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources	Projected Phase #1 Annual Installments
2022-2024	$9,183,717	$9,160,000	$27,730	$774,228
2025	$301,133	$0	$301,133	$617,988
2026	$0	$0	$0	$640,460
2027	$0	$0	$0	$639,751
2028	$0	$0	$0	$639,831
2029	$0	$0	$0	$639,948
Total	**$9,484,850**	**$9,160,000**	**$328,863**	**$3,952,206**

The annual projected costs shown in Table IV-C are the annual expenditures relating to the Phase #1 Improvements shown in Table III-A, and the costs associated with creating the PID and issuing the Phase #1 Bonds. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

The annual projected costs and annual projected indebtedness for Phase #2 is shown by Table IV-D. The annual projected costs and indebtedness is subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-D
Five Year Service Plan
Annual Projected Costs and Annual Projected Indebtedness – Phase #2

Year	Annual Projected Cost	Annual Projected Indebtedness	Other Funding Sources	Projected Phase #2 Annual Installments
2025	$11,927,538	$11,927,538	$0	$0
2026	$0	$0	$0	$185,974
2027	$0	$0	$0	$998,035
2028	$0	$0	$0	$998,566
2029	$0	$0	$0	$997,475
2030	$0	$0	$0	$996,826
Total	**$11,927,538**	**$11,927,538**	**$0**	**$4,176,876**

[1]Administrative Expenses for the year 2025 and 2026 are being funded with PID Bond proceeds, and interest on the PID Bonds for year 2025and 2026 are being funded with capitalized interest.

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The annual projected costs shown in Table IV-D are the annual expenditures relating to the Phase #2 Improvements shown in Table III-B, and the costs associated with creating the PID and issuing the Phase #2 Bonds. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

C. PID ASSESSMENT NOTICE

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan update include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice"). The PID Assessment Notice is attached hereto as Appendix E and may be updated in an Annual Service Plan Update.

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V. ASSESSMENT PLAN

A. INTRODUCTION

The PID Act requires the City Council to apportion the costs of the Authorized Improvements on the basis of special benefits conferred upon the property because of the Authorized Improvements. The PID Act provides that the costs of the Authorized Improvements may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The proposed bond issuance program entails a series of bond financings that are intended to finance the public infrastructure required for the development. This financing will necessarily be undertaken in phases to coincide with the private investment and development of the Authorized Improvements. Following the issuance and approval of the Phase #1 Bonds and the Phase #1 Reimbursement Agreement and the Phase #2 Bonds and the Phase #2 Reimbursement Agreement no future financings are anticipated, with the exception of the potential refinancing amounts due under the Phase #1 Reimbursement Agreement and the Phase #2 Reimbursement Agreement with respect to the Phase #1 Improvements and Phase #2 Improvements, respectively.

The purpose of this gradual issuance of bonds in phases is to mirror the actual private development of the Authorized Improvements. The bonds to be issued are most prudently and efficiently utilized when directly coinciding with construction of public infrastructure needed for private development that is to occur once the infrastructure is completed; it is most effective to issue the Bonds when the infrastructure is needed, not before. Furthermore, there is no economic advantage, and several disadvantages, to issuing debt and encumbering property within the PID prior to the need for the Authorized Improvements.

For purposes of this Service and Assessment Plan, the City Council has determined that the Budgeted Costs of the Authorized Improvements shall be allocated as described below:

1. The estimated costs of the Authorized Improvements shall be allocated on the basis of Equivalent Units once such property is developed, and that such method of allocation will result in the imposition of equal shares of the costs of the Authorized Improvements to Parcels similarly benefited.

2. The City Council has concluded that larger more expensive homes are likely to be built on the larger lots, and that larger more expensive homes are likely to make greater use of and receive greater benefit from the Authorized Improvements. In determining the relative values of Parcels, the City Council has taken into consideration (i) the type of development (i.e., residential, commercial, etc.), (ii) single-family lot sizes and the size of homes likely to be built on lots of different sizes, (iii) current and projected home prices provided by the Developer, (iv) the Authorized Improvements to be provided and the estimated costs, and (v)

the ability of different property types to utilize and benefit from the Authorized Improvements.

3. The Assessed Property is classified into different Lot Types as described in Appendix F based on the type and size of proposed development on each Parcel.

4. Equivalent Units are calculated for each Lot Type based on the relative average home value of each Lot Type.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel within Phase #1 and Phase #2 of the PID as a result of the Phase #1 Improvements and Phase #2 Improvements, as applicable, (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments levied on the Phase #1 Assessed Property and Phase #2 Assessed Property for such improvements, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Phase #1 Improvements and Phase #2 Improvements to Parcels in a manner that results in equal shares of the Actual Costs of such improvements being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

B. SPECIAL BENEFIT

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The Authorized Improvements (more particularly described in line-item format in Appendix B to this Service and Assessment Plan) and the costs of issuance and payment of costs incurred in the establishment of the PID shown in Table IV-A and Table IV-B are authorized by the PID Act. These Authorized Improvements are provided specifically for the benefit of the Assessed Property.

Each owner of the Assessed Property has acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and has consented to the imposition of the Assessments to pay for the Actual Costs associated therewith. Each of the owners is acting in its interest in consenting to this apportionment and levying of the Assessments because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

The Authorized Improvements provide a special benefit to the Assessed Property as a result of the close proximity of these improvements to the Assessed Property and the specific purpose of these improvements of providing infrastructure for the Assessed Property. In other words, the Assessed Property could not be used in the manner proposed without the construction of the Authorized Improvements. The Authorized Improvements are being provided specifically to meet the needs of the Assessed Property as required for the proposed use of the property.

The Assessments are being levied to provide the Authorized Improvements that are required for the highest and best use of the Assessed Property (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use can be defined as "the reasonably probable and legal use of property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." (*Dictionary of Real Estate Appraisal, Third Edition*.) The Authorized Improvements are expected to be required for the proposed use of the Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Developer has evaluated the potential use of the property and has determined that the highest and best use of the property is the use intended and the legal use for the property as described in Section II of this Service and Assessment Plan. The use of the Assessed Property as described herein will require the construction of the Authorized Improvements.

The special assessments will repay financing that is on advantageous terms, as the Bonds issued to finance the Authorized Improvements will pay interest that is exempt from federal income tax. As a result, all other terms being equal (e.g., maturity, fixed vs. variable rate, credit quality), the tax-exempt bonds will have a lower interest rate than debt that is not tax-exempt. The Bonds also have a longer term than other available financings and may either be repaid or assumed by a buyer at the buyer's option. As a result of these advantageous terms, the financing provided by the PID is the most beneficial means of financing the Authorized Improvements.

Each owner of the Assessed Property will ratify, confirm, accept, agree to and approve: (i) the determinations and finding by the City Council as to the special benefits described in this Service and Assessment Plan and the Assessment Ordinance; (ii) the Service and Assessment Plan and the Assessment Ordinance, and (iii) the levying of Assessments on the Assessed Property. Use of the Assessed Property as described in this Service and Assessment Plan and as authorized by the PID Act requires that Authorized Improvements be acquired, constructed, installed, and/or improved. Funding the Actual Costs of the Authorized Improvements through the PID has been determined by the City Council to be the most beneficial means of doing so. As a result, the Authorized Improvements result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the City Council.

In summary, the Authorized Improvements result in a special benefit to the Assessed Property for the following reasons:

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;

2. The Developer has consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and the Developer is acting in its interest by consenting to this imposition;

3. The Authorized Improvements are required for the highest and best use of the property;

4. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);

5. Financing of the costs of the Authorized Improvement through the PID is determined to be the most beneficial means of providing for the Authorized Improvements; and,

6. As a result, the special benefits to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

C. ASSESSMENT METHODOLOGY

The costs of the Authorized Improvements may be assessed by the City Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the Assessments. The costs of the Authorized Improvements may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited.

1. Assessment Methodology for the Phase #1 Improvements

For purposes of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #1 Improvements financed with the Phase #1 Bonds and Phase #1 Reimbursement Agreement shall be allocated to the Phase #1 Assessed Property by spreading the entire Assessment across the Parcels within Phase #1 based on the estimated number of Equivalent Units developed on each Parcel.

Based on the Actual Costs of the Phase #1 Improvements, as set forth in Table III-A, the City Council has determined that the benefit to Phase #1 Assessed Property of the Phase #1 Improvements is at least equal to the Assessments levied on the Phase #1 Assessed Property.

Upon subsequent divisions of any Parcel within Phase #1, the Assessment applicable to it will then be apportioned pro rata based on the estimated Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated Equivalent Units at the time residential Lots are platted to the total estimated Equivalent Units for Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #1 is shown on the Phase #1 Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

2. Assessment Methodology for the Phase #2 Improvements

For purposes of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #2 Improvements to be financed with the Phase #2 Bonds and Phase #2 Reimbursement Agreement shall be allocated to the Phase #2 Assessed Property by spreading the entire Assessment across the Parcels within Phase #2 based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

Based on the Budgeted Costs of the Phase #2 Improvements, as set forth in Table III-B, the City Council has determined that the benefit to Phase #2 Assessed Property of the Phase #2 Improvements is at least equal to the Assessments levied on the Phase #2 Assessed Property.

Upon subsequent divisions of any Parcel within Phase #2, the Assessment applicable to it will then be apportioned pro rata based on the estimated Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated Equivalent Units at the time residential Lots are platted to the total estimated Equivalent Units for Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #2 is shown on the Phase #2 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

D. ASSESSMENTS

The Assessments are levied on each Parcel within Phase #1 and Phase #2 according to the Assessment Rolls, attached hereto as Appendix G and Appendix H. The Annual Installments of the Assessments will be collected at the time and in the amounts shown on the Assessment Roll, subject to any revisions made during an Annual Service Plan Update. Non-Benefited Property will not be subject to any Assessments.

See Appendix F for Assessment per unit, leverage, and estimated tax rate equivalent calculation details.

E. ADMINISTRATIVE EXPENSES

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of Assessment levied against the Parcel. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on each Assessment Roll, which may be revised based on actual costs incurred in Annual Service Plan Updates.

F. ADDITIONAL INTEREST RESERVE

Pursuant to the PID Act, the interest rate for any portion of the Assessments which secure a series of Bonds may exceed the actual interest rate per annum paid on the related Bonds by no more than one half of one percent (0.50%) (the "Additional Interest"). The interest rate used to determine the Assessments that secure the Phase #1 Bonds and Phase #2 Bonds is one half of one percent (0.50%) per annum higher than the actual rate paid on the Phase #1 Bonds and Phase #2 Bonds, with the Additional Interest Component of the Annual Installments allocated to fund a reserve to be used for paying interest associated with a prepayment and to offset any possible delinquency related costs (the "Additional Interest Reserve"). The Additional Interest Reserve shall be funded until it reaches 5.50% of the outstanding Phase #1 Bonds and Phase #2 Bonds unless otherwise stipulated in the Bond documents. Once the Additional Interest Reserve is funded in full, the City may allocate the

Additional Interest Component of the Annual Installments as provided in the applicable Trust Indenture. No Additional Interest will be collected from any portion of an Assessment which secures a reimbursement obligation and not a series of Bonds.

G. TIRZ ANNUAL CREDIT

Pursuant to the TIRZ Ordinance, the City has agreed to use TIRZ Revenues representing 13.22% of the City's increments generated from each Parcel in the PID to offset a portion of such Parcel's Assessments annually (the "TIRZ Annual Credit"). Currently the County is not participating in TIRZ No. 14. The Annual Installment for each Parcel in the PID shall be calculated by taking into consideration any TIRZ Annual Credit applicable to the Parcel in the PID then on deposit in TIRZ No. 14 tax increment fund. The TIRZ Annual Credit applicable to each Parcel in the PID shall be calculated as described under Section VI of this Service and Assessment Plan.

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VI. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #1

The Assessment and Annual Installments for each Phase #1 Assessed Property located within Phase #1 is shown on the Phase #1 Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected from the Phase #1 Assessed Property in an amount sufficient to pay (i) principal and interest on the Phase #1 Bonds and Phase #1 Reimbursement Agreement (ii) to fund the Additional Interest Reserve described in Section V, and (iii) to pay Administrative Expenses related to Phase #1. The Annual Installment for each Parcel in Phase #1 shall be calculated by taking into consideration any available capitalized interest applicable to the Parcel.

B. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN PHASE #2

The Assessment and Annual Installments for each Phase #2 Assessed Property located within Phase #2 is shown on the Phase #2 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected from the Phase #2 Assessed Property in an amount sufficient to pay (i) principal and interest on the Phase #2 Bonds and Phase #2 Reimbursement Agreement (ii) to fund the Additional Interest Reserve described in Section V, and (iii) to pay Administrative Expenses related to Phase #2. The Annual Installment for each Parcel in Phase #2 shall be calculated by taking into consideration any available capitalized interest applicable to the Parcel.

C. REALLOCATION OF ASSESSMENTS

1. Subdivision

Upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel
B = the Assessment for the Parcel prior to subdivision
C = the estimated number of Equivalent Units to be built on each new subdivided Parcel

D = the sum of the estimated number of Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of Equivalent Units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of Equivalent Units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

The sum of the Assessments for all newly subdivided Parcels shall equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the subdivision of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

2. Consolidation

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

D. MANDATORY PREPAYMENT OF ASSESSMENTS

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the City the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.

2. If at any time the Assessment per Unit on a Parcel exceeds the applicable Phase #1 Maximum Assessment per Unit or Phase #2 Maximum Assessment per Unit, as applicable and as calculated in this Service and Assessment Plan as a result of any changes in land use, subdivision, consolidation or reallocation of the Assessment authorized by this Service and Assessment Plan and initiated by the owner of the Parcel, then such owner shall pay to the City prior to the recordation of the document subdividing the Parcel the amount calculated by the Administrator by which the Assessment per Unit for the Parcel exceeds the Phase #1 Maximum Assessment per Unit or Phase #2 Maximum Assessment per Unit, as applicable and as, calculated in this Service and Assessment Plan.

3. The payments required above shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

E. REDUCTION OF ASSESSMENTS

1. If after all Authorized Improvements to be funded with a series of Bonds and/ or reimbursement agreement have been completed and Actual Costs for such Authorized Improvements are less than the Actual Costs or Budgeted Costs of the Authorized Improvements used to calculate the Assessments securing such series of Bonds and/ or related reimbursement agreement, resulting in excess Bond proceeds being available to redeem Bonds and/ or reduce obligations under a reimbursement agreement, as the case may be, and such excess proceeds shall be applied to redeem Bonds and/ or the obligations under a reimbursement agreement may be reduced as provided in the Indenture or the terms of the reimbursement agreement, then the Assessment securing such series of Bonds and/ or related reimbursement agreement for each Parcel of Assessed Property shall be reduced by the City Council pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the reduced Actual Costs. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds and/ or amounts due under a related reimbursement agreement. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

2. If all the Authorized Improvements are not undertaken, resulting in excess Bonds proceeds being available to redeem Bonds and/ or a need to reduce the obligations under a reimbursement agreement, and such excess proceeds shall be applied to redeem Bonds and/ or reduce obligations under a reimbursement agreement, as the case may be, as provided in the Indenture or the terms of the reimbursement agreement, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay the Bonds and/ or repay obligations under a reimbursement agreement, including interest on the Bonds (including Additional Interest) and/ or interest due under a reimbursement agreement and Administrative Expenses. The City Council may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on number of units, if determined by the City Council to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of the resulting reduced Assessments equals the amount required to repay the Bonds and/ or repay the obligations under a reimbursement agreement, including interest thereon and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced principal portion of the Bonds and/ or obligations under a reimbursement agreement is equal to the outstanding principal amount of the Bonds and/ or reimbursement agreement.

F. PAYMENT OF ASSESSMENTS

1. Payment in Full

(a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include all Prepayment Costs. If prepayment in full will result in redemption of Bonds, the payment amount shall be reduced by the amount, if any, of interest through the date of redemption of Bonds and

reserve funds applied to the redemption under the Trust Indenture, net of any other costs applicable to the redemption of Bonds.

(b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.

(c) Upon payment in full of the Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the Trust Indenture; whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.

(d) At the option of the owner, the Assessment on any Parcel plus Prepayment Costs may be paid in part in an amount sufficient to allow for a convenient redemption of Bonds as determined by the Administrator. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

(e) For purposes or Prepayments, the amounts due under the Phase #1 Reimbursement Agreement or the Phase #2 Reimbursement Agreement will remain subordinated to the Phase #1 Bonds and Phase #2 Bonds, respectively. For purposes of Prepayments, additional Bonds issued to refinance all or a portion of the amounts due under the Phase #1 Reimbursement Agreement or Phase #2 Reimbursement Agreement will be on parity with the Phase #1 Bonds or Phase #2 Bonds, as applicable.

2. Payment in Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, administrative expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Roll, as updated as provided for herein, which include interest, Administrative Expenses, and payments required for the Additional Interest Reserve. Payment of the Annual Installments shall commence with tax bills mailed after the initial issuance of Bonds.

Phase #1

Each Assessment levied against Phase #1 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Phase #1 Bonds (and the applicable Additional Interest) and the Phase #1 Reimbursement Agreement, as applicable, and as described below. The Phase #1 Assessment Roll sets forth for each year the Annual Installment for each Parcel within Phase #1 based on an interest rate of 3.250% in years 1 through 6 (2022-2027), 3.625% in years 7 through 11 (2028-2032), 4.00% in years 12 through 22 (2033-2043), and 4.125% in years 23 through 30 (2044-2051), and, with respect to the portion of the Assessment to be collected from the Phase #1 Assessed Property to secure the Phase #1 Bonds, Additional Interest at the rate of up to 0.5% for the Additional Interest Reserve. Interest on the portion of the Assessments collected from the Phase #1

Assessed Property that secure the Phase #1 Reimbursement Agreement shall be paid based on an interest rate of 4.41% per annum for years 1 through 29 (2023-2051) in accordance with the Phase #1 Reimbursement Agreement. The portion of the Assessment levied against the Phase #1 Assessed Property and securing the Phase #1 Reimbursement Agreement shall be paid at a rate not to exceed five hundred basis points above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the date of the establishment of the Assessments and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the *Bond Buyer Index* for which the highest average rate during the previous thirty days prior to the levy of Assessments against the Phase #1 Assessed Property was 2.41%. The City has determined that the portion of the Assessments that secure the City's obligation under the Phase #1 Reimbursement Agreement shall bear interest at the interest rate of 4.41% per annum for years 1 through 29 (2023-2051), which rates are equal to or less than the initial maximum allowable rate of interest of 4.41% for years 1 through 5 and equal to the maximum allowable rate of interest following the fifth Annual Installment, which would be 4.41%. Furthermore, the Annual Installments collected from Phase #1 Assessed Property may not exceed the amounts shown on the Phase #1 Assessment Roll, as may be updated in an Annual Service Plan Update.

The Annual Installments collected from the Phase #1 Assessed Property shall be reduced to equal the actual costs of repaying the Phase #1 Bonds (including Additional Interest) and/ or Phase #1 Reimbursement Agreement and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

Phase #2

Each Assessment levied against Phase #2 Assessed Property shall be paid with interest of no more than the actual interest rate paid on the Phase #2 Bonds (and the applicable Additional Interest) and the Phase #2 Reimbursement Agreement, as applicable, and as described below. The Phase #2 Assessment Roll sets forth for each year the Annual Installment for each Parcel within Phase #2 based on an interest rate of 6.00% in years 1 through 30 (2025-2055), and, with respect to the portion of the Assessment to be collected from the Phase #2 Assessed Property to secure the Phase #2 Bonds, an Additional Interest at the rate of up to 0.5% for the Additional Interest Reserve. Interest on the portion of the Assessments collected from the Phase #2 Assessed Property that secure the Phase #2 Reimbursement Agreement shall be paid based on an interest rate of 6.35% per annum for years 1 through 30 (2025-2055) in accordance with the Phase #2 Reimbursement Agreement. The portion of the Assessment levied against Phase #2 Assessed Property and securing the Phase #2 Reimbursement Agreement shall be paid at a rate not to exceed five hundred basis points above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the date of the establishment of the Assessments and continuing for a period of five years from such date. Such rate shall then adjust and shall not exceed two hundred basis points above the bond index rate described above and shall continue until the Assessments are paid in full. The index approved by the City is the *Bond Buyer Index* for which the highest average rate during the previous thirty days prior to the levy of Assessments against the Phase #2 Assessed Property was 4.35%. The City has determined that the portion of the

Assessments that secure the City's obligation under the Phase #2 Reimbursement Agreement shall bear interest at the interest rate of 6.35% per annum for years 1 through 30 (2025-2055), which rates are equal to or less than the initial maximum allowable rate of interest of 6.35% for years 1 through 5 and equal to the maximum allowable rate of interest following the fifth Annual Installment, which would be 6.35%. Furthermore, the Annual Installments collected from Phase #2 Assessed Property may not exceed the amounts shown on the Phase #2 Assessment Roll. The Phase #2 Assessment Roll, shown as Appendix H, will be updated with the actual interest rates on the Phase #2 Bonds and the applicable rates for the Phase #2 Reimbursement Agreement.

The Annual Installments collected from Phase #2 Assessed Property shall be reduced to equal the actual costs of repaying the Phase #2 Bonds and/ or Phase #2 Reimbursement Agreement and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

The City reserves and shall have the right and option to refund the Bonds and/or issue additional Bonds in accordance with Section 372.027 of the PID Act. In the event of such refunding, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installments so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the refunding bonds when due and payable as required by and established in the ordinance and/or the indenture authorizing and securing the refunding bonds, and such refunding bonds shall constitute Bonds for purposes of this Service and Assessment Plan.

G. COLLECTION OF ANNUAL INSTALLMENTS

No less frequently than annually, the Administrator shall prepare, and the City Council shall consider, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and a calculation of the Annual Installment for each Parcel. Administrative Expenses shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits applied under the applicable Trust Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose, including any existing deposits for a prepayment reserve and for Parcels located within Phase #1 and Phase #2, any applicable TIRZ Annual Credit. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

Any sale of property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such property and such property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such property as they become due and payable.

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Phase #1

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the Phase #1 Bonds and the Phase #1 Reimbursement Agreement were due when billed and were delinquent if not paid prior to February 1, 2023.

Phase #2

Each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the Phase #2 Bonds and the Phase #2 Reimbursement Agreement will be due when billed and will be delinquent if not paid prior to February 1, 2027.

H. SURPLUS FUNDS REMAINING IN THE PHASE # 1 BOND ACCOUNT

If proceeds from the Phase #1 Bonds remain after all of the Phase #1 Improvements are constructed and accepted by the City, the proceeds may be utilized in accordance with the applicable Trust Indenture.

I. SURPLUS FUNDS REMAINING IN THE PHASE # 2 BOND ACCOUNT

If proceeds from the Phase #2 Bonds remain after all of the Phase #2 Improvements are constructed and accepted by the City, the proceeds may be utilized in accordance with the applicable Trust Indenture.

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VII. THE ASSESSMENT ROLL

A. PHASE #1 ASSESSMENT ROLL

The City Council has evaluated each Parcel in Phase #1 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Homeowner Association Property, the Public Property, the types of public improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Phase #1.

The Phase #1 Assessed Property has been assessed for the special benefits conferred upon the property resulting from the Phase #1 Improvements. Table VII-A summarizes the $9,488,863 in special benefit received by the Phase #1 Assessed Property from the Phase #1 Improvements (including both the portion paid from proceeds of the Phase #1 Bonds as well as from funds contributed under the Phase #1 Reimbursement Agreement), the costs of the PID formation, and the Phase #1 Bond issuance costs. The par amount of the Phase #1 Bonds and the principal amount due pursuant to the terms of the Phase #1 Reimbursement Agreement is, collectively, $9,160,000, which is less than the benefit received by the Phase #1 Assessed Property. Accordingly, the total Assessment to be applied to all the Phase #1 Assessed Property is $9,160,000 plus, interest, Additional Interest, and annual Administrative Expenses. The Assessment for each Phase #1 Assessed Property is calculated based on the allocation methodologies described in Section V.C. The Phase #1 Assessment Roll is attached hereto as Appendix G.

Table VII-A
Special Benefit Summary – Phase #1

Special Benefit	Total Cost
Total Authorized Improvements[1]	$7,772,207
Plus: Original Issue Discount	$4,013
Subtotal	$7,776,220
PID Formation/Bond Costs of Issuance:	
Cost of issuance	$441,000
Capitalized interest	$495,456
Reserve fund	$489,388
Administrative Expense	$45,000
Underwriter's discount	$241,800
Subtotal Estimated Bond Issuance Costs	*$1,712,643*
Total Special Benefit	**$9,488,863**
Special Benefit:	
Total Special Benefit	$9,488,863
Projected Assessment	$9,160,000
Excess Benefit	**$328,863**

[1]See Table III-A for details.

B. PHASE #2 ASSESSMENT ROLL

The City Council has evaluated each Parcel in Phase #2 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Homeowner Association Property, the Public Property, the types of public improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within the Phase #2.

The Phase #2 Assessed Property will be assessed for the special benefits conferred upon the property resulting from the Phase #2 Improvements. Table VII-B summarizes the $11,927,538 in special benefit received by the Phase #2 Assessed Property from the Phase #2 Improvements (including both the portion to be paid from proceeds of the Phase #2 Bonds as well as from funds contributed under the Phase #2 Reimbursement Agreement), the costs of the PID formation, and the Phase #2 Bond issuance costs. The par amount of the Phase #2 Bonds and the principal amount due pursuant to the terms of the Phase #2 Reimbursement Agreement is, collectively, $11,927,538, which is less than the benefit received by the Phase #2 Assessed Property. Accordingly, the total Assessment to be applied to all the Phase #2 Assessed Property is $11,927,538 plus, interest, Additional Interest, and annual Administrative Expenses. The Assessment for each Phase #2 Assessed Property is calculated based on the allocation methodologies described in Section V.C. The Phase #2 Assessment Roll is attached hereto as Appendix H.

Table VII-B
Special Benefit Summary – Phase #2

Special Benefit	Total Cost
Total Authorized Improvements[1]	$9,221,538
Estimated PID Formation/Bond Costs of Issuance:	
Cost of issuance	$615,000
Capitalized interest	$922,500
Reserve fund	$761,000
Administrative Expense	$100,000
Underwriter's discount	$307,500
Subtotal Estimated Bond Issuance Costs	*$2,706,000*
Total Special Benefit	**$11,927,538**
Special Benefit:	
Total Special Benefit	$11,927,538
Projected Assessment	$11,927,538
Excess Benefit	**$0**

[1]See Table III-B for details.

C. ANNUAL ASSESSMENT ROLL UPDATES

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the Phase #1 Assessment Roll and Phase #2 Assessment Roll in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the

Administrator or the City and permitted by the PID Act: (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.F of this Service and Assessment Plan.

Whenever Bonds are issued, the Assessment Roll shall be updated, which update may be done in the next Annual Service Plan Update, to reflect any changes resulting from the issuance of the Bonds and/or approval of a reimbursement agreement. This update shall reflect the actual interest on the Bonds and/or due under a related reimbursement agreement on which the Annual Installments shall be paid, any reduction in the Assessments, and any revisions in the Actual Costs to be funded by the Bonds and Developer funds.

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VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

The City may elect to designate a third party to serve as Administrator. The City shall notify Developer in writing at least thirty (30) days in advance before appointing a third party Administrator.

To the extent consistent with the PID Act, an owner of an Assessed Parcel claiming that a calculation error has been made in the Assessment Roll(s), including the calculation of the Annual Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Parcel owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Parcel owner, such change or modification shall be presented to the City Council for approval to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Parcel owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the City Council. Any amendments made to the Assessment Roll(s) pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the City Council, the decision of the City Council shall be conclusive as long as there is a reasonable basis for such determination. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

B. TERMINATION OF ASSESSMENTS

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable "Notice of the PID Assessment Termination".

C. AMENDMENTS

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

The City Council reserves the right to the extent permitted by the PID Act to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels:(i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, collection costs, and other charges imposed by the Service and Assessment Plan.

D. Administration and Interpretation of Provisions

The City Council shall administer the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein or in the Trust Indenture, such determination shall be conclusive.

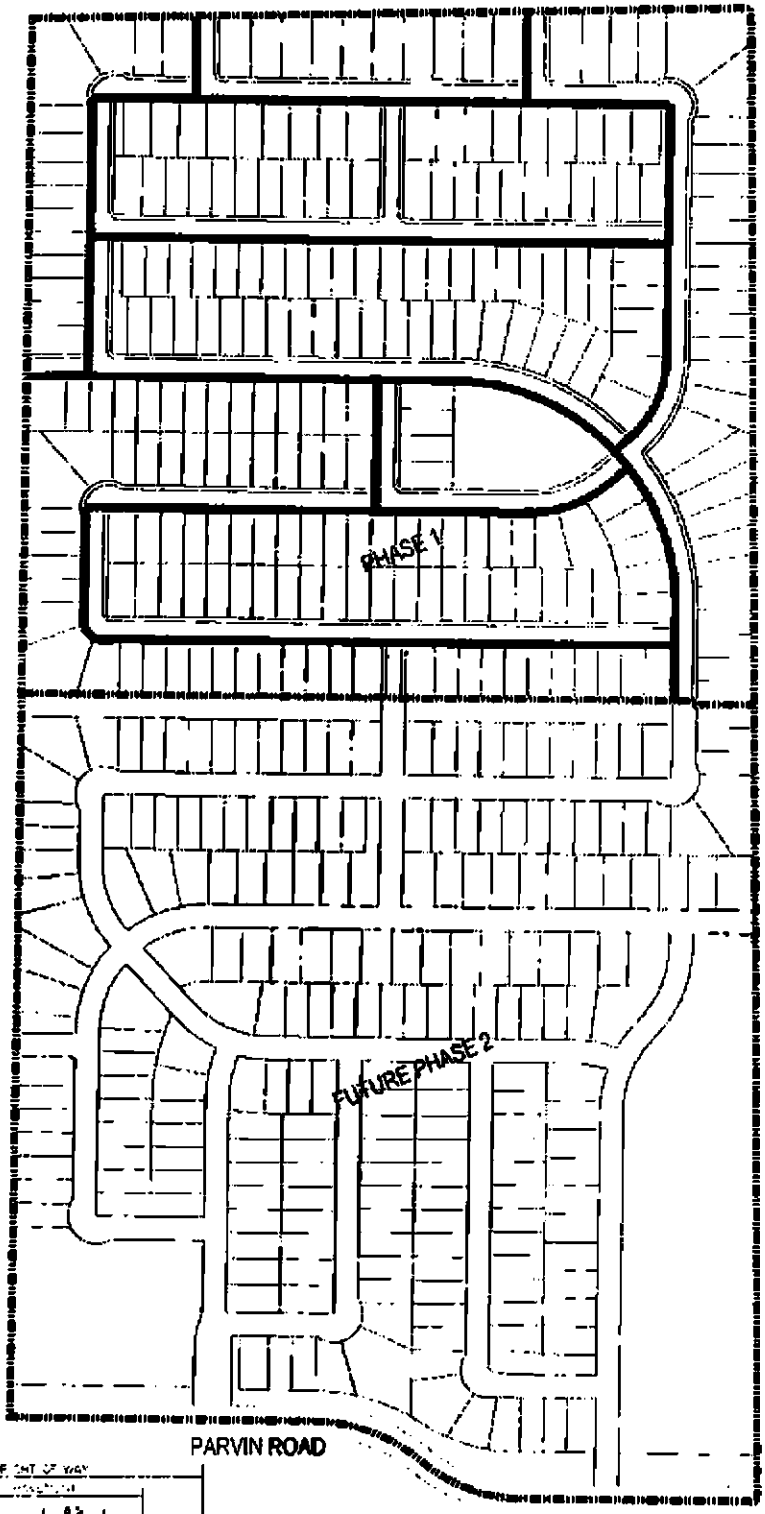
E. Severability

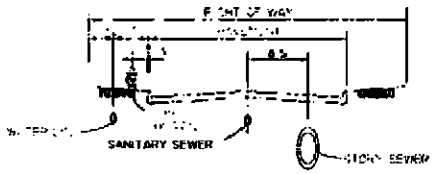
If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to an assessed Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Service and Assessment Plan that no part hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

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APPENDIX A
PID MAP





TYPICAL SEWER LOCATION

WATER LINE

PHASE 1 WATER IMPROVEMENTS
SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT
CELINA ETJ, DENTON COUNTY, TEXAS

BARRAZA



Sutton Fields East Concept Plan 12

data summary

Gross Site Area:				110 AC.
			Acres	Gross %
Residential Lots			93.9	85%
Public Open Space			8.3	8%
Detention			7.8	7%
Residential Product Type:	Ph1	Ph2	Lots	%
50'x 115' Lot	202	169	371	80%
60'x 115' Lot	44	45	89	20%
Total Lots	246	214	460	100%

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

SUTTON FIELDS EAST DEVELOPMENT
CITY OF CELINA ETJ, DENTON COUNTY, TEXAS

SCALE: 1"=300'
DATE: DEC. 2024

CENTURION AMERICAN

S:\2019\2019011-00 Sutton Fields East - Careys Tract\06-CAD\04-EXHIBITS\201908-12Sutton Fields East & Lily Phase 2 2024.10.09.dwg Dec 04,2024 - 1:33 pm chancock

APPENDIX B
ESTIMATED COSTS OF AUTHORIZED IMPROVEMENTS

COMMUNITY NAME: Sutton Fields East
PHASES: Full Development
CITY OR TOWN: Celina ETJ

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

GROSS ACREAGE:	110.4
NET ACREAGE:	110.4
TOTAL LOTS:	**450**
TOTAL DENSITY:	4.08
CREATED BY:	CH
REVIEWED BY:	AB
CREATED:	06/03/21
REVISED:	**11/05/21**

Direct Phase Costs		**TOTALS**	**PHASE 1**	**PHASE 2**	**NOTES**
1	Site Preparation	$ 1,663,803	$ 810,468	$ 853,335	
2	Water System	$ 1,755,790	$ 753,000	$ 1,002,790	
3	Sanitary Sewer System	$ 1,465,970	$ 829,945	$ 636,025	
4	Storm Drain System	$ 3,283,930	$ 1,730,660	$ 1,553,270	
5	Roadway Improvements	$ 4,965,685	$ 1,777,930	$ 3,187,755	
6	Screening Walls & Landscaping	$ 172,518	$ -	$ 172,518	
7	Park Amenities & Trails	$ 197,400	$ 3,000	$ 194,400	
8	Prof. & Other Soft Cost	$ 2,452,829	$ 1,166,071	$ 1,286,758	
9	Contingency 0%	$ 321,491	$ -	$ 321,491	
10	District Formation/ Legal/ Consulting	$ 800,000	$ 400,000	$ 400,000	
		$ 17,079,416	$ 7,471,074	$ 9,608,342	

Major Improvements Costs		**TOTALS**	**PHASE 1**	**FUTURE PHASES**	**NOTES**
1	Site Preparation	$ -			
2	Water System	$ -			
3	Sanitary Sewer System	$ -			
4	Storm Drain System	$ -			
5	Roadway Improvements	$ -			
6	Screening Walls	$ -			
7	Landscape & Hardscape	$ -			
8	Park Amenities & Trails	$ -			
9	Prof. & Other Soft Cost	$ -			
10	Contingency 0%	$ -			
12	District Formation Costs	$ -			
13		$ -			
		$ -	$ -	$ -	

Private Costs		**TOTALS**	**PHASE 1**	**FUTURE PHASES**	**NOTES**
1	Site Preparation	$ 1,203,750	$ 655,375	$ 548,375	
2	Water System	$ -	$ -	$ -	
3	Sanitary Sewer System	$ -	$ -	$ -	
4	Storm Drain System	$ -	$ -	$ -	
5	Roadway Improvements	$ -	$ -	$ -	
6	Screening & Retaining Walls	$ 872,278	$ 302,200	$ 570,078	
7	Franchise Utilities & Street Lights	$ 1,450,000	$ 785,000	$ 665,000	
8	Park Amenities & Trails	$ 254,400	$ 30,000	$ 224,400	
9	Prof. & Other Soft Cost	$ 493,384	$ 258,783	$ 234,601	
10	Contingency 0%	$ 213,691	$ 101,568	$ 112,123	
11		$ -	$ -	$ -	
		$ 4,487,503	$ 2,132,926	$ 2,354,577	
TOTALS		***$ 21,566,919***	***$ 9,604,000***	***$ 11,962,920***	
per lot		***$ 47,926***	***$ 39,200***	***$ 58,356***	
	50' Lots	363	203	160	
	60' Lots	87	42	45	
	Total Lots	***450***	***245***	***205***	

THIS OPINION OF PROBABLE COST WAS PREPARED BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE USED FOR PROJECT EVALUATION ONLY.

NOTES

1 Development cost does not include: City/District/County Fees, Bonds, & Permits

2 Development cost does not include: Rock Excavation.

3 Professional Fees do not include: Land Entitlements, Feasibility, Boundary Survey, Topographic Survey, Tree Survey, Tree Mitigation, Impact Fees, Flood Studies, Environmental, Wetlands, SWPPP Administration, or Traffic Studies.

COMMUNITY NAME:	**Sutton Fields East**
PHASES:	2
CITY OR TOWN:	Celina

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

GROSS ACREAGE:	57.9
NET ACREAGE:	45.3
TOTAL LOTS:	**214**
TOTAL DENSITY:	4.73
LANDPLAN:	12
CREATED BY:	ZAS
REVIEWED BY:	RAV
CREATED:	07/12/24
REVISED:	01/21/25

Direct Phase Costs		**PHASE 2 TOTALS**
	Lot Count	**214**
1 Grading Site Preparation	$	300,000
2 Water System	$	906,887
3 Sanitary Sewer System	$	1,181,713
4 Drainage System	$	1,151,978
5 Street Improvements	$	2,448,859
6 Landscape/Hardscape/Drainage landscape Improvements		
7 Soft Costs	$	1,173,933
8 Contingency 5%	$	358,168
9 Developer Assessment/Bond Issuance Consulting Fee	$	500,000
10 Right-of-Way	$	1,200,000
Total	$	9,221,538
Cost per Lot	$	43,091

Major Improvements Costs		**PHASE 2 TOTALS**
	Lot Count	**214**
1 Grading Site Preparation	$	-
2 Water System	$	-
3 Sanitary Sewer System	$	-
4 Drainage System	$	-
5 Street Improvements	$	-
6 Landscape/Hardscape	$	-
7 Soft Costs	$	-
8 Contingency 5%	$	-
Total	$	-
Cost per Lot	$	-

Private Costs		**PHASE 2 TOTALS**
	Lot Count	**214**
1 Grading Site Preparation	$	1,026,839
2 Water System	$	-
3 Sanitary Sewer System	$	-
4 Drainage System	$	-
5 Street Improvements	$	-
6 Landscape/Hardscape/Drainage landscape Improvements	$	1,692,000
7 Ret Walls	$	444,400
8 Dry Utilities	$	418,600
9 Soft Costs	$	293,483
10 Contingency 5%	$	193,766
Total	$	4,069,088
Cost per Lot	$	19,014

TOTALS	***$***	***13,290,626***
per lot	***$***	***62,106***

50' Lots	169
60' Lots	45
Total Lots	***214***

THIS OPINION OF PROBABLE COST WAS PREPARED BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE USED FOR PROJECT EVALUATION ONLY. BARRAZA CONSULTING GROUP, LLC. SHOULD PREPARE THE PROJECT DESIGN AND QUANTITIES TAKE-OFFS BEFORE FINANCIAL OBLIGATIONS ARE MADE.

NOTES

[1] Development cost does not include: City/District/County Fees, Bonds, & Permits

[2] Development cost does not include: Rock Excavation

COMMUNITY NAME:	**Sutton Fields East**
PHASES:	2
CITY OR TOWN:	Celina

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

	LOT (1)	LOT (2)	LOT (3)		
LOT COUNT:	169	45		**GROSS ACREAGE:**	57.9
TYP. LOT WIDTH:	50	60		**NET ACREAGE:**	45.3
TYP. LOT DEPTH:	115	115		**TOTAL LOTS:**	**214**
TYP. PAD WIDTH:	40	50		**TOTAL DENSITY:**	4.73
TYP. PAD DEPTH:	75	75		**LANDPLAN:**	12
FRONT YARD S/B:	20	20		**CREATED BY:**	ZAS
REAR YARD S/B:	20	20		**REVIEWED BY:**	RAV
SIDE YARD S/B:	5	5		**CREATED:**	07/12/24
CORNER SIDE YARD S/B:	15	15		**REVISED:**	**01/21/25**

ON-SITE IMPROVEMENT SUMMARY ITEM			SUMMARY ITEM COST	PER LOT COST	PER ACRE COST	NOTES
RIGHT-OF-WAY			**$1,200,000**	**$5,607**	**$26,516**	**11.387 Ac.**
DISTRICT CREATION			**$500,000**	**$2,336**	**$11,048**	
GRADING / SITE PREPARATION			**$1,326,839**	**$6,200**	**$29,318**	
WATER SYSTEMS			**$906,887**	**$4,238**	**$20,039**	
SANITARY SEWER			**$1,181,713**	**$5,522**	**$26,112**	
STORM DRAINS			**$1,151,978**	**$5,383**	**$25,455**	
STREET IMPROVEMENT			**$2,448,859**	**$11,443**	**$54,111**	
RETAINING WALLS			**$444,400**	**$2,077**	**$9,820**	
DRY UTILITIES			**$418,600**	**$1,956**	**$9,250**	
LANDSCAPE / HARDSCAPE			**$1,692,000**	**$7,907**	**$37,387**	
SOFT COSTS			**$1,467,416**	**$6,857**	**$32,425**	
TOTAL CONSTRUCTION COST			**$12,738,692**	**$59,527**	**$281,479**	
-	**CONTINGENCIES**	**5%**	**$551,935**	**$2,579**	**$12,196**	
TOTAL CONSTRUCTION COST W/ CONTINGENCIES			**$13,290,626**	**$62,106**	**$293,675**	

THIS OPINION OF PROBABLE COST WAS PREPARED BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE USED FOR PROJECT EVALUATION ONLY. BARRAZA CONSULTING GROUP, LLC. SHOULD PREPARE THE PROJECT DESIGN AND QUANTITIES TAKE-OFFS BEFORE FINANCIAL OBLIGATIONS ARE MADE.

NOTES

[1] Development cost does not include: Rock Excavation, Landscaping, Irrigation, Monumentation, or Common Area Amenities

		LOT (1)	LOT (2)	LOT (3)		
COMMUNITY NAME: Sutton Fields East	**LOT COUNT:**	169	45		**GROSS ACREAGE:**	57.9
PHASE: 2	**TYP. LOT WIDTH:**	50	60		**NET ACREAGE:**	45.3
CITY OR TOWN: Celina	**TYP. LOT DEPTH:**	115	115		**TOTAL LOTS:**	**202**
	TYP. PAD WIDTH:	40	50		**TOTAL DENSITY:**	4.46
BARRAZA CONSULTING GROUP, LLC PLANNING • ENGINEERING • SURVEYING	:	75	75		**LANDPLAN:**	12
	:	20	20		**CREATED BY:**	ZAS
	:	20	20		**REVIEWED BY:**	RAV
	:	5	5		**CREATED:**	07/12/24
	:	15	15		**REVISED:**	**01/21/25**

	ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
GRADING / SITE PREPARATION						
	EROSION CONTROL / SWPPP					
	CONSTRUCTION ENTRANCE	EA	1	$ 2,500.00	$ 2,500.00	
	ROCK CHECK DAMS	EA	3	$ 800.00	$ 2,400.00	
	SEED DISTURBED AREAS	AC	27.9	$ 550.00	$ 15,318.81	
	INLET PROTECTION	EA	30	$ 175.00	$ 5,250.00	
	SILT FENCE (WIRE BACK)	LF	6,503	$ 1.70	$ 11,055.10	
	CURLEX EROSION CONTROL MATTING (4 FOOT)	LF	17,180	$ 1.00	$ 17,180.00	
	CURLEX EROSION CONTROL MATTING (8 FOOT)	LF	5,040	$ 2.00	$ 10,080.00	
	SWPPP INSPECTIONS	LS	1	$ 10,000.00	$ 10,000.00	
	EROSION MAINTENANCE	LOT	202	$ 85.00	$ 17,170.00	
				EROSION CONTROL SUB-TOTAL	**$ 90,953.91**	
	ROUGH GRADING					
	CLEARING & GRUBBING	AC	45	$ 2,000.00	$ 90,512.58	
	DEMOLITION	LS	1	$ 10,000.00	$ 10,000.00	
	R.O.W. GRADING (EXCAVATION)	CY	26,400	2.75	$ 72,600.00	
	MASS GRADING (EXCAVATION)	CY	164,332	2.75	$ 451,912.14	
	ROUGH LOT GRADING	LOT	202	$ 175.00	$ 35,350.00	
	6' PAD MOISTURE CONDITIONING	LOT	113	$ 2,200.00	$ 248,160.00	
	MOISTURE CONDITIONING OF STREETS	CY	62,993	$ 3.00	$ 188,980.00	
	POLY	LOT	202	$ 505.00	$ 102,010.00	+ 12 existing lots
				ROUGH GRADING SUB-TOTAL	**$ 1,199,524.72**	

		LOT (1)	LOT (2)	LOT (3)		
COMMUNITY NAME: Sutton Fields East	LOT COUNT:	169	45		GROSS ACREAGE:	57.9
PHASE: 2	TYP. LOT WIDTH:	50	60		NET ACREAGE:	45.3
CITY OR TOWN: Celina	TYP. LOT DEPTH:	115	115		TOTAL LOTS:	**202**
	TYP. PAD WIDTH:	40	50		TOTAL DENSITY:	4.46
	:	75	75		LANDPLAN:	12
BARRAZA CONSULTING GROUP, LLC PLANNING • ENGINEERING • SURVEYING	:	20	20		CREATED BY:	ZAS
	:	20	20		REVIEWED BY:	RAV
	:	5	5		CREATED:	07/12/24
	:	15	15		REVISED:	**01/21/25**

ITEM DESCRIPTION		UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
FINISH GRADING						
	LOT FINISH GRADE	LOT	202	$ 180.00	$ 36,360.00	+ 12 existing lots
				FINISH GRADING SUB-TOTAL	**$ 36,360.00**	
				GRADING / SITE PREPARATION SUB-TOTAL	**$ 1,326,838.64**	

WATER SYSTEMS						
	8" P.V.C. PIPE (DR 18 C900)	LF	6,290	$ 43.00	$ 270,448.50	
	12" P.V.C. PIPE (DR 18 C900)	LF	1,010	$ 104.00	$ 105,040.00	
	8" GATE VALVE & BOX	EA	42	$ 2,500.00	$ 105,000.00	
	12" GATE VALVE & BOX	EA	6	$ 4,605.00	$ 27,630.00	
	CONNECT TO EXIST. LINE	EA	9	$ 2,500.00	$ 22,500.00	
	FIRE HYDRANT ASSEMBLY	EA	18	$ 7,500.00	$ 135,000.00	
	1" SINGLE WATER SERVICE	EA	202	$ 900.00	$ 181,800.00	+ 12 existing services
	1" IRRIGATION SERVICE	EA	11	$ 1,020.00	$ 11,220.00	
	4" CONDUIT (SCH 40) AT INTERSECTIONS	LF	1,500	$ 20.00	$ 30,000.00	
	TRENCH SAFETY	LF	7,300	$ 1.00	$ 7,299.50	
	TESTING (EXCLUDING GEOTECH)	LF	7,300	$ 1.50	$ 10,949.25	
				WATER SUB-TOTAL	**$ 906,887.25**	

		LOT (1)	LOT (2)	LOT (3)		
COMMUNITY NAME: Sutton Fields East	LOT COUNT:	169	45		GROSS ACREAGE:	57.9
PHASE: 2	TYP. LOT WIDTH:	50	60		NET ACREAGE:	45.3
CITY OR TOWN: Celina	TYP. LOT DEPTH:	115	115		TOTAL LOTS:	**202**
	TYP. PAD WIDTH:	40	50		TOTAL DENSITY:	4.46
	:	75	75		LANDPLAN:	12
	:	20	20		CREATED BY:	ZAS
	:	20	20		REVIEWED BY:	RAV
	:	5	5		CREATED:	07/12/24
	:	15	15		REVISED:	**01/21/25**

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
SANITARY SEWER SYSTEM					
8" P.V.C. PIPE SDR 26	LF	8,073	$ 45.00	$ 363,262.50	
4" SERVICE LINES	EA	202	$ 1,300.00	$ 262,600.00	+ 12 existing services
4' DIAMETER M.H.	EA	8	$ 9,000.00	$ 72,000.00	
5' DIAMETER M.H.	EA	28	$ 14,905.00	$ 417,340.00	
CONNECT TO EXIST. LINE	EA	5	$ 3,155.00	$ 15,775.00	
WATER CROSSING PER TCEQ REQUIREMENTS	EA	14	$ 1,750.00	$ 24,500.00	
TRENCH SAFETY	LF	8,073	$ 1.00	$ 8,072.50	
TESTING (EXCLUDING GEOTECH)	LF	8,073	$ 1.00	$ 8,072.50	
ADDITIONAL TESTING AFTER DRY UTILITY INSTALL	LF	8,073	$ 1.25	$ 10,090.63	
			SEWER SUB-TOTAL	**$ 1,181,713.13**	

		LOT (1)	LOT (2)	LOT (3)		
COMMUNITY NAME: Sutton Fields East	LOT COUNT:	169	45		GROSS ACREAGE:	57.9
PHASE: 2	TYP. LOT WIDTH:	50	60		NET ACREAGE:	45.3
CITY OR TOWN: Celina	TYP. LOT DEPTH:	115	115		TOTAL LOTS:	**202**
	TYP. PAD WIDTH:	40	50		TOTAL DENSITY:	4.46
	:	75	75		LANDPLAN:	12
BARRAZA CONSULTING GROUP, LLC PLANNING • ENGINEERING • SURVEYING	:	20	20		CREATED BY:	ZAS
	:	20	20		REVIEWED BY:	RAV
	:	5	5		CREATED:	07/12/24
	:	15	15		REVISED:	**01/21/25**

ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
DRAINAGE SYSTEM					
STORM DRAIN SYSTEM					
18" R.C.P.	LF	1,400	$ 70.00	$ 98,000.00	
24" R.C.P.	LF	350	$ 85.00	$ 29,750.00	
30" R.C.P.	LF	900	$ 110.00	$ 99,000.00	
42" R.C.P.	LF	500	$ 170.00	$ 85,000.00	
48" R.C.P.	LF	750	$ 230.00	$ 172,500.00	
54" R.C.P.	LF	50	$ 250.00	$ 12,500.00	
60" R.C.P.	LF	300	$ 318.00	$ 95,400.00	
10' INLET	EA	30	$ 6,750.00	$ 202,500.00	
STORM SEWER M.H. (4 FOOT)	EA	4	$ 5,870.00	$ 23,480.00	
STORM SEWER M.H. (5 FOOT)	EA	4	$ 7,225.00	$ 28,900.00	
STORM SEWER M.H. (6 FOOT)	EA	4	$ 8,790.00	$ 35,160.00	

		LOT (1)	LOT (2)	LOT (3)		
COMMUNITY NAME: Sutton Fields East	**LOT COUNT:**	169	45		**GROSS ACREAGE:**	57.9
PHASE: 2	**TYP. LOT WIDTH:**	50	60		**NET ACREAGE:**	45.3
CITY OR TOWN: Celina	**TYP. LOT DEPTH:**	115	115		**TOTAL LOTS:**	**202**
	TYP. PAD WIDTH:	40	50		**TOTAL DENSITY:**	4.46
BARRAZA CONSULTING GROUP, LLC PLANNING • ENGINEERING • SURVEYING	:	75	75		**LANDPLAN:**	12
	:	20	20		**CREATED BY:**	ZAS
	:	20	20		**REVIEWED BY:**	RAV
	:	5	5		**CREATED:**	07/12/24
	:	15	15		**REVISED:**	**01/21/25**

	ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
	STORM SEWER M.H. (7 FOOT)	EA	2	$ 9,800.00	$ 19,600.00	
	LARGE DEBRIS SEPARATOR	EA	4	$ 20,000.00	$ 80,000.00	
	INLET DEBRIS SEPARATOR	EA	5	$ 10,000.00	$ 50,000.00	
	CONNECT TO EXIST. LINE	EA	3	$ 1,000.00	$ 3,000.00	
	24" HEADWALL	EA	3	$ 3,000.00	$ 9,000.00	
	30" HEADWALL	EA	1	$ 8,000.00	$ 8,000.00	
	60" HEADWALL	EA	2	$ 15,000.00	$ 30,000.00	
	FLEXAMAT	SY	500	$ 100.00	$ 50,000.00	
	STORM DRAIN T.V. INSPECTION	LF	4,250	$ 1.50	$ 6,375.00	
	TRENCH SAFETY	LF	4,250	$ 1.00	$ 4,250.00	
	TESTING (EXCLUDING GEOTECH)	LF	4,250	$ 2.25	$ 9,562.50	
				STORM DRAIN SYSTEM SUB-TOTAL	**$ 1,151,977.50**	
				DRAINAGE SUB-TOTAL	**$ 1,151,977.50**	

		LOT (1)	LOT (2)	LOT (3)		
COMMUNITY NAME: Sutton Fields East	**LOT COUNT:**	169	45		**GROSS ACREAGE:**	57.9
PHASE: 2	**TYP. LOT WIDTH:**	50	60		**NET ACREAGE:**	45.3
CITY OR TOWN: Celina	**TYP. LOT DEPTH:**	115	115		**TOTAL LOTS:**	**202**
	TYP. PAD WIDTH:	40	50		**TOTAL DENSITY:**	4.46
BARRAZA CONSULTING GROUP, LLC PLANNING • ENGINEERING • SURVEYING	:	75	75		**LANDPLAN:**	12
	:	20	20		**CREATED BY:**	ZAS
	:	20	20		**REVIEWED BY:**	RAV
	:	5	5		**CREATED:**	07/12/24
	:	15	15		**REVISED:**	**01/21/25**

	ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
STREET IMPROVEMENT						
	STREET PAVING					
	8" REINF. CONC. PAVEMENT, 29' B-B	SY	27,679	$ 52.00	$ 1,439,308.00	
	7" LIME SUBGRADE	SY	31,497	$ 3.50	$ 110,239.50	
	HYDRATED LIME MATERIAL (54#SY)	TON	860	$ 290.00	$ 249,400.00	
	PARVIN ASPHALT CONNECTION	LS	1	$ 45,000.00	$ 45,000.00	
	ENTRY WELCOME MAT	LS	1	$ 50,000.00	$ 50,000.00	
	CONNECT TO EXISTING PAVEMENT HEADER	EA	8	$ 1,000.00	$ 8,000.00	
				STREET PAVING SUB-TOTAL	**$ 1,901,947.50**	
	SIDEWALK					
	5' CONCRETE SIDEWALK	SY	747	$ 66.00	$ 49,280.00	
	6' CONCRETE SIDEWALK	SY	935	$ 66.00	$ 61,677.00	
	10' CONCRETE TRAIL	SY	4,081	$ 70.00	$ 285,654.44	
	BARRIER FREE RAMPS	EA	48	$ 2,300.00	$ 110,400.00	
				SIDEWALK SUB-TOTAL	**$ 507,011.44**	
	SIGNAGE & STRIPING					
	STREET SIGNS, COMBO W/STOP (W/ POSTS)	EA	14	$ 2,850.00	$ 39,900.00	
				SIGNAGE & STRIPING SUB-TOTAL	**$ 39,900.00**	
				STREET IMPROVEMENT SUB-TOTAL	**$ 2,448,858.94**	

RETAINING WALL IMPROVEMENTS						
				RETAINING SUB-TOTAL	**$ 444,400.00**	$2200/lot

		LOT (1)	LOT (2)	LOT (3)		
COMMUNITY NAME: Sutton Fields East	LOT COUNT:	169	45		GROSS ACREAGE:	57.9
PHASE: 2	TYP. LOT WIDTH:	50	60		NET ACREAGE:	45.3
CITY OR TOWN: Celina	TYP. LOT DEPTH:	115	115		TOTAL LOTS:	**202**
	TYP. PAD WIDTH:	40	50		TOTAL DENSITY:	4.46
	:	75	75		LANDPLAN:	12
BARRAZA CONSULTING GROUP, LLC PLANNING • ENGINEERING • SURVEYING	:	20	20		CREATED BY:	ZAS
	:	20	20		REVIEWED BY:	RAV
	:	5	5		CREATED:	07/12/24
	:	15	15		REVISED:	**01/21/25**

	ITEM DESCRIPTION	UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
DRY UTILITIES						
	ELECTRIC and GAS SERVICES	LOT	202	$ 1,800.00	$ 363,600.00	+ 12 existing lots
	STREET LIGHTS	EA	22	$ 2,500.00	$ 55,000.00	
				DRY UTILITIES SUB-TOTAL	**$ 418,600.00**	
LANDSCAPE / HARDSCAPE						
	ENTRY MONUMENTS					
	ENTRY MONUMENT	EA	1	$ 40,000.00	$ 40,000	
	SCREENING WALL	LF	1,000	$ 100.00	$ 100,000	
	LANDSCAPING	LF	7,760	$ 100.00	$ 776,000	
	IRRIGATION	LF	7,760	$ 100.00	$ 776,000	
				LANDSCAPE / HARDSCAPE SUB-TOTAL	**$ 1,692,000**	

		LOT (1)	LOT (2)	LOT (3)		
COMMUNITY NAME: Sutton Fields East	**LOT COUNT:**	169	45		**GROSS ACREAGE:**	57.9
PHASE: 2	**TYP. LOT WIDTH:**	50	60		**NET ACREAGE:**	45.3
CITY OR TOWN: Celina	**TYP. LOT DEPTH:**	115	115		**TOTAL LOTS:**	**202**
	TYP. PAD WIDTH:	40	50		**TOTAL DENSITY:**	4.46
BARRAZA CONSULTING GROUP, LLC PLANNING • ENGINEERING • SURVEYING	:	75	75		**LANDPLAN:**	12
	:	20	20		**CREATED BY:**	ZAS
	:	20	20		**REVIEWED BY:**	RAV
	:	5	5		**CREATED:**	07/12/24
	:	15	15		**REVISED:**	**01/21/25**

ITEM DESCRIPTION		UNITS	ESTIMATED QUANTITIES	UNIT PRICE	TOTAL AMOUNT	NOTES
SOFT COSTS						
	ENGINEERING & SURVEYING	LOT	202	$ 2,205.00	$ 445,410.00	+ 12 existing lots
	CONSTRUCTION ADMINISTRATION	%	1%	$ 7,016,275.46	$ 70,162.75	
	DOWNSTREAM ASSESSMENT	LS	1	$ 20,000.00	$ 20,000.00	
	MSUD INSPECTION	%	3%	$ 2,088,600.38	$ 62,658.01	3% of Water and Sewer
	CONSTRUCTION MANAGEMENT	LOT	202	$ 1,200.00	$ 242,400.00	+ 12 existing lots
	CITY FEES - FINAL PLATTING	LOT	202	$ 500 + $12 PER LOT	$ 2,924.00	City of Celina Fees
	CITY FEES - PLAN REVIEW	LOT	202	$ 180.00	$ 36,360.00	City of Celina Fees
	CITY FEES - PLAT FILING FEE	LS	1	$ 150.00	$ 150.00	City of Celina Fees
	CITY FEES - CIVIL PERMIT FEE - PUBLIC	%	3.5%	$ 4,927,675.08	$ 172,468.63	3.5% of Paving and Utilities
	CITY FEES - GRADING PERMIT	AC	54	$ 1,000 + $20 PER AC	$ 2,157.20	City of Celina Fees
	CLUSTER MAILBOX UNITS	EA	13	$ 16,000.00	$ 202,000.00	
	GEOTECHNICAL INVESTIGATION	LOT	202	$ 200.00	$ 40,400.00	
	MATERIAL TESTING	%	2%	$ 7,016,275.46	$ 140,325.51	
	LANDSCAPE ARCHITECT FEES	LS	1	$ 30,000.00	$ 30,000.00	
				ENGINEERING & CONSULTING SUB-TOTAL	**$ 1,467,416.10**	

THIS OPINION OF PROBABLE COST WAS PREPARED BASED ON BEST AVAILABLE INFORMATION AND SHOULD BE USED FOR PROJECT EVALUATION ONLY. BARRAZA CONSULTING GROUP, LLC. SHOULD PREPARE THE PROJECT DESIGN AND QUANTITIES TAKE-OFFS BEFORE FINANCIAL OBLIGATIONS ARE MADE.

APPENDIX C
LEGAL DESCRIPTIONS

PROPERTY METES AND BOUNDS DESCRIPTION

Phase #1

BEING that certain tract of land situated in the Jacob Rue Survey, Abstract No. 1109, and the Hiram Rue Survey, Abstract No. 1111, in Denton County, Texas, and being part of that certain tract of land described in deed to Jo Lynn Carey Ninemire, Laura Jean Carey Ninemire, and Mark Carlton Carey recorded in Document No. 2014-16824, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described as follows:

BEGINNING at a 60D nail in asphalt found in the approximate center of Parvin Road (undedicated public road), said nail being an ell corner of a line described in Boundary Line Agreement recorded in Instrument No. 2005-122140, RPRDCT, from which a 3/8-inch iron rod found bears North 89º11'44" West, a distance of 1163.46 feet;

THENCE North 00º41'45" East, with a line described in said Boundary Line Agreement, as located on a west line of said Carey tract, a distance of 2985.21 feet to a 1/2-inch iron rod found for corner;

THENCE North 89º13'31" East, with a line described in said Boundary Line Agreement, as located on the most northerly line of said Carey tract, a distance of 527.69 feet to a capped 5/8-inch iron rod found for corner;

THENCE North 89º13'50" East, with the most northerly line of said Carey tract, and the south line of that certain tract of land described in deed to Smiley Road, Ltd. recorded in Instrument No. 2006-2064, RPRDCT, a distance of 998.50 feet to a 1/2-inch iron rod found for corner at the most northerly northeast corner of said Carey tract, and the northwest corner of that certain tract of land described as First Tract in deed to Brice Jackson, Bobby C. Jackson, and Nolan P. Jackson recorded in Volume 4910, Page 2975 (Document No. 2001-R0089934), RPRDCT;

THENCE South 00º26'26" East, with the most northerly east line of said Carey tract and the west line of said Jackson tract, passing at a called distance of 3155.56 feet an interior ell corner of said Carey tract, continuing in all, a total distance of 3181.36 feet to a 3/8-inch iron rod found for corner in said approximate center of Parvin Road;

THENCE North 89º16'58" West, over and across said Carey tract, and with the approximate center of Parvin Road, a distance of 505.81 feet to a point for corner at the beginning of a tangent curve to the right;

THENCE northwesterly, continuing over and across said Carey tract, and said approximate center of Parvin Road, and with said curve having a central angle of 33º01'00", a radius of 350.00 feet, a chord which bears North 72º46'28" West, a chord distance of 198.91 feet, and an arc distance of 201.69 feet to the end of said curve, a point for corner;

THENCE North 56º15'58" West, continuing over and across said Carey tract, and said approximate center of Parvin Road, passing at a distance of 38.18 feet a PK nail found at the northeast corner of that certain tract of land described in deed to Mark Carey and Cathi Carey recorded in Document No. 2007-985, RPRDCT (Save and Excepted as Tract 2 in said Carey deed recorded in Document No. 2014-16824, RPRDCT), continuing with the northerly line of said Mark Carey and Cathi Carey tract, in all, a total distance of 180.24 feet to a point for corner;

THENCE North 89º11'44" West, continuing with said approximate center of Parvin Road, and with said northerly line of the Mark Carey and Cathi Carey tract, passing at a distance of 181.00 feet a PK nail found at the northwest corner of said Mark Carey and Cathi Carey tract, and the northeast corner of that certain tract of land Save and Excepted as Tract 1 in said Carey deed recorded in Document No. 2014-16824, RPRDCT, passing the called northwest corner of said Tract 1 at a distance of 456.77 feet, continuing with said approximate center of Parvin Road, in all, a total distance of 741.18 feet to the POINT OF BEGINNING, containing an area of 109.926 acres of land.

PROPERTY METES AND BOUNDS DESCRIPTION

Phase #2

DESCRIPTION - 57.861 ACRES

BEING that certain tract of land situated in the Jacob Rue Survey, Abstract No. 1109, and the Hiram Rue Survey, Abstract No. 1111, in Denton County, Texas, and being part of that certain tract of land described in deed to MM Sutton Fields East, LLC recorded in Document No. 2021-192973, of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described as follows:

BEGINNING at a 60D nail in asphalt found at the southeast corner of a variable width right-of-way dedication for Parvin Road according to Final Plat of Sutton Fields Phase 3D, an addition to the City of Celina, Texas recorded in Document No. 2022-44, of the Plat Records of Denton County, Texas (PRDCT), and being the southwest corner of said MM Sutton Fields East, LLC tract, from which a 3/8-inch iron rod found at the southwest corner of said Parvin Road dedication bears North 89°11'44" West, a distance of 1163.46 feet;

THENCE North 00º41'45" East, with the west line of the MM Sutton Fields East, LLC tract, and the east line of said Sutton Fields Phase 3D, passing at a distance of 656.85 feet a 5/8-inch iron rod with cap stamped "PETITT RPLS 4087" found at the southeast corner of Sutton Fields Phase 2B, an addition to the City of Celina, Texas according to Final Plat recorded in Document No. 2019-402, PRDCT, continuing in all, a total distance of 1522.10 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" found at the **POINT OF BEGINNING**, said iron rod being the southwest corner of Sutton Fields East Phase 1, an addition to the City of Celina, Texas according to Final Plat recorded in Document No. 2024-269, PRDCT;

THENCE North 89º54'54" East, with the south line of said Sutton Fields East Phase 1, a distance of 1555.21 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" found for corner at the southeast corner of said Sutton Fields East Phase 1, and being located in the west line of that certain called 101.60 acre tract of land described in deed to MM Celina Parvin 101, LLC recorded in Document No. 2023-32350, RPRDCT;

THENCE South 00º26'26" East, with the east line of said MM Sutton Fields, LLC tract, and the west line of said MM Celina Parvin 101, LLC tract, a distance of 1700.08 feet to a 3/8-inch iron rod found for corner at the southeast corner of the MM Sutton Fields, LLC tract, and the southwest corner of the MM Celina Parvin 101, LLC tract, and also being located in the approximate center of Parvin Road (undedicated public road at this point);

THENCE with said approximate center of Parvin Road, and southerly line of the MM Sutton Fields East, LLC tract, the following courses:

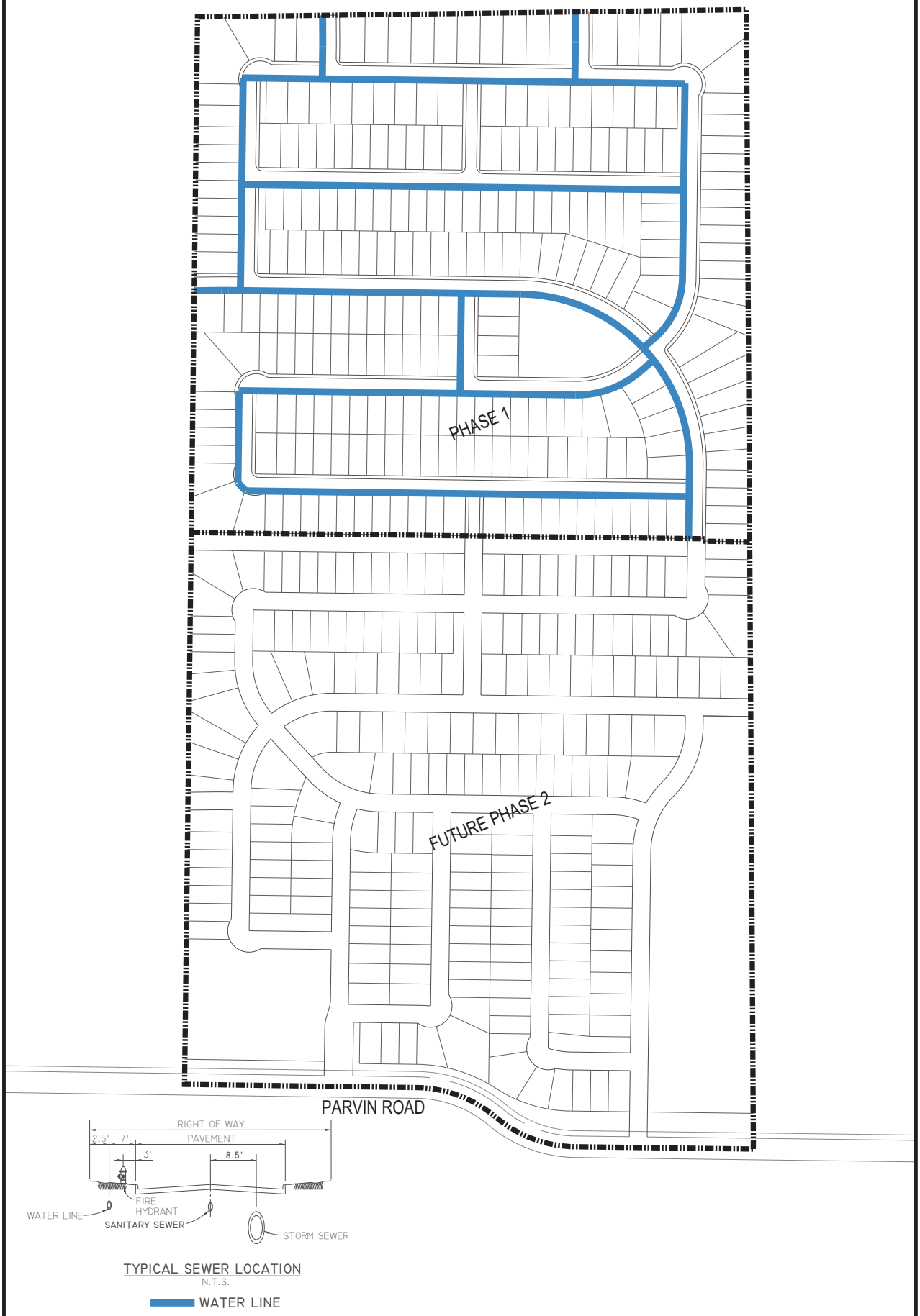
North 89º16'58" West, a distance of 505.81 feet to a "mag" nail found for corner at the beginning of a tangent curve to the right;

Northwesterly, and with said curve having a central angle of 33º01'00", a radius of 350.00 feet, a chord which bears North 72º46'28" West, a chord distance of 198.91 feet, and an arc distance of 201.69 feet to the end of said curve, a "mag" nail found for corner;

North 56º15'58" West, passing at a distance of 38.18 feet a "PK" nail found at the northeast corner of that certain tract of land described in deed to Mark Carey and Cathi Carey recorded in Document No. 2007-985, RPRDCT, and described as Save and Except Tract 2 in deed recorded in Document No. 2014-16824, RPRDCT, continuing with the northerly line of said Mark Carey and Cathi Carey tract, in all, a total distance of 180.24 feet to a 1/2-inch iron rod (bent) found for corner;

And North 89º11'44" West, passing at a distance of 181.00 feet a "PK" nail found at the northwest corner of said Mark Carey and Cathi Carey tract, and the northeast corner of that certain tract of land described in deed to Sammy Jean Carey and John C. Carey recorded in Volume 2336, Page 541, RPRDCT, and described as Save and Except Tract 1 in said deed recorded in Document No. 2014-16824, RPRDCT, continuing in all, a total distance of 741.18 feet to the **POINT OF BEGINNING**, containing an area of 57.861 acres of land.

APPENDIX D
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS

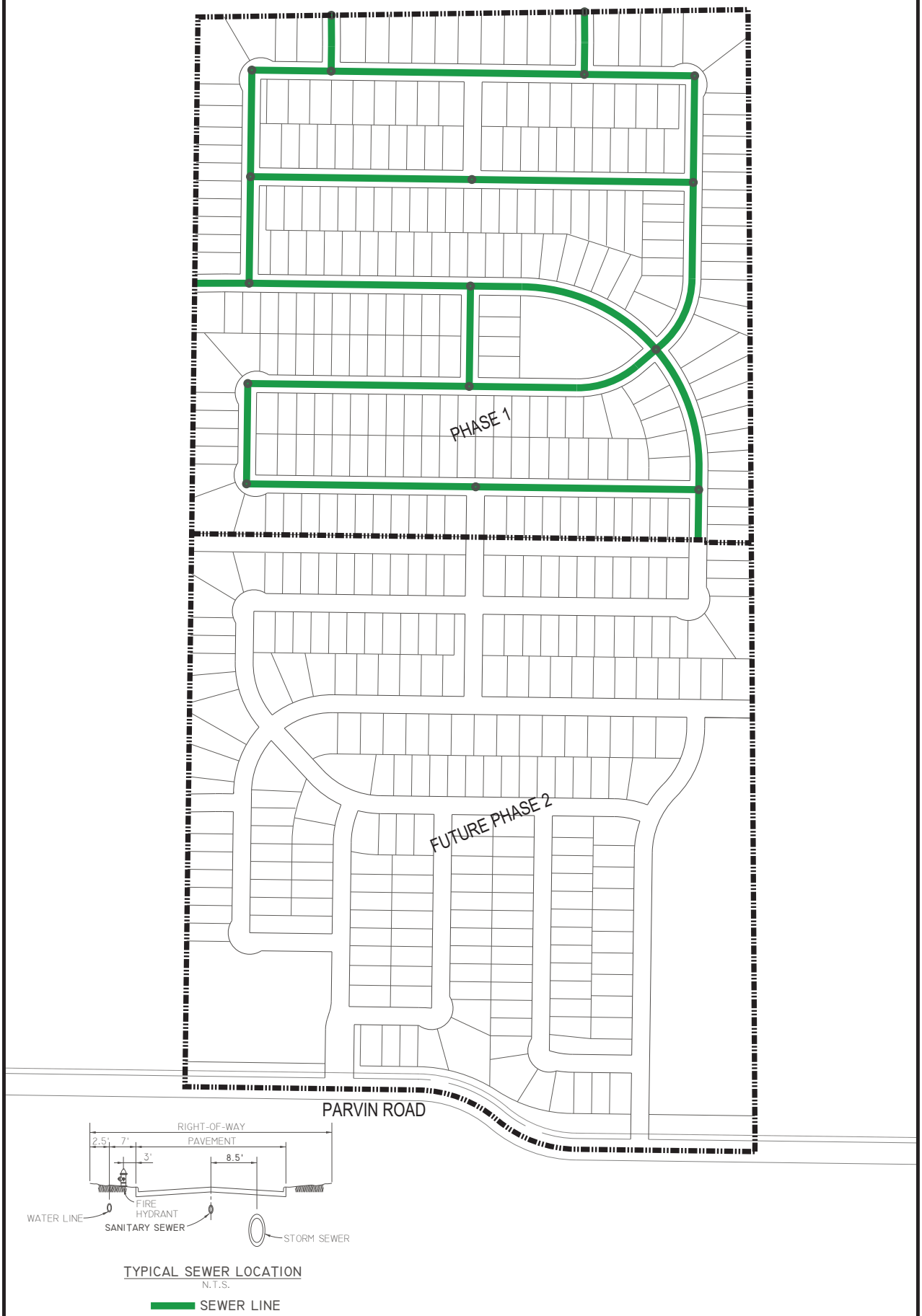


PHASE 1 WATER IMPROVEMENTS
SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT
CELINA ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC

SCALE: 1"=250'
DATE: SEPT. 2021

S:\2019\2019011-00 Sutton Fields East - Careys Tract\06-CAD\04-EXHIBITS\201908-06Sutton Fields East PID Ph1 Water 09242021.dwg Sep 24,2021 - 1:22 pm chancock



TYPICAL SEWER LOCATION
N.T.S.

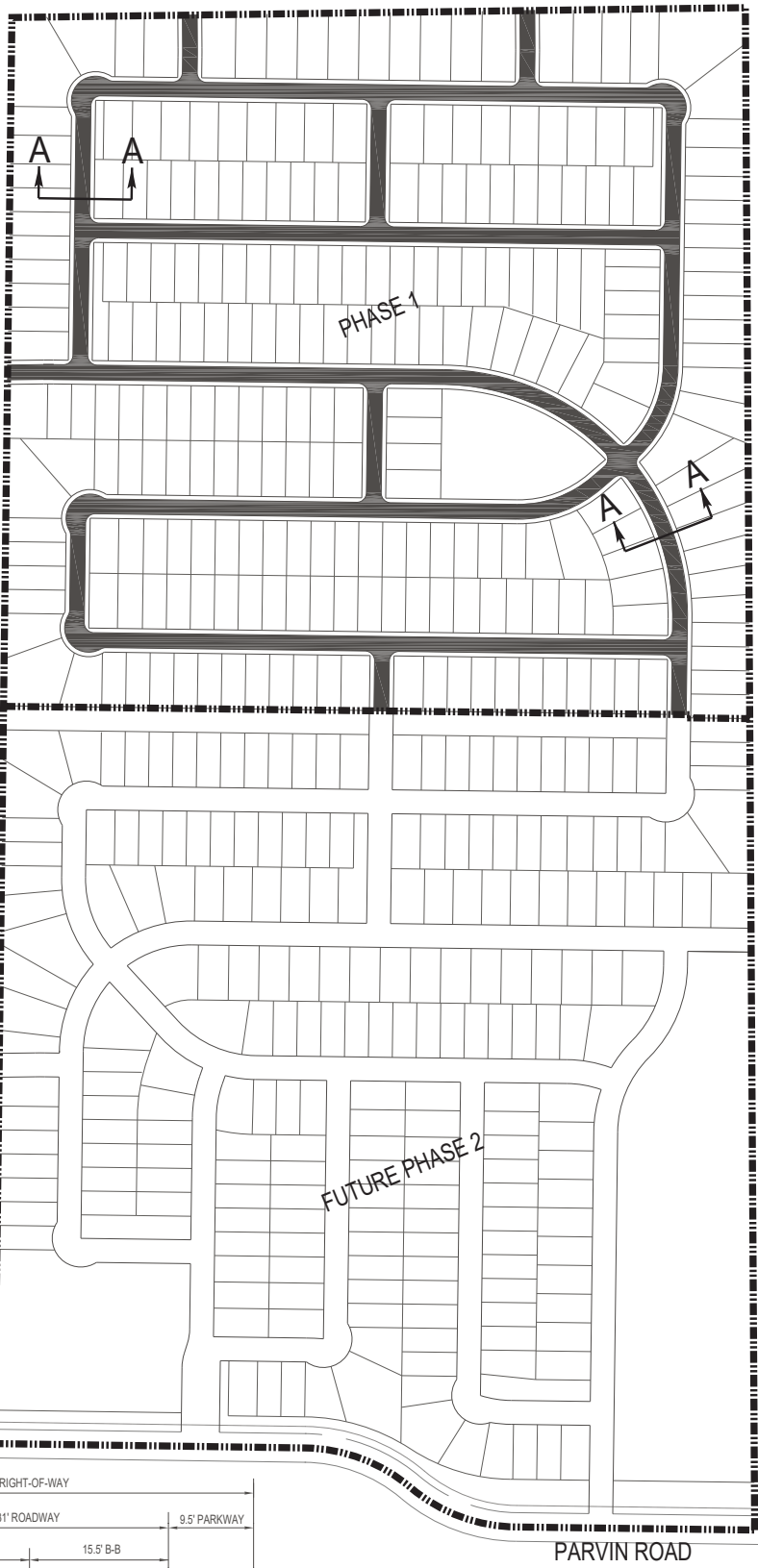
SEWER LINE

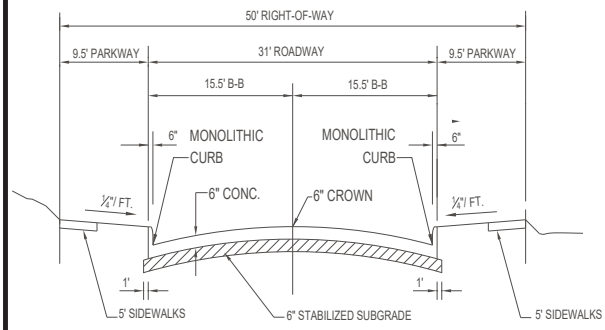
PHASE 1 SEWER IMPROVEMENTS
SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT
CELINA ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC

SCALE: 1"=250'
DATE: SEPT. 2021

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TYPICAL 31' A-A ROADWAY PAVING SECTION

SCALE: NTS

PHASE 1 ROADWAY IMPROVEMENTS
SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT
CELINA ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC

SCALE: 1"=250'
DATE: SEPT. 2021

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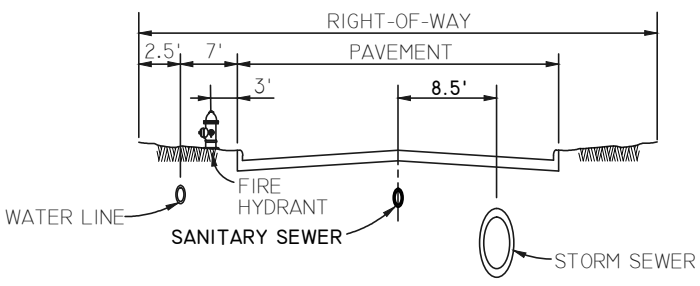
EXISTING PHASE 1

IMPROVEMENTS BUILT WITH LILY CREEK DEVELOPMENT

PHASE 2

IMPROVEMENTS BUILT WITH LILY CREEK DEVELOPMENT

PARVIN ROAD



TYPICAL SEWER LOCATION
N.T.S.

WATER LINE

PHASE 2 WATER IMPROVEMENTS
SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT
CELINA ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

SCALE: 1"=250'
DATE: FEB. 2025

CENTURION AMERICAN

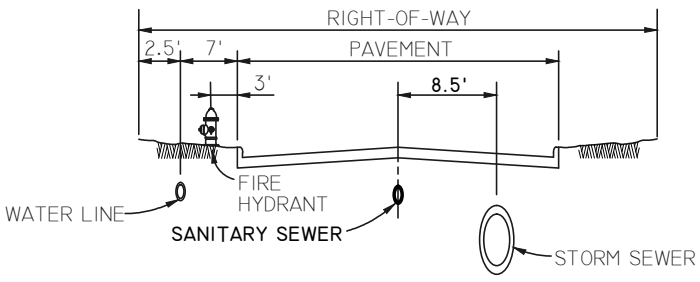
S:\2019\2019011-00 Sutton Fields East - Careys Tract\06-CAD\04-EXHIBITS\201908-12 Sutton Fields East PID 2025.02.03.dwg Feb 03,2025 - 2:04 pm eskees

EXISTING
PHASE 1

PHASE 2

IMPROVEMENTS
BUILT WITH LILY
CREEK
DEVELOPMENT

PARVIN ROAD



TYPICAL SEWER LOCATION
N.T.S.

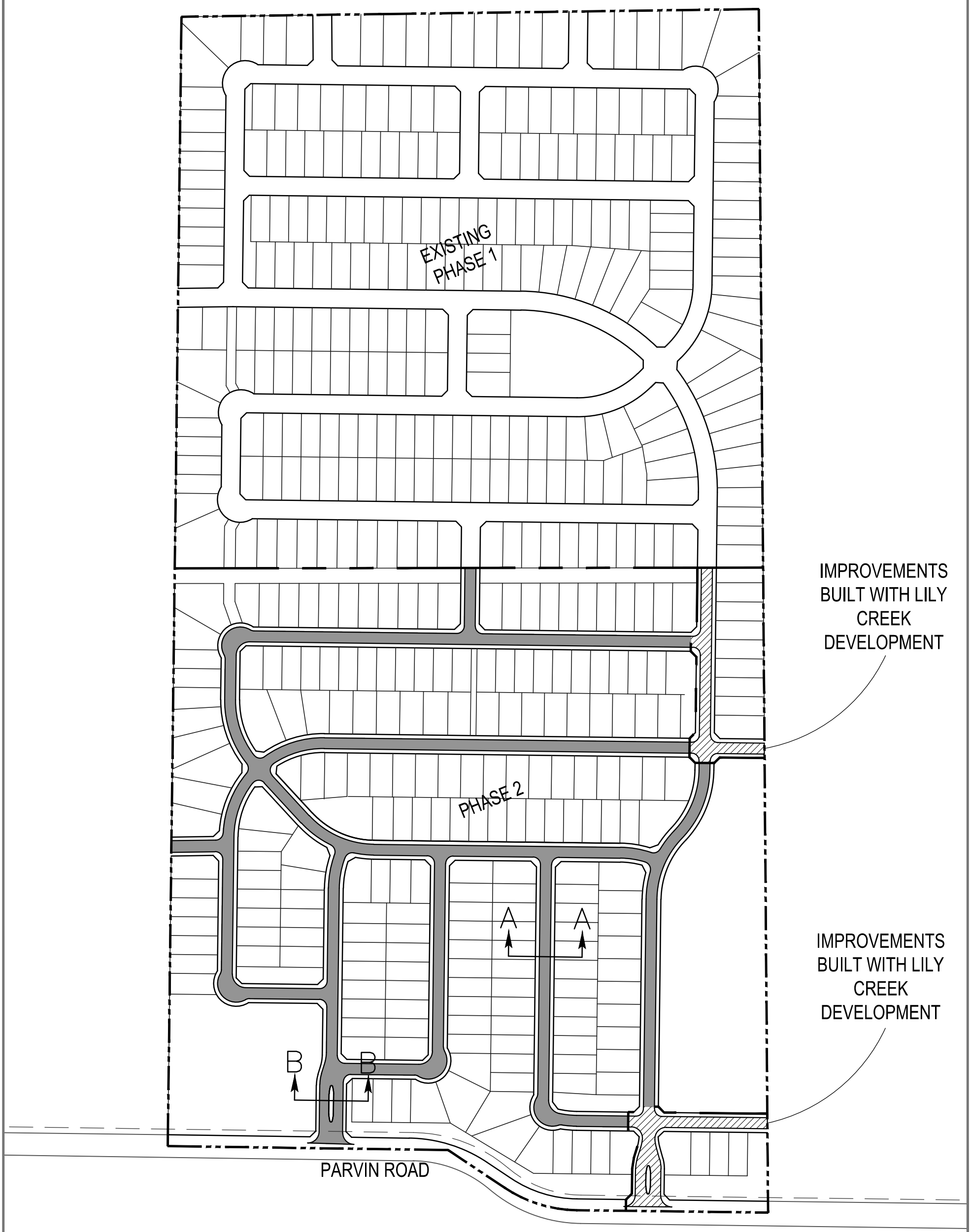
SEWER LINE

PHASE 2 SEWER IMPROVEMENTS
SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT
CELINA ETJ, DENTON COUNTY, TEXAS

BARRAZA
CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

SCALE: 1"=250'
DATE: FEB. 2025

S:\2019\2019011-00 Sutton Fields East - Careys Tract\06-CAD\04-EXHIBITS\201908-12 Sutton Fields East PID 2025.02.03.dwg Feb 03,2025 - 1:43 pm eskees



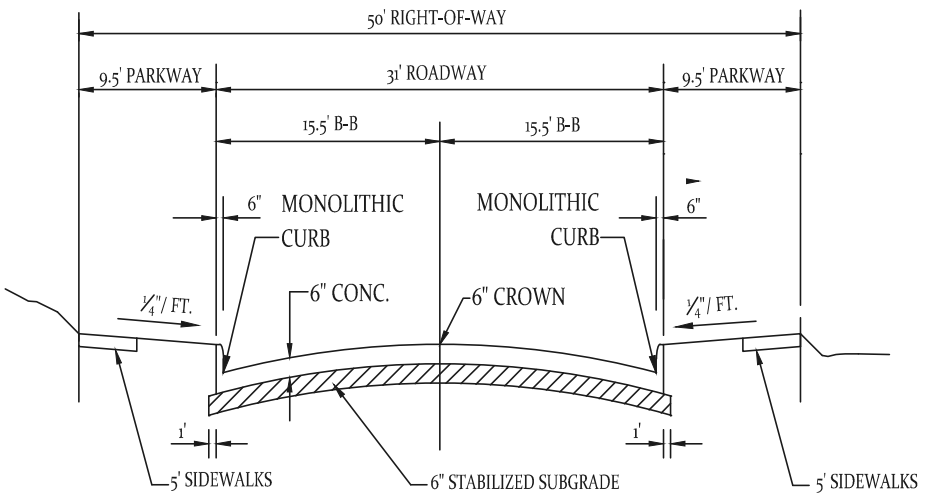
PHASE 2 ROAD IMPROVEMENTS
SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT
CELINA ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

SCALE: 1"=250'
DATE: FEB. 2025

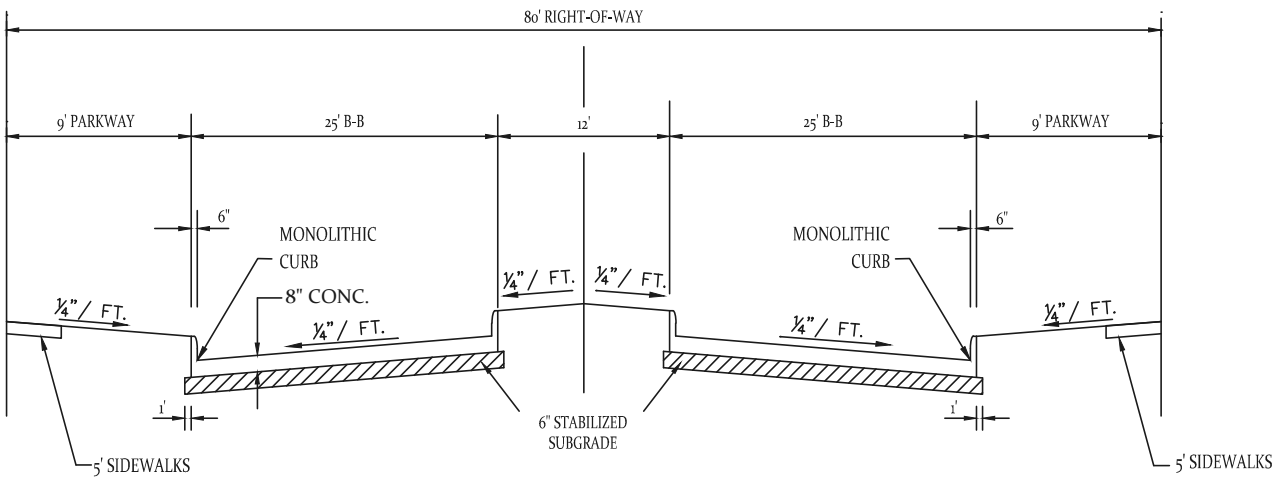
CENTURION AMERICAN

S:\2019\2019011-00 Sutton Fields East - Careys Tract\06-CAD\04-EXHIBITS\201908-12 Sutton Fields East PID 2025.02.03.dwg Feb 03,2025 - 1:44 pm eskees



TYPICAL 31' A–A ROADWAY PAVING SECTION

SCALE: NTS



SECTION B–B
DIVIDED ROADWAY PAVING SECTION
SUBDIVISION ENTRANCE

SCALE: NTS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

PHASE 2 ROAD IMPROVEMENTS
SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT
CELINA ETJ, DENTON COUNTY, TEXAS

SCALE: 1"=250'
DATE: FEB. 2025

CENTURION AMERICAN

S:\2019\2019011-00 Sutton Fields East - Careys Tract\06-CAD\04-EXHIBITS\201908-12 Sutton Fields East PID 2025.02.03.dwg Feb 03,2025 - 1:45 pm eskees

APPENDIX E
PID ASSESSMENT NOTICE

AFTER RECORDING RETURN TO:

_____
_____
_____
_____
_____][1]

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF CELINA, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE _____ PRINCIPAL ASSESSMENT: $_____

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Sutton Fields East Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF DENTON §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County.

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF DENTON §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County.

APPENDIX F
ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX RATE EQUIVALENTS

Appendix F

For purposes of calculating and allocating the Assessments, the Phase #1 Assessed Property and Phase #2 Assessed Property has been classified in one of two Lot Types.

"Lot Type 1" means lots identified as such on the Phase #1 Assessment Roll or Phase #2 Assessment Roll, being lots typically with a Lot width of approximately 60 feet, as provided by the development standards shown in the Development Agreement.

"Lot Type 2" means lots identified as such on the Phase #1 Assessment Roll or Phase #2 Assessment Roll, being lots typically with a Lot width of approximately 50 feet, as provided by the development standards shown in the Development Agreement.

A) Proposed Development

The following table shows the proposed residential units to be developed within the PID.

Table F-1.1
Proposed Development within the PID - Original

Description	Proposed Development	
Single-Family - 60 Ft	87	Units
Single-Family - 50 Ft	363	Units
Total	**450**	**Units**

The following table shows the proposed residential units revised in 2025 to be developed within the PID.

Table F-1.2
Proposed Development within the PID – 2025 Revised

Description	Proposed Development	
Single-Family - 60 Ft	89	Units
Single-Family - 50 Ft	371	Units
Total	**460**	**Units**

Table F-2.1 below shows the proposed residential units within Phase #1.

Table F-2.1
Proposed Development – Phase #1

Description	Proposed Development	
Single-Family - 60 Ft	42	Units
Single-Family - 50 Ft	203	Units
Total	**245**	**Units**

Table F-2.2 below shows the actual residential units within Phase #1.

Table F-2.2
Actual Development – Phase #1 – Revised 2025

Description	Proposed Development	
Single-Family - 60 Ft	44	Units
Single-Family - 50 Ft	202	Units
Total	**246**	**Units**

Table F-3 below shows the proposed residential units within Phase #2.

Table F-3
Proposed Development – Phase #2

Description	Proposed Development	
Single-Family - 60 Ft	45	Units
Single-Family - 50 Ft	169	Units
Total	**214**	**Units**

B) Calculation of Equivalent Units

As explained under Section IV.D, for purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Phase #1 Improvements and Phase #2 Improvements to be financed with the Phase #1 Bonds and Phase #2 Bonds and the Phase #1 Reimbursement Agreement and Phase #2 Reimbursement Agreement, respectively, shall be allocated to the Phase #1 Assessed Property and Phase #2 Assessed Property by spreading the entire Assessment across the Parcels within Phase #1 and Phase #2, accordingly, based on the estimated Equivalent Units.

For purposes of this Service and Assessment Plan, the City Council has determined that the Assessments shall be allocated to Phase #1 Assessed Property and Phase #2 Assessed Property on the basis of the average home value of each Lot Type, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type, the City Council has taken into consideration (i) the type of lots (i.e., 60 Ft, 50 Ft, etc.); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

Having taken into consideration the matters described above, the City Council has determined that allocating the Assessments among Parcels based on average home value is best accomplished by creating classifications of benefited Parcels based on the "Lot Types" defined above. These classifications (from Lot Type 1 (60 Ft Lots) representing the highest value to Lot Type 2 (50 Ft Lot) representing the lowest value for residential lots are set forth in Table F-4. Assessments are allocated to each Lot Type on the basis of the average home value for each class of lots. This is accomplished by giving each Lot Type an Equivalent Unit factor. Equivalent Units are the ratio

of the average value of lots within each assessment class, setting the Equivalent Unit factor for Lot Type 1 (60 Ft Lots) to 1.0.

Table F-4
Equivalent Unit Factors

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor
Lot Type 1 (60 Ft)	$378,000	1.00 per dwelling unit
Lot Type 2 (50 Ft)	$315,000	0.83 per dwelling unit

The total estimated Equivalent Units for Phase #1 are shown in Table F-5.1 below as calculated based on the Equivalent Unit factors shown above, estimated Lot Types and number of units estimated to be built within Phase #1.

Table F-5.1
Estimated Equivalent Units - Phase #1

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (60 Ft)	42	1.00	42.00
Lot Type 2 (50 Ft)	203	0.83	169.17
Total Equivalent Units	**245**		**211.17**

The total estimated Equivalent Units for Phase #1 are shown in Table F-5.2 below as calculated based on the Equivalent Unit factors shown above, Lot Types and number of units built within Phase #1.

Table F-5.2
Estimated Equivalent Units - Phase #1 – Revised 2025

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (60 Ft)	44	1.00	44.00
Lot Type 2 (50 Ft)	202	0.83	168.33
Total Equivalent Units	**246**		**212.33**

The total estimated Equivalent Units for Phase #2 are shown in Table F-6 below as calculated based on the Equivalent Unit factors shown above, estimated Lot Types and number of units estimated to be built within Phase #2.

Table F-6
Estimated Equivalent Units - Phase #2

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (60 Ft)	45	1.00	45.00
Lot Type 2 (50 Ft)	169	0.83	140.83
Total Equivalent Units	**214**		**185.83**

C) Allocation of Assessments to Lots within Phase #1 - Original

As shown in Section IV of this Service and Assessment Plan, the total amount of the Phase #1 Bonds and the amount due under the Phase #1 Reimbursement Agreement, which represents the total Assessment to be allocated on all Parcels within Phase #1, is $9,160,000. As shown in Table F-5.1, there are a total of 211.17 estimated Equivalent Units in Phase #1, resulting in an Assessment per Equivalent Unit of $43,378.06.

The Assessment per dwelling unit or acre is calculated as the product of (i) $43,378.06 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 1 (60 Ft Lot) dwelling unit is $43,378.06 (i.e. $43,378.06 x 1.00). The Assessment for a Lot Type 2 (50 Ft Lot) dwelling unit is $36,148.38 (i.e. $43,378.06 x 0.83). Table F-7 below sets forth the Assessment per dwelling unit for each Lot Type in Phase #1.

Table F-7
Assessment Per Unit – Phase #1

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit		Total Assessments
Lot Type 1 (60 Ft)	42	$43,378.06	1.00	$43,378.06	per dwelling unit	$1,821,878
Lot Type 2 (50 Ft)	203	$43,378.06	0.83	$36,148.38	per dwelling unit	$7,338,122
Total	**245**					**$9,160,000**

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table F-8 below.

Table F-8
Projected Leverage – Phase #1

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit[1]	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (60 Ft)	42	$84,750	$378,000	$43,378.06	1.95	8.71
Lot Type 2 (50 Ft)	203	$70,000	$315,000	$36,148.38	1.94	8.71

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit is shown in Table F-9 below.

Table F-9
Estimated Tax Rate Equivalent per unit – Phase #1

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)[1]	Tax Rate Equivalent (per $100 Home Value)[1]
Lot Type 1 (60 Ft)	42	$84,750	$378,000	$3,031	$3.58	$0.80
Lot Type 2 (50 Ft)	203	$70,000	$315,000	$2,526	$3.61	$0.80

[1]Tax Rate Equivalent does not include any TIRZ Annual Credit Amount.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #1 is shown on the Phase #1 Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

D) Allocation of Assessments to Lots within Phase #1 – Revised 2025

As shown in Section IV of this Service and Assessment Plan, the total amount of the Phase #1 Bonds and amount due under the Phase #1 Reimbursement Agreement, which represents the total Assessment to be allocated on all Parcels within Phase #1, is $9,160,000. As shown in Table F-5.2, there are a total of 212.33 estimated Equivalent Units in Phase #1, resulting in a revised Assessment per Equivalent Unit of $43,139.72.

The Assessment per dwelling unit or acre is calculated as the product of (i) $43,139.72 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 1 (60 Ft Lot) dwelling unit is $43,139.72 (i.e. $43,139.72 x 1.00). The Assessment for a Lot Type 2 (50 Ft Lot) dwelling unit is $35,949.76 (i.e. $43,139.72 x 0.83). Table F-10 below sets forth the revised Assessment per dwelling unit for each Lot Type in Phase #1.

Table F-10
Assessment Per Unit – Phase #1 – Revised 2025

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
Lot Type 1 (60 Ft)	44	$43,139.72	1.00	$43,139.72 per dwelling unit	$1,898,148
Lot Type 2 (50 Ft)	202	$43,139.72	0.83	$35,949.76 per dwelling unit	$7,261,852
Total	**246**				**$9,160,000**

The revised projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table F-11 below.

Table F-11
Projected Leverage – Phase #1 – Revised 2025

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit[1]	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (60 Ft)	44	$84,750	$378,000	$43,139.72	1.96	8.76
Lot Type 2 (50 Ft)	202	$70,000	$315,000	$35,949.76	1.95	8.76

The revised projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit is shown in Table F-12 below.

Table F-12
Estimated Tax Rate Equivalent per unit – Phase #1 – Revised 2025

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)[1]	Tax Rate Equivalent (per $100 Home Value)[1]
Lot Type 1 (60 Ft)	44	$84,750	$378,000	$3,015	$3.58	$0.79754
Lot Type 2 (50 Ft)	202	$70,000	$315,000	$2,512	$3.61	$0.80194

[1]Tax Rate Equivalent does not include any TIRZ Annual Credit Amount.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #1 is shown on the Phase #1 Assessment Roll, attached as Appendix G, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

E) Allocation of Assessments to Lots within Phase #2

According to the Developer, the average home prices in Phase #2 have substantially increased as compared to Phase #1. This increase in average home prices for Phase #2 is disproportional between the different Lot Types as compared with Phase #1. As a result, new Equivalent Unit factors applicable only to Phase #2 are calculated as shown in Table F-13.

Table F-13
Estimated Equivalent Units - Phase #2

Lot Type	Estimated Average Unit Value	Equivalent Unit Factor	
Lot Type 1 (60 Ft)	$675,000	1.00	per dwelling unit
Lot Type 2 (50 Ft)	$575,000	0.85	per dwelling unit

As shown in Section IV of this Service and Assessment Plan, the total amount of the Phase #2 Bonds and the amount due under the Phase #2 Reimbursement Agreement, which represents the total Assessment to be allocated on all Parcels within Phase #2, is $11,927,538. As shown in Table F-14, there are a total of 188.96 estimated Equivalent Units in Phase #2, resulting in an Assessment per Equivalent Unit of $63,121.04.

The Assessment per dwelling unit or acre is calculated as the product of (i) $63,121.04 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, the Assessment for a Lot Type 1 (60 Ft Lot) dwelling unit is $63,121.04 (i.e. $63,121.04 x 1.00). The Assessment for a Lot Type 2 (50 Ft Lot) dwelling unit is $53,769.77 (i.e. $63,121.04 x 0.83). Table F-15 sets forth the Assessment per dwelling unit for each Lot Type in Phase #2.

Table F-14
Estimated Equivalent Units - Phase #2

Lot Type	Planned No. of units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (60 Ft)	45	1.00	45.00
Lot Type 2 (50 Ft)	169	0.85	143.96
Total Equivalent Units	**214**		**188.96**

Table F-15
Assessment Per Unit – Phase #2

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit	Total Assessments
Lot Type 1 (60 Ft)	45	$63,121.04	1.00	$63,121.04 per dwelling unit	$2,840,447
Lot Type 2 (50 Ft)	169	$63,121.04	0.85	$53,769.77 per dwelling unit	$9,087,091
Total	**214**				**$11,927,538**

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table F-16.

Table F-16
Projected Leverage – Phase #2

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit[1]	Leverage (Lot Value)	Leverage (Home Value)
Lot Type 1 (60 Ft)	45	$120,000	$675,000	$63,121	1.90	10.69
Lot Type 2 (50 Ft)	169	$102,500	$575,000	$53,770	1.91	10.69

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit is shown in Table F-17.

Table F-17
Estimated Tax Rate Equivalent per unit – Phase #2

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)[1]	Tax Rate Equivalent (per $100 Home Value)[1]
Lot Type 1 (60 Ft)	45	$120,000	$675,000	$5,272	$4.39	$0.78
Lot Type 2 (50 Ft)	169	$102,500	$575,000	$4,491	$4.38	$0.78

[1]Tax Rate Equivalent does not include any TIRZ Annual Credit Amount.

The Assessment and Annual Installments for each Parcel or Lot located within Phase #2 is shown on the Phase #2 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

APPENDIX G
PHASE #1 ASSESSMENT ROLL

Appendix G-1
Phase #1 Assessment Roll

Parcel	**All Parcels**
Equivalent Units	**212.33**
Assessment	**$9,160,000**

Year[1]	Principal[2]	Interest[2]	Principal[3]	Interest[3]	Administrative Expenses[4]	Additional Interest[5]	Capitalized Interest	Total Annual Installment[6]
9/30/22	$0	$178,082	$0	$0	$0	$0	($178,082)	$0
9/30/23	$0	$317,374	$19,000	$48,510	$45,900	$40,300	($317,374)	$153,710
9/30/24	$168,000	$317,374	$20,000	$47,672	$41,700	$25,772	$0	$620,518
9/30/25	$173,000	$311,914	$21,000	$44,736	$47,754	$19,584	$0	$617,988
9/30/26	$179,000	$306,291	$22,000	$45,864	$48,709	$38,595	$0	$640,460
9/30/27	$184,000	$300,474	$23,000	$44,894	$49,684	$37,700	$0	$639,751
9/30/28	$190,000	$294,494	$24,000	$43,880	$50,677	$36,780	$0	$639,831
9/30/29	$197,000	$287,606	$25,000	$42,821	$51,691	$35,830	$0	$639,948
9/30/30	$204,000	$280,465	$26,000	$41,719	$52,725	$34,845	$0	$639,753
9/30/31	$211,000	$273,070	$28,000	$40,572	$53,779	$33,825	$0	$640,246
9/30/32	$219,000	$265,421	$29,000	$39,337	$54,855	$32,770	$0	$640,383
9/30/33	$227,000	$257,483	$30,000	$38,058	$55,952	$31,675	$0	$640,168
9/30/34	$236,000	$248,403	$31,000	$36,735	$57,071	$30,540	$0	$639,749
9/30/35	$246,000	$238,963	$33,000	$35,368	$58,212	$29,360	$0	$640,903
9/30/36	$256,000	$229,123	$34,000	$33,913	$59,377	$28,130	$0	$640,542
9/30/37	$266,000	$218,883	$36,000	$32,414	$60,564	$26,850	$0	$640,710
9/30/38	$277,000	$208,243	$37,000	$30,826	$61,775	$25,520	$0	$640,364
9/30/39	$288,000	$197,163	$39,000	$29,194	$63,011	$24,135	$0	$640,503
9/30/40	$299,000	$185,643	$41,000	$27,474	$64,271	$22,695	$0	$640,083
9/30/41	$312,000	$173,683	$42,000	$25,666	$65,557	$21,200	$0	$640,105
9/30/42	$324,000	$161,203	$44,000	$23,814	$66,868	$19,640	$0	$639,524
9/30/43	$338,000	$148,243	$46,000	$21,874	$68,205	$18,020	$0	$640,341
9/30/44	$351,000	$134,723	$48,000	$19,845	$69,569	$16,330	$0	$639,467
9/30/45	$366,000	$120,244	$50,000	$17,728	$70,960	$14,575	$0	$639,507
9/30/46	$382,000	$105,146	$52,000	$15,523	$72,380	$12,745	$0	$639,794
9/30/47	$398,000	$89,389	$55,000	$13,230	$73,827	$10,835	$0	$640,281
9/30/48	$415,000	$72,971	$57,000	$10,805	$75,304	$8,845	$0	$639,925
9/30/49	$433,000	$55,853	$60,000	$8,291	$76,810	$6,770	$0	$640,723
9/30/50	$451,000	$37,991	$62,000	$5,645	$78,346	$4,605	$0	$639,587
9/30/51	$470,000	$19,388	$66,000	$2,911	$79,913	$2,350	$0	$640,561
Total	**$8,060,000**	**$6,035,297**	**$1,100,000**	**$869,318**	**$1,775,445**	**$690,821**	**($495,456)**	**$18,035,425**

[1]The 9/30/XX dates represent the fiscal year end for the Bonds.
[2]Represents the principal and interest on the Phase #1 Bonds. Interest is calculated using an interest rate of 3.250% in years 1 through 6 (2022-2027), 3.625% in years 7 through 11 (2028-2032), 4.00% in years 12 through 22 (2033-2043), and 4.125% in years 23 through 30 (2044-2051).
[3]Represents the principal and interest due under the Phase #1 Reimbursement Agreement. Interest is calculated using an interest rate of 4.41%.
[4]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.
[5]Additional Interest is only charged on the Assessments associated with the Phase #1 Bonds.
[6]Annual Installment does not include any TIRZ Annual Credit Amount.

Appendix G-2
Phase #1 Assessment Roll by Lot Type

Parcel	**Lot Type 1 (60 Ft)**
Equivalent Units	**$43,139.72**
Assessment	**1.00**

Year[1]	Principal[2]	Interest[2]	Principal[3]	Interest[3]	Administrative Expenses[4]	Additional Interest[5]	Capitalized Interest	Total Annual Installment[6]
9/30/22	$0	$839	$0	$0	$0	$0	($839)	$0
9/30/23	$0	$1,495	$89	$228	$216	$190	($1,495)	$724
9/30/24	$791	$1,495	$94	$225	$196	$121	$0	$2,922
9/30/25	$815	$1,469	$99	$211	$225	$92	$0	$2,910
9/30/26	$843	$1,443	$104	$216	$229	$182	$0	$3,016
9/30/27	$867	$1,415	$108	$211	$234	$178	$0	$3,013
9/30/28	$895	$1,387	$113	$207	$239	$173	$0	$3,013
9/30/29	$928	$1,355	$118	$202	$243	$169	$0	$3,014
9/30/30	$961	$1,321	$122	$196	$248	$164	$0	$3,013
9/30/31	$994	$1,286	$132	$191	$253	$159	$0	$3,015
9/30/32	$1,031	$1,250	$137	$185	$258	$154	$0	$3,016
9/30/33	$1,069	$1,213	$141	$179	$264	$149	$0	$3,015
9/30/34	$1,111	$1,170	$146	$173	$269	$144	$0	$3,013
9/30/35	$1,159	$1,125	$155	$167	$274	$138	$0	$3,018
9/30/36	$1,206	$1,079	$160	$160	$280	$132	$0	$3,017
9/30/37	$1,253	$1,031	$170	$153	$285	$126	$0	$3,017
9/30/38	$1,305	$981	$174	$145	$291	$120	$0	$3,016
9/30/39	$1,356	$929	$184	$137	$297	$114	$0	$3,016
9/30/40	$1,408	$874	$193	$129	$303	$107	$0	$3,015
9/30/41	$1,469	$818	$198	$121	$309	$100	$0	$3,015
9/30/42	$1,526	$759	$207	$112	$315	$92	$0	$3,012
9/30/43	$1,592	$698	$217	$103	$321	$85	$0	$3,016
9/30/44	$1,653	$634	$226	$93	$328	$77	$0	$3,012
9/30/45	$1,724	$566	$235	$83	$334	$69	$0	$3,012
9/30/46	$1,799	$495	$245	$73	$341	$60	$0	$3,013
9/30/47	$1,874	$421	$259	$62	$348	$51	$0	$3,015
9/30/48	$1,954	$344	$268	$51	$355	$42	$0	$3,014
9/30/49	$2,039	$263	$283	$39	$362	$32	$0	$3,018
9/30/50	$2,124	$179	$292	$27	$369	$22	$0	$3,012
9/30/51	$2,214	$91	$311	$14	$376	$11	$0	$3,017
Total	**$37,959**	**$28,424**	**$5,181**	**$4,094**	**$8,362**	**$3,253**	**($2,333)**	**$84,939**

[1]The 9/30/XX dates represent the fiscal year end for the Bonds.

[2]Represents the principal and interest on the Phase #1 Bonds. Interest is calculated using an interest rate of 3.250% in years 1 through 6 (2022-2027), 3.625% in years 7 through 11 (2028-2032), 4.00% in years 12 through 22 (2033-2043), and 4.125% in years 23 through 30 (2044-2051).

[3]Represents the principal and interest due under the Phase #1 Reimbursement Agreement. Interest is calculated using an interest rate of 4.41%.

[4]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

[5]Additional Interest is only charged on the Assessments associated with the Phase #1 Bonds.

[6]Annual Installment does not include any TIRZ Annual Credit Amount.

Appendix G-3
Phase #1 Assessment Roll by Lot Type

Parcel	**Lot Type 2 (50 Ft)**
Equivalent Units	**$35,949.76**
Assessment	**0.83**

Year[1]	Principal[2]	Interest[2]	Principal[3]	Interest[3]	Administrative Expenses[4]	Additional Interest[5]	Capitalized Interest	Total Annual Installment[6]
9/30/22	$0	$703	$0	$0	$0	$0	($703)	$0
9/30/23	$0	$1,252	$75	$191	$181	$159	($1,252)	$607
9/30/24	$663	$1,252	$79	$188	$185	$159	$0	$2,526
9/30/25	$683	$1,231	$83	$185	$188	$156	$0	$2,525
9/30/26	$703	$1,202	$86	$180	$191	$151	$0	$2,514
9/30/27	$722	$1,179	$90	$176	$195	$148	$0	$2,511
9/30/28	$746	$1,156	$94	$172	$199	$144	$0	$2,511
9/30/29	$773	$1,129	$98	$168	$203	$141	$0	$2,512
9/30/30	$801	$1,101	$102	$164	$207	$137	$0	$2,511
9/30/31	$828	$1,072	$110	$159	$211	$133	$0	$2,513
9/30/32	$859	$1,042	$114	$154	$215	$129	$0	$2,513
9/30/33	$891	$1,011	$118	$149	$220	$124	$0	$2,512
9/30/34	$926	$975	$122	$144	$224	$120	$0	$2,511
9/30/35	$965	$938	$130	$139	$228	$115	$0	$2,515
9/30/36	$1,005	$899	$133	$133	$233	$110	$0	$2,514
9/30/37	$1,044	$859	$141	$127	$238	$105	$0	$2,515
9/30/38	$1,087	$817	$145	$121	$242	$100	$0	$2,513
9/30/39	$1,130	$774	$153	$115	$247	$95	$0	$2,514
9/30/40	$1,173	$729	$161	$108	$252	$89	$0	$2,512
9/30/41	$1,224	$682	$165	$101	$257	$83	$0	$2,512
9/30/42	$1,272	$633	$173	$93	$262	$77	$0	$2,510
9/30/43	$1,327	$582	$181	$86	$268	$71	$0	$2,513
9/30/44	$1,378	$529	$188	$78	$273	$64	$0	$2,510
9/30/45	$1,436	$472	$196	$70	$278	$57	$0	$2,510
9/30/46	$1,499	$413	$204	$61	$284	$50	$0	$2,511
9/30/47	$1,562	$351	$216	$52	$290	$43	$0	$2,513
9/30/48	$1,629	$286	$224	$42	$296	$35	$0	$2,511
9/30/49	$1,699	$219	$235	$33	$301	$27	$0	$2,515
9/30/50	$1,770	$149	$243	$22	$307	$18	$0	$2,510
9/30/51	$1,845	$76	$259	$11	$314	$9	$0	$2,514
Total	**$31,633**	**$23,686**	**$4,317**	**$3,412**	**$6,968**	**$2,711**	**($1,944)**	**$70,783**

[1]The 9/30/XX dates represent the fiscal year end for the Bonds.

[2]Represents the principal and interest on the Phase #1 Bonds. Interest is calculated using an interest rate of 3.250% in years 1 through 6 (2022-2027), 3.625% in years 7 through 11 (2028-2032), 4.00% in years 12 through 22 (2033-2043), and 4.125% in years 23 through 30 (2044-2051).

[3]Represents the principal and interest due under the Phase #1 Reimbursement Agreement. Interest is calculated using an interest rate of 4.41%.

[4]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.

[5]Additional Interest is only charged on the Assessments associated with the Phase #1 Bonds.

[6]Annual Installment does not include any TIRZ Annual Credit Amount.

Appendix G-4
Phase #1 Assessment Roll Summary

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment
1050786	A	1	60'	1.00	$43,139.72
1050787	A	2	60'	1.00	$43,139.72
1050788	A	3	60'	1.00	$43,139.72
1050789	A	4	60'	1.00	$43,139.72
1050790	A	5	60'	1.00	$43,139.72
1050791	A	6	60'	1.00	$43,139.72
1050792	A	7	60'	1.00	$43,139.72
1050793	A	8	60'	1.00	$43,139.72
1050794	A	9	60'	1.00	$43,139.72
1050721	A	10	50'	0.83	$35,949.76
1050722	A	11	50'	0.83	$35,949.76
1050723	A	12	50'	0.83	$35,949.76
1050724	A	13	50'	0.83	$35,949.76
1050725	A	14	50'	0.83	$35,949.76
1050726	A	15	50'	0.83	$35,949.76
1050727	A	16	50'	0.83	$35,949.76
1050728	A	17	50'	0.83	$35,949.76
1050729	A	18	50'	0.83	$35,949.76
1050730	A	19	50'	0.83	$35,949.76
1050839	A	Open Space	Open Space	0.00	$0.00
1050731	A	20	50'	0.83	$35,949.76
1050795	B	1	60'	1.00	$43,139.72
1050796	B	2	60'	1.00	$43,139.72
1050797	B	3	60'	1.00	$43,139.72
1050798	B	4	60'	1.00	$43,139.72
1050799	B	5	60'	1.00	$43,139.72
1050800	B	6	60'	1.00	$43,139.72
1050801	B	7	60'	1.00	$43,139.72
1050802	B	8	60'	1.00	$43,139.72
1050803	B	9	60'	1.00	$43,139.72
1050732	B	10	50'	0.83	$35,949.76
1050733	B	11	50'	0.83	$35,949.76
1050734	B	12	50'	0.83	$35,949.76
1050735	B	13	50'	0.83	$35,949.76
1050736	B	14	50'	0.83	$35,949.76
1050737	B	15	50'	0.83	$35,949.76
1050738	B	16	50'	0.83	$35,949.76
1050739	B	17	50'	0.83	$35,949.76
1050740	B	18	50'	0.83	$35,949.76
1050741	B	19	50'	0.83	$35,949.76

Appendix G-4
Phase #1 Assessment Roll Summary

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment
1050840	B	Open Space	Open Space	0.00	$0.00
1050742	B	20	50'	0.83	$35,949.76
1050804	C	1	60'	1.00	$43,139.72
1050805	C	2	60'	1.00	$43,139.72
1050806	C	3	60'	1.00	$43,139.72
1050807	C	4	60'	1.00	$43,139.72
1050808	C	5	50'	0.83	$35,949.76
1050809	C	6	60'	1.00	$43,139.72
1050670	C	7	60'	1.00	$43,139.72
1050671	C	8	60'	1.00	$43,139.72
1050672	C	9	60'	1.00	$43,139.72
1050673	C	10	50'	0.83	$35,949.76
1050674	C	11	50'	0.83	$35,949.76
1050675	C	12	50'	0.83	$35,949.76
1050676	C	13	50'	0.83	$35,949.76
1050677	C	14	50'	0.83	$35,949.76
1050678	C	15	50'	0.83	$35,949.76
1050679	C	16	50'	0.83	$35,949.76
1050680	C	17	50'	0.83	$35,949.76
1050681	C	18	50'	0.83	$35,949.76
1050682	C	19	50'	0.83	$35,949.76
1050841	C	Open Space	Open Space	0.00	$0.00
1050743	C	20	50'	0.83	$35,949.76
1050744	C	21	50'	0.83	$35,949.76
1050745	C	22	50'	0.83	$35,949.76
1050746	C	23	50'	0.83	$35,949.76
1050747	C	24	50'	0.83	$35,949.76
1050748	C	25	50'	0.83	$35,949.76
1050749	C	26	50'	0.83	$35,949.76
1050750	C	27	50'	0.83	$35,949.76
1050751	C	28	50'	0.83	$35,949.76
1050752	C	29	50'	0.83	$35,949.76
1050753	C	30	50'	0.83	$35,949.76
1050586	D	1	50'	0.83	$35,949.76
1050587	D	2	50'	0.83	$35,949.76
1050588	D	3	50'	0.83	$35,949.76
1050589	D	4	50'	0.83	$35,949.76
1050590	D	5	50'	0.83	$35,949.76
1050591	D	6	50'	0.83	$35,949.76
1050592	D	7	50'	0.83	$35,949.76

Appendix G-4
Phase #1 Assessment Roll Summary

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment
1050593	D	8	50'	0.83	$35,949.76
1050594	D	9	50'	0.83	$35,949.76
1050595	D	10	50'	0.83	$35,949.76
1050596	D	11	50'	0.83	$35,949.76
1050597	D	12	50'	0.83	$35,949.76
1050598	D	13	50'	0.83	$35,949.76
1050599	D	14	50'	0.83	$35,949.76
1050600	D	15	50'	0.83	$35,949.76
1050601	D	16	50'	0.83	$35,949.76
1050602	D	17	50'	0.83	$35,949.76
1050603	D	18	50'	0.83	$35,949.76
1050604	D	19	50'	0.83	$35,949.76
1050835	D	Open Space	Open Space	0.00	$0.00
1050605	D	20	50'	0.83	$35,949.76
1050606	D	21	50'	0.83	$35,949.76
1050810	D	22	50'	0.83	$35,949.76
1050811	D	23	50'	0.83	$35,949.76
1050812	D	24	50'	0.83	$35,949.76
1050813	D	25	50'	0.83	$35,949.76
1050814	D	26	50'	0.83	$35,949.76
1050815	D	27	60'	1.00	$43,139.72
1050630	D	28	50'	0.83	$35,949.76
1050631	D	29	50'	0.83	$35,949.76
1050836	D	Open Space	Open Space	0.00	$0.00
1050632	D	30	50'	0.83	$35,949.76
1050633	D	31	50'	0.83	$35,949.76
1050634	D	32	50'	0.83	$35,949.76
1050635	D	33	50'	0.83	$35,949.76
1050636	D	34	50'	0.83	$35,949.76
1050637	D	35	50'	0.83	$35,949.76
1050638	D	36	50'	0.83	$35,949.76
1050639	D	37	50'	0.83	$35,949.76
1050640	D	38	50'	0.83	$35,949.76
1050641	D	39	50'	0.83	$35,949.76
1050642	D	40	50'	0.83	$35,949.76
1050643	D	41	50'	0.83	$35,949.76
1050644	D	42	50'	0.83	$35,949.76
1050645	D	43	50'	0.83	$35,949.76
1050646	D	44	50'	0.83	$35,949.76
1050647	D	45	50'	0.83	$35,949.76

Appendix G-4
Phase #1 Assessment Roll Summary

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment
1050648	D	46	50'	0.83	$35,949.76
1050649	D	47	50'	0.83	$35,949.76
1050683	E	1	50'	0.83	$35,949.76
1050684	E	2	50'	0.83	$35,949.76
1050685	E	3	50'	0.83	$35,949.76
1050686	E	4	50'	0.83	$35,949.76
1050687	E	5	50'	0.83	$35,949.76
1050688	E	6	50'	0.83	$35,949.76
1050689	E	7	50'	0.83	$35,949.76
1050690	E	8	50'	0.83	$35,949.76
1050691	E	9	50'	0.83	$35,949.76
1050692	E	10	50'	0.83	$35,949.76
1050693	E	11	50'	0.83	$35,949.76
1050694	E	12	50'	0.83	$35,949.76
1050695	E	13	50'	0.83	$35,949.76
1050697	E	14	50'	0.83	$35,949.76
1050698	E	15	50'	0.83	$35,949.76
1050699	E	16	50'	0.83	$35,949.76
1050700	E	17	50'	0.83	$35,949.76
1050701	E	18	50'	0.83	$35,949.76
1050702	E	19	50'	0.83	$35,949.76
1050837	E	Open Space	Open Space	0.00	$0.00
1050703	E	20	50'	0.83	$35,949.76
1050704	E	21	50'	0.83	$35,949.76
1050705	E	22	50'	0.83	$35,949.76
1050706	E	23	50'	0.83	$35,949.76
1050707	E	24	50'	0.83	$35,949.76
1050708	E	25	50'	0.83	$35,949.76
1050816	E	26	50'	0.83	$35,949.76
1050817	E	27	50'	0.83	$35,949.76
1050818	E	28	50'	0.83	$35,949.76
1050819	E	29	50'	0.83	$35,949.76
1050838	E	Open Space	Open Space	0.00	$0.00
1050820	E	30	50'	0.83	$35,949.76
1050821	E	31	50'	0.83	$35,949.76
1050709	E	32	50'	0.83	$35,949.76
1050710	E	33	50'	0.83	$35,949.76
1050711	E	34	50'	0.83	$35,949.76
1050712	E	35	50'	0.83	$35,949.76
1050713	E	36	50'	0.83	$35,949.76

Appendix G-4
Phase #1 Assessment Roll Summary

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment
1050714	E	37	50'	0.83	$35,949.76
1050715	E	38	50'	0.83	$35,949.76
1050716	E	39	50'	0.83	$35,949.76
1050717	E	40	50'	0.83	$35,949.76
1050718	E	41	50'	0.83	$35,949.76
1050719	E	42	50'	0.83	$35,949.76
1050720	E	43	50'	0.83	$35,949.76
1050827	F	1	50'	0.83	$35,949.76
1050828	F	2	50'	0.83	$35,949.76
1050829	F	3	50'	0.83	$35,949.76
1050830	F	4	50'	0.83	$35,949.76
1050842	F	Open Space	Open Space	0.00	$0.00
1050650	G	1	50'	0.83	$35,949.76
1050651	G	2	50'	0.83	$35,949.76
1050652	G	3	50'	0.83	$35,949.76
1050653	G	4	50'	0.83	$35,949.76
1050654	G	5	50'	0.83	$35,949.76
1050655	G	6	50'	0.83	$35,949.76
1050656	G	7	50'	0.83	$35,949.76
1050657	G	8	50'	0.83	$35,949.76
1050658	G	9	50'	0.83	$35,949.76
1050659	G	10	50'	0.83	$35,949.76
1050660	G	11	50'	0.83	$35,949.76
1050661	G	12	50'	0.83	$35,949.76
1050662	G	13	50'	0.83	$35,949.76
1050663	G	14	50'	0.83	$35,949.76
1050664	G	15	50'	0.83	$35,949.76
1050665	G	16	50'	0.83	$35,949.76
1050666	G	17	50'	0.83	$35,949.76
1050667	G	18	50'	0.83	$35,949.76
1050668	G	19	50'	0.83	$35,949.76
1050669	G	20	50'	0.83	$35,949.76
1050822	G	21	50'	0.83	$35,949.76
1050823	G	22	50'	0.83	$35,949.76
1050824	G	23	50'	0.83	$35,949.76
1050825	G	24	50'	0.83	$35,949.76
1050826	G	25	50'	0.83	$35,949.76
1050609	G	26	50'	0.83	$35,949.76
1050610	G	27	50'	0.83	$35,949.76
1050611	G	28	50'	0.83	$35,949.76

Appendix G-4
Phase #1 Assessment Roll Summary

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment
1050612	G	29	50'	0.83	$35,949.76
1050613	G	30	50'	0.83	$35,949.76
1050614	G	31	50'	0.83	$35,949.76
1050615	G	32	50'	0.83	$35,949.76
1050616	G	33	50'	0.83	$35,949.76
1050617	G	34	50'	0.83	$35,949.76
1050618	G	35	50'	0.83	$35,949.76
1050619	G	36	50'	0.83	$35,949.76
1050620	G	37	50'	0.83	$35,949.76
1050621	G	38	50'	0.83	$35,949.76
1050622	G	39	50'	0.83	$35,949.76
1050623	G	40	50'	0.83	$35,949.76
1050624	G	41	50'	0.83	$35,949.76
1050625	G	42	50'	0.83	$35,949.76
1050626	G	43	50'	0.83	$35,949.76
1050627	G	44	50'	0.83	$35,949.76
1050628	G	45	50'	0.83	$35,949.76
1050629	G	46	50'	0.83	$35,949.76
1050754	H	1	50'	0.83	$35,949.76
1050755	H	2	50'	0.83	$35,949.76
1050756	H	3	50'	0.83	$35,949.76
1050757	H	4	50'	0.83	$35,949.76
1050758	H	5	50'	0.83	$35,949.76
1050759	H	6	50'	0.83	$35,949.76
1050760	H	7	50'	0.83	$35,949.76
1050761	H	8	50'	0.83	$35,949.76
1050762	H	9	50'	0.83	$35,949.76
1050763	H	10	50'	0.83	$35,949.76
1050764	H	11	50'	0.83	$35,949.76
1050843	H	Open Space	Open Space	0.00	$0.00
1050776	HH	19	60'	1.00	$43,139.72
1050777	HH	20	60'	1.00	$43,139.72
1050778	HH	21	60'	1.00	$43,139.72
1050779	HH	22	60'	1.00	$43,139.72
1050780	HH	23	60'	1.00	$43,139.72
1050781	HH	24	60'	1.00	$43,139.72
1050782	HH	25	60'	1.00	$43,139.72
1050783	HH	26	60'	1.00	$43,139.72
1050784	HH	27	60'	1.00	$43,139.72
1050785	HH	28	60'	1.00	$43,139.72

Appendix G-4
Phase #1 Assessment Roll Summary

Parcel ID	Block #	Lot #	Lot Size	Equivalent Units	Outstanding Assessment
1050831	II	7	60'	1.00	$43,139.72
1050832	II	8	60'	1.00	$43,139.72
1050833	II	9	60'	1.00	$43,139.72
1050834	II	10	60'	1.00	$43,139.72
1050765	II	11	60'	1.00	$43,139.72
1050766	II	12	60'	1.00	$43,139.72
1050767	II	13	60'	1.00	$43,139.72
1050768	II	14	50'	0.83	$35,949.76
1050769	II	15	50'	0.83	$35,949.76
1050770	II	16	50'	0.83	$35,949.76
1050771	II	17	50'	0.83	$35,949.76
1050772	II	18	50'	0.83	$35,949.76
1050773	II	19	50'	0.83	$35,949.76
1050774	II	20	50'	0.83	$35,949.76
1050775	II	21	50'	0.83	$35,949.76
Total				**212.33**	**$9,160,000.00**

APPENDIX H
PHASE #2 ASSESSMENT ROLL

Appendix H-1
Phase #2 Assessment Roll

Parcel	**52714 and 996098**
Equivalent Units	**188.96**
Assessment	**$11,927,538**

Year[1]	Principal[2]	Interest[2]	Principal[3]	Interest[3]	Administrative Expenses[4]	Additional Interest[5]	Capitalized Interest	Total Annual Installment[6]
9/30/25	$0	$307,500	$0	$0	$0	$0	($307,500)	$0
9/30/26	$0	$615,000	$18,000	$106,524	$10,200	$51,250	($615,000)	$185,974
9/30/27	$146,000	$615,000	$19,000	$105,381	$61,404	$51,250	$0	$998,035
9/30/28	$154,000	$606,240	$21,000	$104,174	$62,632	$50,520	$0	$998,566
9/30/29	$162,000	$597,000	$22,000	$102,841	$63,885	$49,750	$0	$997,475
9/30/30	$170,000	$587,280	$24,000	$101,444	$65,162	$48,940	$0	$996,826
9/30/31	$179,000	$577,080	$25,000	$99,920	$66,466	$48,090	$0	$995,555
9/30/32	$189,000	$566,340	$27,000	$98,332	$67,795	$47,195	$0	$995,662
9/30/33	$200,000	$555,000	$29,000	$96,618	$69,151	$46,250	$0	$996,019
9/30/34	$211,000	$543,000	$32,000	$94,776	$70,534	$45,250	$0	$996,560
9/30/35	$223,000	$530,340	$33,000	$92,744	$71,945	$44,195	$0	$995,224
9/30/36	$235,000	$516,960	$35,000	$90,649	$73,383	$43,080	$0	$994,072
9/30/37	$249,000	$502,860	$38,000	$88,426	$74,851	$41,905	$0	$995,042
9/30/38	$263,000	$487,920	$40,000	$86,013	$76,348	$40,660	$0	$993,941
9/30/39	$279,000	$472,140	$43,000	$83,473	$77,875	$39,345	$0	$994,833
9/30/40	$295,000	$455,400	$46,000	$80,743	$79,433	$37,950	$0	$994,525
9/30/41	$312,000	$437,700	$49,000	$77,822	$81,021	$36,475	$0	$994,018
9/30/42	$331,000	$418,980	$53,000	$74,710	$82,642	$34,915	$0	$995,247
9/30/43	$350,000	$399,120	$57,000	$71,345	$84,295	$33,260	$0	$995,019
9/30/44	$371,000	$378,120	$60,000	$67,725	$85,980	$31,510	$0	$994,336
9/30/45	$394,000	$355,860	$64,000	$63,915	$87,700	$29,655	$0	$995,130
9/30/46	$417,000	$332,220	$69,000	$59,851	$89,454	$27,685	$0	$995,210
9/30/47	$443,000	$307,200	$73,000	$55,470	$91,243	$25,600	$0	$995,513
9/30/48	$470,000	$280,620	$78,000	$50,834	$93,068	$23,385	$0	$995,907
9/30/49	$499,000	$252,420	$84,000	$45,881	$94,929	$21,035	$0	$997,265
9/30/50	$529,000	$222,480	$89,000	$40,547	$96,828	$18,540	$0	$996,395
9/30/51	$562,000	$190,740	$96,000	$34,896	$98,764	$15,895	$0	$998,295
9/30/52	$597,000	$157,020	$102,000	$28,800	$100,740	$13,085	$0	$998,644
9/30/53	$634,000	$121,200	$109,000	$22,323	$102,755	$10,100	$0	$999,377
9/30/54	$673,000	$83,160	$117,000	$15,401	$104,810	$6,930	$0	$1,000,301
9/30/55	$713,000	$42,780	$125,538	$7,972	$106,906	$3,565	$0	$999,761
Total	**$10,250,000**	**$12,514,680**	**$1,677,538**	**$2,149,547**	**$2,392,198**	**$1,017,265**	**($922,500)**	**$29,078,729**

[1]The 9/30/XX dates represent the fiscal year end for the Bonds.
[2]Represents the principal and interest on the Phase #2 Bonds. Interest is calculated using an estimated interest rate of 6.00% in years 1 through 30 (2025-2055).
[3]Represents the principal and interest due under the Phase #2 Reimbursement Agreement. Interest is calculated using an estimated interest rate of 6.35%.
[4]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.
[5]Additional Interest is only charged on the Assessments associated with the Phase #2 Bonds.
[6]Annual Installment does not include any TIRZ Annual Credit Amount.

Appendix H-2
Phase #2 Assessment Roll by Lot Type

Parcel	**Lot Type 1 (60 Ft)**
Equivalent Units	**1.00**
Assessment	**$63,121.04**

Year[1]	Principal[2]	Interest[2]	Principal[3]	Interest[3]	Administrative Expenses[4]	Additional Interest[5]	Capitalized Interest	Total Annual Installment[6]
9/30/25	$0	$1,627	$0	$0	$0	$0	($1,627)	$0
9/30/26	$0	$3,255	$95	$564	$54	$271	($3,255)	$984
9/30/27	$773	$3,255	$101	$558	$325	$271	$0	$5,282
9/30/28	$815	$3,208	$111	$551	$331	$267	$0	$5,284
9/30/29	$857	$3,159	$116	$544	$338	$263	$0	$5,279
9/30/30	$900	$3,108	$127	$537	$345	$259	$0	$5,275
9/30/31	$947	$3,054	$132	$529	$352	$254	$0	$5,269
9/30/32	$1,000	$2,997	$143	$520	$359	$250	$0	$5,269
9/30/33	$1,058	$2,937	$153	$511	$366	$245	$0	$5,271
9/30/34	$1,117	$2,874	$169	$502	$373	$239	$0	$5,274
9/30/35	$1,180	$2,807	$175	$491	$381	$234	$0	$5,267
9/30/36	$1,244	$2,736	$185	$480	$388	$228	$0	$5,261
9/30/37	$1,318	$2,661	$201	$468	$396	$222	$0	$5,266
9/30/38	$1,392	$2,582	$212	$455	$404	$215	$0	$5,260
9/30/39	$1,476	$2,499	$228	$442	$412	$208	$0	$5,265
9/30/40	$1,561	$2,410	$243	$427	$420	$201	$0	$5,263
9/30/41	$1,651	$2,316	$259	$412	$429	$193	$0	$5,260
9/30/42	$1,752	$2,217	$280	$395	$437	$185	$0	$5,267
9/30/43	$1,852	$2,112	$302	$378	$446	$176	$0	$5,266
9/30/44	$1,963	$2,001	$318	$358	$455	$167	$0	$5,262
9/30/45	$2,085	$1,883	$339	$338	$464	$157	$0	$5,266
9/30/46	$2,207	$1,758	$365	$317	$473	$147	$0	$5,267
9/30/47	$2,344	$1,626	$386	$294	$483	$135	$0	$5,268
9/30/48	$2,487	$1,485	$413	$269	$493	$124	$0	$5,270
9/30/49	$2,641	$1,336	$445	$243	$502	$111	$0	$5,278
9/30/50	$2,799	$1,177	$471	$215	$512	$98	$0	$5,273
9/30/51	$2,974	$1,009	$508	$185	$523	$84	$0	$5,283
9/30/52	$3,159	$831	$540	$152	$533	$69	$0	$5,285
9/30/53	$3,355	$641	$577	$118	$544	$53	$0	$5,289
9/30/54	$3,562	$440	$619	$82	$555	$37	$0	$5,294
9/30/55	$3,773	$226	$664	$42	$566	$19	$0	$5,291
Total	**$50,470**	**$66,002**	**$8,213**	**$11,333**	**$12,094**	**$5,365**	**($4,882)**	**$148,595**

[1]The 9/30/XX dates represent the fiscal year end for the Bonds.
[2]Represents the principal and interest on the Phase #2 Bonds. Interest is calculated using an estimated interest rate of 6.00% in years 1 through 30 (2025-2055).
[3]Represents the principal and interest due under the Phase #2 Reimbursement Agreement. Interest is calculated using an estimated interest rate of 6.35%.
[4]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.
[5]Additional Interest is only charged on the Assessments associated with the Phase #2 Bonds.
[6]Annual Installment does not include any TIRZ Annual Credit Amount.

Appendix H-3
Phase #2 Assessment Roll by Lot Type

Parcel	**Lot Type 2 (50 Ft)**
Equivalent Units	**0.85**
Assessment	**$53,769.77**

Year[1]	Principal[2]	Interest[2]	Principal[3]	Interest[3]	Administrative Expenses[4]	Additional Interest[5]	Capitalized Interest	Total Annual Installment[6]
9/30/25	$0	$1,386	$0	$0	$0	$0	($1,386)	$0
9/30/26	$0	$2,772	$81	$480	$46	$231	($2,772)	$838
9/30/27	$658	$2,772	$86	$475	$277	$231	$0	$4,499
9/30/28	$694	$2,733	$95	$470	$282	$228	$0	$4,502
9/30/29	$730	$2,691	$99	$464	$288	$224	$0	$4,497
9/30/30	$766	$2,647	$108	$457	$294	$221	$0	$4,494
9/30/31	$807	$2,601	$113	$450	$300	$217	$0	$4,488
9/30/32	$852	$2,553	$122	$443	$306	$213	$0	$4,488
9/30/33	$902	$2,502	$131	$436	$312	$208	$0	$4,490
9/30/34	$951	$2,448	$144	$427	$318	$204	$0	$4,493
9/30/35	$1,005	$2,391	$149	$418	$324	$199	$0	$4,487
9/30/36	$1,059	$2,330	$158	$409	$331	$194	$0	$4,481
9/30/37	$1,123	$2,267	$171	$399	$337	$189	$0	$4,486
9/30/38	$1,186	$2,200	$180	$388	$344	$183	$0	$4,481
9/30/39	$1,258	$2,128	$194	$376	$351	$177	$0	$4,485
9/30/40	$1,330	$2,053	$207	$364	$358	$171	$0	$4,483
9/30/41	$1,407	$1,973	$221	$351	$365	$164	$0	$4,481
9/30/42	$1,492	$1,889	$239	$337	$373	$157	$0	$4,487
9/30/43	$1,578	$1,799	$257	$322	$380	$150	$0	$4,486
9/30/44	$1,672	$1,705	$270	$305	$388	$142	$0	$4,483
9/30/45	$1,776	$1,604	$289	$288	$395	$134	$0	$4,486
9/30/46	$1,880	$1,498	$311	$270	$403	$125	$0	$4,486
9/30/47	$1,997	$1,385	$329	$250	$411	$115	$0	$4,488
9/30/48	$2,119	$1,265	$352	$229	$420	$105	$0	$4,490
9/30/49	$2,250	$1,138	$379	$207	$428	$95	$0	$4,496
9/30/50	$2,385	$1,003	$401	$183	$437	$84	$0	$4,492
9/30/51	$2,534	$860	$433	$157	$445	$72	$0	$4,500
9/30/52	$2,691	$708	$460	$130	$454	$59	$0	$4,502
9/30/53	$2,858	$546	$491	$101	$463	$46	$0	$4,505
9/30/54	$3,034	$375	$527	$69	$472	$31	$0	$4,509
9/30/55	$3,214	$193	$566	$36	$482	$16	$0	$4,507
Total	**$42,993**	**$56,224**	**$6,996**	**$9,654**	**$10,302**	**$4,570**	**($4,159)**	**$126,581**

[1]The 9/30/XX dates represent the fiscal year end for the Bonds.
[2]Represents the principal and interest on the Phase #2 Bonds. Interest is calculated using an estimated interest rate of 6.00% in years 1 through 30 (2025-2055).
[3]Represents the principal and interest due under the Phase #2 Reimbursement Agreement. Interest is calculated using an estimated interest rate of 6.35%.
[4]Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes a 2% increase per year.
[5]Additional Interest is only charged on the Assessments associated with the Phase #2 Bonds.
[6]Annual Installment does not include any TIRZ Annual Credit Amount.

Life Connected.

Administration
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Robert Ranc, City Manager
Intiated by:	Robin Bromiley
Date:	March 11, 2025
Re:	Sutton Fields East Phase #2 Bonds

Action Requested:
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)

Background Information:
This item approves the sale of bonds for the Sutton Fields East Public Improvement District (PID) Phase #2 for public improvements.The Sutton Fields East PID was created by the City Council pursuant to the PID Act and a resolution approved on October 12, 2021. The PID is located east of FM 1385 and north of Parvin Road. The PID is anticipated to contain an estimated 460 residential units on approximately 110 acres within multiple phases.

Phase #2 of the subdivision consists of approximately 57.861 acres and is projected to include 214 single-family residential units. Phase #2 is composed of 214 single-family homes. The authorized projects for Phase #2 include roadway, water, sewer, drainage, and soft costs. The total estimated project costs are $9,221,538.00.

Approval of this item authorizes the sale of Phase #2 Series 2025 Bonds for the Sutton Field Fields East Phase #2.

Legal Review:
Legal has completed their review.

Supporting Documents:

1. Bond Presenation
2. Bond Ordinance

Financial Consideration:
This item authorizes the sale of bonds to fund public improvements in Phase #2 of the PID that will be repaid through the assessments.

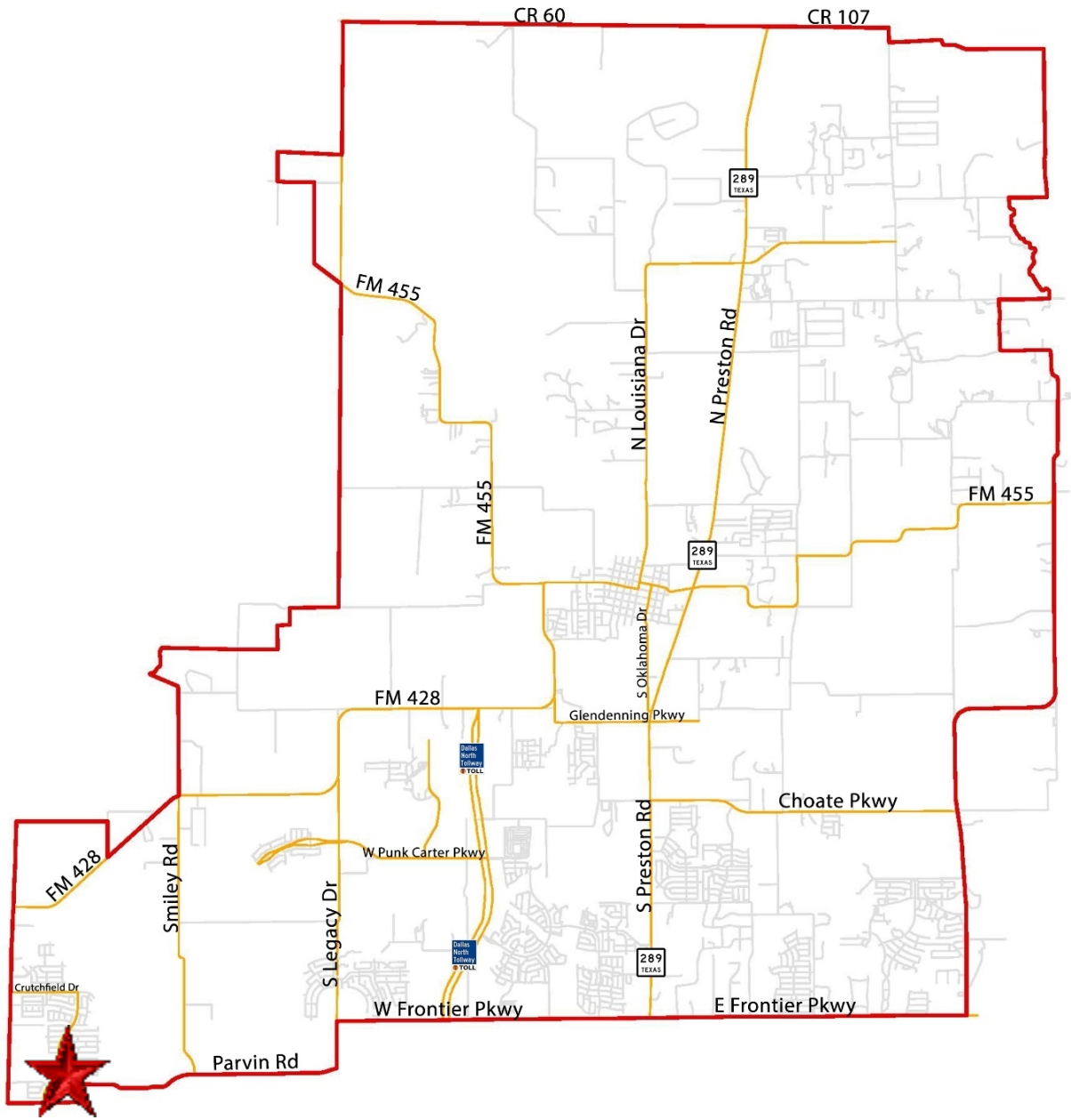
Staff Recommendation:
Staff recommends approval.

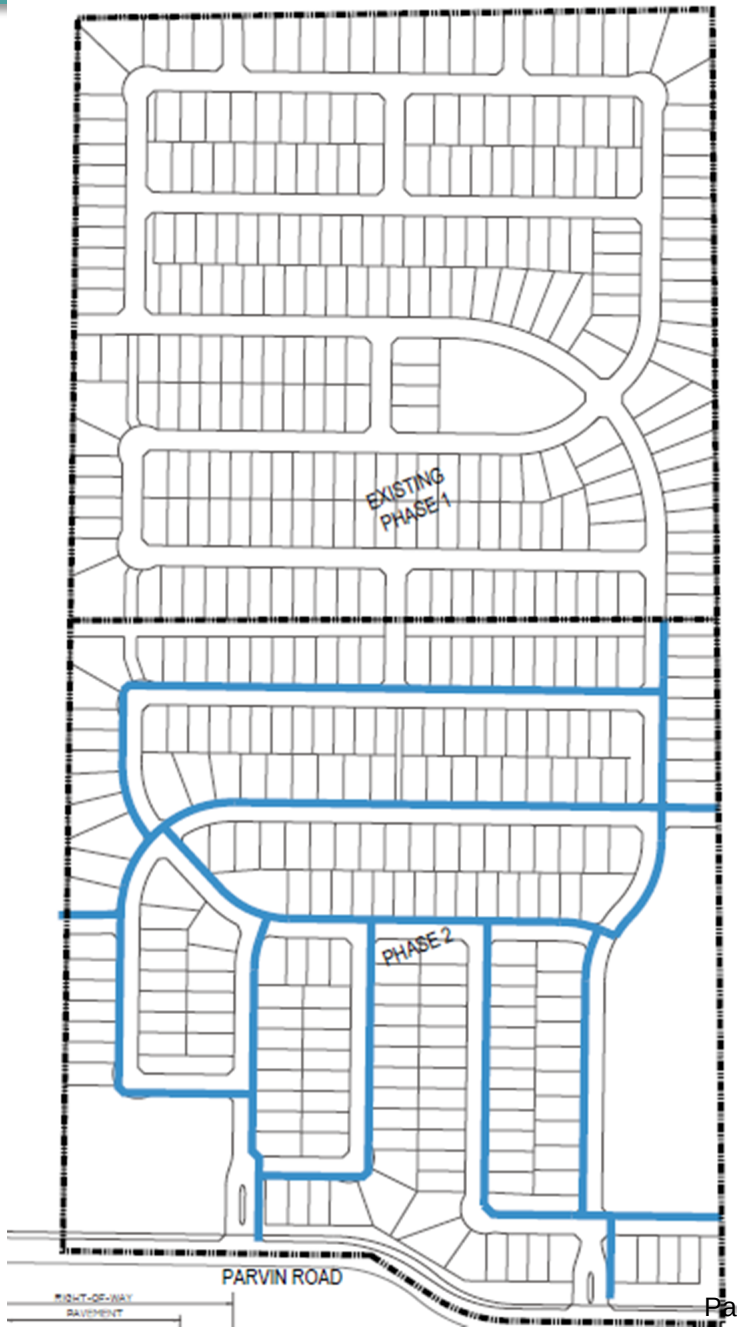
SUTTON FIELDS EAST PHASE #2

BONDS

City Council
March 11, 2025




CR 60
CR 107
289
TEXAS
FM 455
N Louisiana Dr
N Preston Rd
FM 455
FM 455
289
TEXAS
S Oklahoma Dr
FM 428
Glendenning Pkwy
Dallas North Tollway
TOLL
Choate Pkwy
W Punk Carter Pkwy
FM 428
Smiley Rd
S Legacy Dr
S Preston Rd
Dallas North Tollway
TOLL
289
TEXAS
Crutchfield Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd


EXISTING PHASE 1
PHASE 2
PARVIN ROAD
RIGHT-OF-WAY
PAVEMENT

SUTTON FIELDS EAST PID

- PID contains 460 residential units on 110 acres with multiple phases.
- Phase #2 is 57.86 acres and includes 214 single family homes
- Authorized Projects: $9,221,538
  - Roadway
  - Water
  - Sewer
  - Drainage
  - Soft costs

SUTTON FIELDS EAST PID

- The Phase # 2 Assessments were considered by City Council during the public hearing portion of the meeting , the levy is to secure a single series of PID Bonds to be issued following the Phase # 2 levy.
- The Sutton Fields East Phase 2 bond issuance includes planned water and sewer improvements that will be dedicated to Mustang SUD.
    - Per Chapter 372.023, the inter-local agreement (ILA) with Mustang SUD outlines their responsibilities for ownership, operation, and maintenance. The interlocal was approved by City Council at the February 1, 2025 City Council meeting.

TIMELINE

- February 11, 2025 – Approving Interlocal Cooperative Agreement between the City and Mustang Special Utility District
- February 11, 2025 - Pre-SAP and calling a public hearing resolution,
- March 11, 2025 – Conduct Public Hearing/ Action Levy for PID assessment
- March 11, 2025 - Action Bond Pricing for Phase # 2 bonds

CITY TEAM

- Hilltop Securities – Financial Advisor
  - Fiduciary responsibility to the City
  - Advises on all capital-related matters for the City and related PIDs
  - Structure overall finance plans
- Norton Rose Fulbright – Bond Counsel
  - Opines on legal matters related to bond issuances and development districts
  - Ensure City is in compliance with State law and Federal tax law
  - Interfaces with the Texas AG
- Municap – PID and TIRZ Consultant
  - Advises the City on all matters related to PIDs and TIRZs
  - Ensures compliance with City's PID Policy and state statutes

BOND PRICING AND DETAILS

- The City's financial advisors, Hilltop Securities, will present the details of the Bond pricing.

RECOMMENDATION

- Staff recommends approval.

ORDINANCE NO. 2025-__

AN ORDINANCE APPROVING AND AUTHORIZING THE ISSUANCE AND SALE OF THE CITY OF CELINA, TEXAS, SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025 (SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT PHASE #2 PROJECT); AND APPROVING AND AUTHORIZING RELATED AGREEMENTS.

WHEREAS, the City of Celina, Texas (the "City"), pursuant to and in accordance with the terms, provisions and requirements of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code (the "PID Act"), has previously established the “Sutton Fields East Public Improvement District” (the "District"), pursuant to Resolution No. 2021-96R adopted by the City Council of the City (the "City Council") on October 12, 2021; and

WHEREAS, pursuant to the PID Act, the City Council published notice of and convened a public hearing on March 11, 2025, regarding the levy of special assessments against benefitted property located within the second construction phase of the District (“Phase #2”), and, after hearing testimony at such public hearing, the City Council closed the public hearing and adopted an ordinance levying assessments against the benefitted property within Phase #2 (the “Assessment Ordinance”) on March 11, 2025; and

WHEREAS, in the Assessment Ordinance, the City Council approved and accepted the Sutton Fields East Public Improvement District Service and Assessment Plan, dated March 11, 2025 (as updated, amended, and/or restated, the “Service and Assessment Plan”) relating to the District and levied special assessments (the “Assessments”) against the Phase #2 Assessed Property as shown on the Phase #2 Assessment Roll that is attached to the Service and Assessment Plan as Appendix H; and

WHEREAS, capitalized terms used in this Ordinance and not otherwise defined herein shall have the meanings assigned to them in the Service and Assessment Plan; and

WHEREAS, the City is authorized by the PID Act to issue its revenue bonds payable from the Assessments and other revenues received for the purposes of (i) paying a portion of the Actual Costs of the Phase #2 Improvements, (ii) paying a portion of the interest on the Bonds during and after the period of acquisition and construction of the Phase #2 Improvements, (iii) funding a reserve fund for payment of principal and interest on the Bonds, (iv) paying a portion of the costs incidental to the organization and administration of the District, and (v) paying costs of issuance; and

WHEREAS, the City Council hereby finds and determines that it is in the best interests of the City to issue its bonds to be designated “City of Celina, Texas, Special Assessment Revenue Bonds, Series 2025 (Sutton Fields East Public Improvement District Phase #2 Project)” (the “Bonds”), such series to be payable from and secured by the Trust Estate (as defined in the Indenture); and

WHEREAS, the City Council hereby finds and determines to (i) approve the issuance of the Bonds to finance a portion of the Actual Costs of the Phase #2 Improvements, as identified in the Service and Assessment Plan, (ii) approve the form, terms, and provisions of an Indenture (defined below) securing the Bonds authorized hereby, (iii) approve the form, terms and provisions of a Bond Purchase Agreement (defined below) between the City and the purchaser of the Bonds, (iv) approve a Preliminary Limited Offering Memorandum (defined below) and a Limited Offering Memorandum (defined below), (v) approve the form, terms and provisions of a Continuing Disclosure Agreement (defined below), (vi) approve the form, terms and provisions of

a Construction, Funding, and Acquisition Agreement (defined below), (vii) approve the form, terms and provisions of a Landowner Agreement (defined below), and (vii) approve the form, terms and provisions of a Reimbursement Agreement (defined below); and

WHEREAS, the meeting at which this Ordinance is considered is open to the public as required by law, and the public notice of the time, place and purpose of said meeting was given as required by Chapter 551, Texas Government Code; now, therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1. Approval of Issuance of Bonds and Indenture of Trust.

(a) The issuance of the Bonds in the principal amount of $[ ] for the purpose of (i) paying a portion of the Actual Costs of the Phase #2 Improvements, (ii) paying a portion of the interest on the Bonds during and after the period of acquisition and construction of the Phase #2 Improvements, (iii) funding a reserve fund for payment of principal and interest on the Bonds, (iv) paying a portion of the costs incidental to the organization and administration of the District, and (v) paying costs of issuance, is hereby authorized and approved.

(b) The Bonds shall be issued and secured under that certain Indenture of Trust (the "Indenture") dated as of April 1, 2025, between the City and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), which Indenture is hereby approved in substantially the form attached hereto as **Exhibit A,** which is incorporated herein as a part hereof for all purposes, with such changes or additions thereto as may be approved by the Mayor or Mayor Pro Tem of the City (upon the advice of the City Manager) as evidenced by the execution and delivery thereof. The Mayor or Mayor Pro Tem of the City is hereby authorized and directed to execute the Indenture and the City Secretary or the Assistant City Secretary is hereby authorized and directed to attest such signature of the Mayor or Mayor Pro Tem and such officials are hereby authorized to deliver the Indenture.

(c) The Bonds shall be dated, shall mature on the date or dates and in the principal amounts, shall bear interest, shall be subject to redemption and shall have such other terms and provisions as set forth in the Indenture. The Bonds shall be in substantially the form set forth in the Indenture with such insertions, omissions and modifications as may be required to conform the form of bond to the actual terms of the Bonds. The Bonds shall be payable from and secured by the Pledged Revenues (as defined in the Indenture) and other assets of the Trust Estate pledged to such series, and shall never be payable from ad valorem taxes.

SECTION 2. Sale of Bonds; Approval of Bond Purchase Agreement. The Bonds shall be sold to FMSbonds, Inc. (the "Underwriter") under that certain Bond Purchase Agreement (the "Bond Purchase Agreement"), dated the date hereof, between the City and the Underwriter, substantially in the form attached hereto as **Exhibit B** which is incorporated herein as a part hereof for all purposes, which terms of sale are declared to be in the best interests of the City at the price and on the terms and provisions set forth in the Bond Purchase Agreement. The form, terms and provisions of the Bond Purchase Agreement are hereby authorized and approved with such changes as may be necessary or desirable to carry out the intent of this Ordinance and as approved by the City Manager, such approval to be evidenced by the execution and delivery of the Bond Purchase Agreement by the Mayor, Mayor Pro Tem, City Manager, or Assistant City Manager of the City. The Mayor, Mayor Pro Tem, City Manager, or Assistant City Manager of the City is hereby authorized and directed to execute and deliver the Bond Purchase Agreement.

SECTION 3. Preliminary Limited Offering Memorandum and Limited Offering Memorandum. The form and substance of the Preliminary Limited Offering Memorandum for the Bonds and any addenda, supplement or amendment thereto (the "Preliminary Limited Offering Memorandum") and the final Limited Offering Memorandum (the "Limited Offering Memorandum") are hereby in all respects approved and adopted. The Preliminary Limited Offering Memorandum and the Limited Offering Memorandum, as thus approved and delivered, with such appropriate variations as shall be approved by the Mayor or Mayor Pro Tem of the City and the Underwriter, may be used by the Underwriter in the offering and sale of the Bonds. The City Secretary or the Assistant City Secretary is hereby authorized and directed to include and maintain a copy of the Preliminary Limited Offering Memorandum and Limited Offering Memorandum and any addenda, supplement or amendment thereto thus approved among the permanent records of this meeting. The use and distribution of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum in the offering of the Bonds is hereby ratified, approved and confirmed and the Preliminary Limited Offering Memorandum is hereby deemed "final" as of its date, within the meaning of Rule 15c2-12 of the Securities and Exchange Commission. Notwithstanding the approval and delivery of such Preliminary Limited Offering Memorandum and Limited Offering Memorandum by the Mayor or Mayor Pro Tem, this City Council, including the Mayor and Mayor Pro Tem, are not responsible for and proclaim no specific knowledge of the information contained in the Preliminary Limited Offering Memorandum and Limited Offering Memorandum pertaining to the Development (as defined in the Limited Offering Memorandum), the Developer (as defined in the Limited Offering Memorandum) or its financial ability, or of any builders, any landowners, or the appraisal of the property in the District.

SECTION 4. Continuing Disclosure Agreement. That certain "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2025 (Sutton Fields East Public Improvement District Phase #2 Project) Continuing Disclosure Agreement of the Issuer" (the "Continuing Disclosure Agreement") by and among the City, MuniCap, Inc., and HTS Continuing Disclosure Services, a Division of Hilltop Securities Inc., is hereby authorized and approved in substantially the form attached hereto as **Exhibit C** which is incorporated herein as a part hereof for all purposes and the City Manager, Assistant City Manager, Mayor, and Mayor Pro Tem of the City is authorized and directed to execute and deliver such Continuing Disclosure Agreement with such changes as may be required to carry out the purpose of this Ordinance and as approved by the City Manager, Assistant City Manager, Mayor or Mayor Pro Tem, such approval to be evidenced by the execution thereof.

SECTION 5. Construction, Funding, and Acquisition Agreement. That certain "Sutton Fields East Public Improvement District Phase #2 Construction, Funding, and Acquisition Agreement" (the "Construction, Funding, and Acquisition Agreement") between the City and MM Sutton Fields East, LLC (the "Developer"), is hereby authorized and approved in substantially the form attached hereto as **Exhibit D** which is incorporated herein as a part hereof for all purposes and the City Manager, Mayor, and Mayor Pro Tem of the City is authorized and directed to execute and deliver such Construction, Funding, and Acquisition Agreement with such changes as may be required to carry out the purpose of this Ordinance and as approved by the City Manager, Mayor or Mayor Pro Tem, such approval to be evidenced by the execution thereof.

SECTION 6. Landowner Agreement. That certain "Sutton Fields East Public Improvement District Phase #2 Landowner Agreement" (the "Landowner Agreement") between the City and the Developer, is hereby authorized and approved in substantially the form attached hereto as **Exhibit E** which is incorporated herein as a part hereof for all purposes and the City Manager, Mayor, and Mayor Pro Tem of the City is authorized and directed to execute and deliver such Landowner Agreement with such changes as may be required to carry out the purpose of

this Ordinance and as approved by the City Manager, Mayor or Mayor Pro Tem, such approval to be evidenced by the execution thereof.

SECTION 7. Reimbursement Agreement. That certain "Sutton Fields East Public Improvement District Phase #2 Reimbursement Agreement" (the "Reimbursement Agreement") between the City and the Developer is hereby authorized and approved in substantially the form attached hereto as **Exhibit F**, which is incorporated herein as a part hereof for all purposes and the City Manager, Mayor, and Mayor Pro Tem of the City is authorized and directed to execute and deliver such Reimbursement Agreement with such changes as may be required to carry out the purpose of this Ordinance and as approved by the City Manager, Mayor, or Mayor Pro Tem, such approval to be evidenced by the execution thereof.

SECTION 8. Additional Actions. The Mayor, the Mayor Pro Tem, the City Manager, the Assistant City Manager, the Finance Director, the City Secretary, and the Assistant City Secretary are each hereby authorized and directed to take any and all actions on behalf of the City necessary or desirable to carry out the intent and purposes of this Ordinance and to issue the Bonds in accordance with the terms of this Ordinance. The Mayor, the Mayor Pro Tem, the City Manager, the Assistant City Manager, the Finance Director, the City Secretary, and the Assistant City Secretary are each hereby authorized and directed to execute and deliver any and all certificates, agreements, notices, instruction letters, requisitions, and other documents which may be necessary or advisable in connection with the sale, issuance and delivery of the Bonds and the carrying out of the purposes and intent of this Ordinance or any other certificates, agreements, or other documents subsequent to the delivery of the Bonds which may be necessary or appropriate to carry out or fulfill the purpose and intent of the Service and Assessment Plan and the acquisition and construction of the Phase #2 Improvements.

SECTION 9. Governing Law. This Ordinance shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 10. Effect of Headings. The Section headings herein are for convenience only and shall not affect the construction hereof.

SECTION 11. Severability. If any provision of this Ordinance or the application thereof to any circumstance shall be held to be invalid, the remainder of this Ordinance or the application thereof to other circumstances shall nevertheless be valid, and this governing body hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 12. Construction of Terms. If appropriate in the context of this Ordinance, words of the singular number shall be considered to include the plural, words of the plural number shall be considered to include the singular, and words of the masculine, feminine or neuter gender shall be considered to include the other genders.

SECTION 13. Incorporation of Findings and Determinations. The findings and determinations of the City Council contained in the preamble of this Ordinance are hereby incorporated by reference and made a part of this Ordinance for all purposes as if the same were restated in full in this Section.

SECTION 14. Effective Date. This Ordinance shall take effect and be in force immediately from and after its adoption on the date shown below in accordance with Texas Government Code, Section 1201.028, as amended.

PASSED AND ADOPTED, this March 11, 2025.

CITY OF CELINA, TEXAS

Ryan Tubbs, Mayor

ATTEST:

Jeovanna Rubio, Assistant City Secretary

(City Seal)

EXHIBIT A

INDENTURE OF TRUST

INDENTURE OF TRUST

By and Between

CITY OF CELINA, TEXAS

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

DATED AS OF APRIL 1, 2025

SECURING

$[PAR]
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025
(SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT
PHASE #2 PROJECT)

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INDENTURE OF TRUST

THIS INDENTURE, dated as of April 1, 2025 is by and between the CITY OF CELINA, TEXAS (the "City"), and U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, DALLAS, TEXAS, as trustee (together with its successors, the "Trustee"). Capitalized terms used in the preambles, recitals and granting clauses and not otherwise defined shall have the meanings assigned thereto in Article I.

WHEREAS, a petition was submitted and filed with the City Secretary of the City (the City Secretary") pursuant to the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "PID Act"), requesting the creation of a public improvement district located in the extraterritorial jurisdiction of the City to be known as Sutton Fields East Public Improvement District (the "District"); and

WHEREAS, the petition contained the signature of the owner of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the District, as determined by the then current ad valorem tax rolls of the Denton Central Appraisal District, and the signature of the property owner who owns taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the District; and

WHEREAS, on October 12, 2021, after due notice, the City Council of the City (the "City Council") held the public hearing in the manner required by law on the advisability of the improvement projects and services described in the petition as required by Section 372.009 of the PID Act and on October 12, 2021, the City Council made the findings required by Section 372.009(b) of the PID Act and, by Resolution No. 2021-96R, adopted by a majority of the members of the City Council, authorized the District in accordance with its finding as to the advisability of the improvement projects and services and also made findings and determinations relating to the estimated total costs of certain Authorized Improvements; and

WHEREAS, on October 18, 2021, the City Secretary filed a copy of Resolution No. 2021-96R with the county clerk of each county in which all or a part of the District is located in accordance with the provisions of the PID Act; and

WHEREAS, no written protests of the District from any owners of record of property within the District were filed with the City Secretary within 20 days after October 12, 2021; and

WHEREAS, on February 11, 2025, the City Council by Resolution No. 2025-[ ]R made findings and determinations relating to the Actual Costs of certain Phase #2 Improvements, received and accepted an updated preliminary service and assessment plan and a proposed assessment roll, called a public hearing for March 11, 2025 and directed City staff to (i) file said proposed assessment roll with the City Secretary and to make it available for public inspection as required by Section 372.016(b) of the PID Act, and (ii) publish such notice relating to the March 11, 2025 hearing as required by Section 372.016(b) of the PID Act; and

WHEREAS, on February [14], 2025, the City Council, pursuant to Section 372.016(b) of the PID Act, published notice of the public hearing in the *Celina Record*, a newspaper of general circulation in the City and in the part of the City's extraterritorial jurisdiction in which the District is located or in which the Authorized Improvements are to be undertaken, to consider the proposed Service and Assessment Plan and the Phase #2 Assessment Roll and the levy of the Assessments on property within Phase #2 of the District; and

WHEREAS, the City Council, pursuant to Section 372.016(c) of the PID Act, mailed notice of the public hearing to consider the proposed Phase #2 Assessment Roll and the Service and Assessment Plan and the levy of Assessments on property in Phase #2 of the District to the last known address of the owners of the property liable for the Assessments; and

WHEREAS, the City Council opened and convened the hearing on March 11, 2025 and at such public hearing all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the proposed Service and Assessment Plan, the proposed Phase #2 Assessment Roll and the Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of estimated costs of the Phase #2 Improvements, the purposes of the Assessments, the special benefits of the Phase #2 Improvements, and the penalties and interest on Annual Installments and on delinquent Annual Installments of the Assessments, and there were no written objections or evidence submitted to the City Secretary or the Assistant City Secretary of the City (the "Assistant City Secretary") in opposition to the Service and Assessment Plan, the allocation of estimated costs of the Phase #2 Improvements, the Phase #2 Assessment Roll, and the levy of the Assessments; and

WHEREAS, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, the City approved Ordinance No. 2025-[ ], which levied the Assessments and approved and accepted the Service and Assessment Plan, including the Phase #2 Assessment Roll, in conformity with the requirements of the PID Act; and

WHEREAS, the City Council is authorized by the PID Act to issue its revenue bonds payable from the Assessments for the purpose of (i) paying a portion of the Actual Costs of the Phase #2 Improvements, (ii) paying a portion of the interest on the Bonds during and after the period of acquisition and construction of the Phase #2 Improvements, (iii) funding a reserve fund for payment of principal and interest on the Bonds, (iv) paying a portion of the costs incidental to the organization and administration of the District, and (v) paying costs of issuance; and

WHEREAS, the City Council now desires to issue revenue bonds, in accordance with the PID Act, such bonds to be entitled "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2025 (Sutton Fields East Public Improvement District Phase #2 Project)", such Bonds being payable solely from the Trust Estate and for the purposes set forth in the preamble of this Indenture; and

WHEREAS, the Trustee has agreed to accept the trusts herein created upon the terms set forth in this Indenture;

THIS INDENTURE FURTHER WITNESSETH, and it is expressly declared, that all Bonds Similarly Secured issued and secured hereunder are to be issued, authenticated, and delivered and the Trust Estate hereby created, assigned, and pledged is to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses, and purposes as hereinafter expressed, and the City has agreed and covenanted, and does hereby agree and covenant, with the Trustee and with the respective Owners from time to time of the Bonds Similarly Secured as follows:

ARTICLE I

DEFINITIONS, FINDINGS AND INTERPRETATION

Section 1.1. Definitions.

Unless otherwise expressly provided or unless the context clearly requires otherwise in this Indenture, the following terms shall have the meanings specified below:

"Account" means any of the accounts established pursuant to Section 6.1 of this Indenture.

"Actual Costs" means, with respect to a Phase #2 Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Phase #2 Improvement, as specified in a Certification for Payment in a form that has been reviewed and approved by the City. Actual Costs may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Phase #2 Improvement, including general contractor construction management fees, if any, (b) the costs of preparing the construction plans for such Phase #2 Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Phase #2 Improvement, (d) the costs for external professional costs associated with such Phase #2 Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, and taxes, (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and materialmen in connection with the acquisition, construction or implementation of the Phase #2 Improvement, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, City permit fees, and development fees), insurance premiums, and miscellaneous expenses.

"Additional Bonds" means the additional parity bonds authorized to be issued in accordance with the terms and conditions prescribed in 13.2(c) of this Indenture.

"Additional Interest" means the amount collected by application of the Additional Interest Rate.

"Additional Interest Rate" means the up to 0.50% additional interest rate charged on the Assessments pursuant to Section 372.018 of the PID Act.

"Additional Interest Reserve Account" means the reserve account administered by the City and segregated from other funds of the City in accordance with the provisions of Section 6.7 of this Indenture.

"Additional Interest Reserve Requirement" means an amount equal to 5.50% of the principal amount of the Outstanding Bonds Similarly Secured to be funded from Assessment Revenues to be deposited to the Pledged Revenue Fund and transferred to the Additional Interest Reserve Account.

"Additional Obligations" means any bonds or obligations, including specifically, any installment contracts, reimbursement agreements, temporary notes or time warrants secured in whole or in part by an assessment, other than the Assessments securing the Bonds Similarly Secured, levied against property within the District, in accordance with the PID Act.

"Administrative Expenses" means the administrative, organization, maintenance and operation costs associated with, or incident to, the administration, organization, maintenance and operation of the District, including, but not limited to, the costs of: (i) creating and organizing the

District, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of the District, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds Similarly Secured, (v) paying and redeeming the Bonds Similarly Secured, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds Similarly Secured, (viii) the Trustee fees and expenses relating to the Bonds Similarly Secured, including reasonable fees, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (x) administering the construction of the Phase #2 Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds Similarly Secured. Administrative Expenses collected and not expended for actual Administrative Expenses in one year shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

"Administrative Fund" means that Fund established by Section 6.1 and administered pursuant to Section 6.9 hereof.

"Administrator" means an employee of the City or third-party designee of the City who shall have the responsibilities provided in the Service and Assessment Plan, this Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The initial Administrator is MuniCap, Inc.

"Annual Debt Service" means, for each Bond Year, the sum of (i) the interest due on the Outstanding Bonds Similarly Secured in such Bond Year, assuming that the Outstanding Bonds Similarly Secured are retired as scheduled (including by reason of Sinking Fund Installments), and (ii) the principal amount of the Outstanding Bonds Similarly Secured due in such Bond Year (including any Sinking Fund Installments due in such Bond Year).

"Annual Installment" means, with respect to each Assessed Parcel, each annual payment of the Assessments (including both principal of and interest on the Assessments) as shown on the Phase #2 Assessment Roll attached to the Service and Assessment Plan as Appendix H and related to the Phase #2 Improvements; which annual payment includes Administrative Expenses and the Additional Interest collected on each annual payment of the Assessments as described in Section 6.7 herein and as defined and calculated in the Service and Assessment Plan or in any Annual Service Plan Update.

"Annual Service Plan Update" means the annual review and update of the Service and Assessment Plan required by the PID Act and the Service and Assessment Plan.

"Applicable Laws" means the PID Act, and all other laws or statutes, rules, or regulations, and any amendments thereto, of the State of Texas or of the United States, by which the City and its powers, securities, operations, and procedures are, or may be, governed or from which its powers may be derived.

"Assessed Parcel" means each parcel of land located within Phase #2 of the District against which an Assessment is levied by the Assessment Ordinance in accordance with the Service and Assessment Plan.

"Assessed Property" means, collectively, all Assessed Parcels.

"Assessment Ordinance" means Ordinance No. 2025-[ ] adopted by the City Council on March 11, 2025, which levied the Assessments on the Assessed Property located within Phase #2 of the District.

"Assessment Revenue" means monies collected by or on behalf of the City from any one or more of the following: (i) an Assessment levied against an Assessed Parcel, or Annual Installment payment thereof, including any interest on such Assessment or Annual Installment thereof during any period of delinquency, (ii) a Prepayment, and (iii) Foreclosure Proceeds.

"Assessments" means the aggregate assessments, shown on the Phase #2 Assessment Roll. The singular of such term means the assessment levied against an Assessed Parcel, as shown on the Phase #2 Assessment Roll, subject to reallocation upon the subdivision of an Assessed Parcel, or consolidation of multiple Assessed Parcels, or reduction according to the provisions of the Service and Assessment Plan and the PID Act.

"Authorized Denomination" means $100,000 and any integral multiple of $1,000 in excess thereof; provided, however, that if the total principal amount of any Outstanding Bond Similarly Secured is less than $100,000, then the Authorized Denomination of such Outstanding Bond Similarly Secured shall be the amount of such Outstanding Bond Similarly Secured.

"Authorized Improvements" means improvements authorized by Section 372.003 of the PID Act, including, but not limited to the Phase #2 Improvements, listed in Section III of the Service and Assessment Plan.

"Bond" means any of the Bonds.

"Bond Counsel" means Norton Rose Fulbright US LLP or any other attorney or firm of attorneys designated by the City that is nationally recognized for expertise in rendering opinions as to the legality and tax-exempt status of securities issued by public entities.

"Bond Date" means the date designated as the initial date of the respective series of the Bonds Similarly Secured by Section 3.2 of this Indenture.

"Bond Fund" means the Fund of such name established pursuant to Section 6.1 and administered as provided in Section 6.4.

"Bond Ordinance" means Ordinance No. 2025-[ ] adopted by the City Council on March 11, 2025, authorizing the issuance of the Bonds pursuant to this Indenture.

"Bond Pledged Revenue Account" means the Account of such name established pursuant to Section 6.1.

"Bond Similarly Secured" means any of the Bonds Similarly Secured.

"Bond Year" means the one-year period beginning on September 1 in each year and ending on August 31 in the following year.

"Bonds" means the City's bonds authorized to be issued by Section 3.1(a) of this Indenture entitled "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2025 (Sutton Fields East Public Improvement District Phase #2 Project)"

"Bonds Similarly Secured" means the Outstanding Bonds and any Outstanding Additional Bonds and any Outstanding Refunding Bonds hereafter issued pursuant to and secured under this Indenture.

"Business Day" means any day other than a Saturday, Sunday or legal holiday in the State of Texas observed as such by the City or the Trustee.

"Capitalized Interest Account" means the Account of such name established pursuant to Section 6.1.

"Certification for Payment" means a certificate substantially in the form of [Exhibit B] to the Phase #2 Construction, Funding, and Acquisition Agreement or otherwise approved by the Developer, delivered to a City Representative and the Trustee specifying the amount of work performed related to the Phase #2 Improvements and the Actual Costs thereof, and requesting payment for such Actual Costs from money on deposit in an account of the Project Fund as further described in the Phase #2 Construction, Funding, and Acquisition Agreement and Section 6.5 herein.

"City Certificate" means a certificate signed by a City Representative and delivered to the Trustee.

"City Representative" means any official or agent of the City authorized by the City Council to undertake the actions referenced herein.

"Closing Date" means the date of the initial delivery of and payment for each series of the Bonds Similarly Secured. With respect to the Bonds, the Closing Date is April 3, 2025.

"Code" means the Internal Revenue Code of 1986, as amended, including applicable regulations, published rulings and court decisions.

"Costs of Issuance Account" means the Account of such name established pursuant to Section 6.1.

"Defeasance Securities" means Investment Securities then authorized by applicable law for the investment of funds to defease public securities.

"Delinquent Collection Costs" means interest, penalties and expenses incurred or imposed with respect to any delinquent Assessment or an Annual Installment thereof, in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney's fees.

"Designated Payment/Transfer Office" means (i) with respect to the initial Paying Agent/Registrar named in this Indenture, the transfer/payment office located in St. Paul, Minnesota, or such other location designated by the Paying Agent/Registrar and (ii) with respect to any successor Paying Agent/Registrar, the office of such successor designated and located as may be agreed upon by the City and such successor.

"Developer" means MM Sutton Fields East, LLC, a Texas limited liability company, and its successors and assigns.

"District Administration Account" means the Account of such name established pursuant to Section 6.1.

"Developer Improvement Account" means the Account of such name established pursuant to Section 6.1.

"Developer Reimbursement Pledged Revenue Account" means the Account of such name established pursuant to Section 6.1.

"Development Agreement" means that certain Sutton Fields East Development Agreement by and between the City and the Developer, approved by the City on August 10, 2021, related to development of the property within the District, as the same may be amended from time to time.

"DTC" shall mean The Depository Trust Company of New York, New York, or any successor securities depository.

"DTC Participant" shall mean brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations on whose behalf DTC was created to hold securities to facilitate the clearance and settlement of securities transactions among DTC Participants.

"Event of Default" shall have the meaning assigned to such term in Section 11.1(a) of this Indenture.

"Foreclosure Proceeds" means the proceeds, including interest and penalty interest, received by the City from the enforcement of the Assessments against any Assessed Parcel(s), whether by foreclosure of lien or otherwise, but excluding and net of all Delinquent Collection Costs.

"Fund" means any of the funds established pursuant to Section 6.1 of this Indenture.

"Indenture" means this Indenture of Trust as originally executed, or as it may be from time to time supplemented or amended by one or more indentures supplemental hereto and entered into pursuant to the applicable provisions hereof.

"Independent Financial Consultant" means any consultant or firm of such consultants appointed by the City who, or each of whom: (i) is judged by the City, as the case may be, to have experience in matters relating to the issuance and/or administration of the Bonds Similarly Secured; (ii) is in fact independent and not under the dominion of the City; (iii) does not have any substantial interest, direct or indirect, with or in the City, or any owner of real property in the District, or any real property in the District; and (iv) is not connected with the City as an officer or employee of the City, but who may be regularly retained to make reports to the City.

"Initial Bond" means, with respect to the Bonds, the Initial Bond as set forth in Exhibit A to this Indenture and, with respect to any other series of Bonds Similarly Secured, the Initial Bond set forth in an exhibit to a Supplemental Indenture.

"Interest Payment Date" means the date or dates upon which interest on any series of Bonds Similarly Secured is scheduled to be paid until their respective dates of maturity or prior redemption, such dates being on March 1 and September 1 of each year and commencing, with respect to the Bonds, on September 1, 2025.

"Investment Securities" means those authorized investments described in the Public Funds Investment Act, Texas Government Code, Chapter 2256, as amended; and provided further investments are, at the time made, included in and authorized by the City's official investment policy as approved by the City Council from time to time.

"Maximum Annual Debt Service" means the largest Annual Debt Service for any Bond Year after the calculation is made through the final maturity date of any Outstanding Bonds Similarly Secured.

"Minor Amount Redemption" means a redemption, pursuant to Section 4.4 of this Indenture, of a principal amount of a series of Bonds Similarly Secured that is less than ten percent (10%) of the Outstanding principal amount of such series of the Bonds Similarly Secured.

"Outstanding" means, as of any particular date when used with reference to the Bonds Similarly Secured, all Bonds Similarly Secured authenticated and delivered under this Indenture or any Supplemental Indenture except (i) any Bond Similarly Secured that has been cancelled by the Trustee (or has been delivered to the Trustee for cancellation) at or before such date, (ii) any Bond Similarly Secured for which the payment of the principal or Redemption Price of and interest on such Bond Similarly Secured shall have been made as provided in Article IV, and (iii) any Bond Similarly Secured in lieu of or in substitution for which a new Bond Similarly Secured shall have been authenticated and delivered pursuant to Section 3.10 herein.

"Owner" means the Person who is the registered owner of a Bond Similarly Secured or Bonds Similarly Secured, as shown in the Register, which shall be Cede & Co., as nominee for DTC, so long as the Bonds Similarly Secured are in book-entry only form and held by DTC as securities depository in accordance with Section 3.11 herein.

"Paying Agent/Registrar" means initially the Trustee, or any successor thereto as provided in this Indenture.

"Person" or "Persons" means any individual, corporation, partnership, limited liability company, joint venture, association, joint-stock company, trust, unincorporated organization or government or any agency or political subdivision thereof.

"Phase #2" means the second phase to be developed in the District, as further identified and depicted in Appendix A in the Service and Assessment Plan.

"Phase #2 Assessment Roll" means the assessment roll attached as Appendix H to the Service and Assessment Plan or any other assessment roll in an amendment or supplement to the Service and Assessment Plan or in an Annual Service Plan Update, showing the total amount of the Assessment against each Assessed Parcel related to the Bonds Similarly Secured and the Phase #2 Improvements, as updated, modified, or amended from time to time in accordance with the terms of the Service and Assessment Plan and the PID Act.

"Phase #2 Construction, Funding, and Acquisition Agreement" means the "Sutton Fields East Public Improvement District Phase #2 Construction, Funding, and Acquisition Agreement" by and between the City and the Developer dated as of March 11, 2025, which provides, in part, for the deposit of proceeds from the issuance and sale of the Bonds and the payment of costs of Phase #2 Improvements within the District, the issuance of the Bonds, the use of the funds in the Developer Improvement Account, and other matters related thereto.

"Phase #2 Improvements Account" means the Account of such name established pursuant to Section 6.1.

"Phase #2 Improvements" means the Authorized Improvements which only benefit property within Phase #2 of the District, as described in Section III.B of the Service and Assessment Plan.

"Phase #2 Reimbursement Agreement" means the "Sutton Fields East Public Improvement District Phase #2 Reimbursement Agreement" between the City and the Developer, dated as of March 11, 2025, which provides for the reimbursement of costs to the Developer for funds advanced by the Developer and used to pay a portion of the costs of the Phase #2 Improvements and other matters related thereto.

"PID Act" means Texas Local Government Code, Chapter 372, as amended.

"Pledged Funds" means the Pledged Revenue Fund (excluding the Developer Reimbursement Pledged Revenue Account), the Bond Fund, the Project Fund (excluding the Developer Improvement Account), the Reserve Fund, and the Redemption Fund.

"Pledged Revenue Fund" means the Fund of such name established pursuant to Section 6.1 and administered pursuant to Section 6.3 herein.

"Pledged Revenues" means the sum of (i) Assessment Revenue less the Administrative Expenses and (ii) any additional revenues that the City may pledge to the payment of Bonds Similarly Secured.

"Prepayment" means the payment of all or a portion of an Assessment before the due date thereof.

"Principal and Interest Account" means the Account of such name established pursuant to Section 6.1.

"Project Fund" means the Fund of such name established pursuant to Section 6.1 and administered pursuant to Section 6.5 herein.

"Purchaser" means the initial purchaser of each series of the Bonds Similarly Secured.

"Rebate Amount" has the meaning set forth in Section 1.148-1(b) of the Regulations.

"Rebate Fund" means the Fund of such name established pursuant to Section 6.1 and administered pursuant to Section 6.8 herein.

"Record Date" means the close of business on the fifteenth calendar day (whether or not a Business Day) of the month next preceding an Interest Payment Date.

"Redemption Fund" means the Fund of such name established pursuant to Section 6.1 and administered pursuant to Section 6.6 herein.

"Redemption Price" means, when used with respect to any Bond Similarly Secured or portion thereof, the amount of par plus accrued and unpaid interest to the date of redemption, unless otherwise provided in a Supplemental Indenture.

"Refunding Bonds" means bonds issued pursuant to the PID Act and/or Chapter 1207 of the Texas Government Code or any other applicable law of the State of Texas (each as amended) to refund all or any portion of the then Outstanding Bonds Similarly Secured.

"Register" means the register specified in Article III of this Indenture.

"Reimbursement Fund" means the Fund of such name established pursuant to Section 6.1.

"Reimbursement Payment Request" means a certificate substantially in the form of [Exhibit A] attached to the Phase #2 Reimbursement Agreement or otherwise approved by the Developer and the City Representative executed by a Person approved by the City Representative, delivered to the City Representative and the Trustee requesting reimbursement for the Actual Costs of the Phase #2 Improvements from money on deposit in the Reimbursement Fund as further described in Section 6.12 herein.

"Reserve Account" means the Account of such name established pursuant to Section 6.1.

"Reserve Account Requirement" means the least of: (i) Maximum Annual Debt Service on the Bonds as of the Closing Date of the Bonds, (ii) 125% of average Annual Debt Service on the Bonds as of the Closing Date of the Bonds, or (iii) 10% of the lesser of the principal amount of the Outstanding Bonds or the original issue price of the Bonds. As of the Closing Date for the Bonds, the Reserve Account Requirement is $[ ], which is an amount equal to the [Maximum Annual Debt Service on the Bonds as of the Closing Date]. The Reserve Account Requirement shall be adjusted in accordance with Section 13.2(c)(viii), in the event an additional series of Bonds Similarly Secured is hereafter issued.

"Reserve Fund" means the Fund of such name established pursuant to Section 6.1 and administered in Section 6.7 herein.

"Service and Assessment Plan" means the "Sutton Fields East Public Improvement District Service and Assessment Plan" dated March 11, 2025, including the Phase #2 Assessment Roll, as hereinafter amended, updated, and/or restated by an Annual Service Plan Update or otherwise, a version of which is attached as an exhibit to the Assessment Ordinance.

"Sinking Fund Installment" means the amount of money to redeem or pay at maturity the principal of Bonds Similarly Secured payable from such installments at the times and in the amounts provided in Section 4.2 herein.

"Stated Maturity" means the date the Bonds Similarly Secured, or any portion of the Bonds Similarly Secured, as applicable, are scheduled to mature without regard to any redemption or Prepayment.

"Substantial Amount Redemption" means a redemption, pursuant to Section 4.4 of this Indenture, of a principal amount of a series of Bonds Similarly Secured that is greater than or equal to ten percent (10%) of the Outstanding principal amount of such series of Bonds Similarly Secured.

"Supplemental Indenture" means an indenture which has been duly executed by the Trustee and the City Representative pursuant to an ordinance adopted by the City Council and

which indenture amends or supplements this Indenture, but only if and to the extent that such indenture is specifically authorized hereunder.

"Tax Certificate" means the Certificate as to Tax Exemption delivered by the City on the Closing Date for each series of the Bonds Similarly Secured setting forth the facts, estimates and circumstances in existence on such Closing Date which establish that it is not expected that the proceeds of such series of Bonds Similarly Secured will be used in a manner that would cause the interest on such Bonds Similarly Secured to be included in the gross income of the Owners thereof for Federal income tax purposes.

"Trust Estate" means the Trust Estate described in the granting clauses of this Indenture.

"Trustee" means U.S. Bank Trust Company, National Association, Dallas, Texas, and its successors, and any other corporation or association that may at any time be substituted in its place, as provided in Article IX, such entity to serve as Trustee and Paying Agent/Registrar for the Bonds Similarly Secured.

Section 1.2. Findings.

The declarations, determinations, and findings declared, made and found in the preamble to this Indenture are hereby adopted, restated, and made a part of the operative provisions hereof.

Section 1.3. Table of Contents, Titles and Headings.

The table of contents, titles, and headings of the Articles and Sections of this Indenture have been inserted for convenience of reference only and are not to be considered a part hereof and shall not in any way modify or restrict any of the terms or provisions hereof and shall never be considered or given any effect in construing this Indenture or any provision hereof or in ascertaining intent, if any question of intent should arise.

Section 1.4. Interpretation.

(a) Unless the context requires otherwise, words of the masculine gender shall be construed to include correlative words of the feminine and neuter genders and vice versa, and words of the singular number shall be construed to include correlative words of the plural number and vice versa.

(b) Words importing persons include any individual, corporation, limited liability company, partnership, joint venture, association, joint stock company, trust, unincorporated organization or government or agency or political subdivision thereof.

(c) Any reference to a particular Article or Section shall be to such Article or Section of this Indenture unless the context shall require otherwise.

(d) This Indenture and all the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein to sustain the validity of this Indenture.

ARTICLE II

THE BONDS SIMILARLY SECURED

Section 2.1. Granting Clauses

(a) In order to secure the payment of debt service on all Bonds Similarly Secured, and the performance and observance by the City of all the covenants expressed or implied herein, the City does hereby grant to the Trustee, as good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, a security interest in, mortgage, create a first lien on, and pledge to the Trustee, all of its right, title, and interest, whether now owned or hereafter acquired, in, to, and under the following (the "Trust Estate"):

(i) All Pledged Revenues and all moneys and investments held in the Pledged Funds, including any and all proceeds thereof and any contract or any evidence of indebtedness related thereto or other rights of the City to receive any of such moneys or investments, whether now existing or hereafter coming into existence, and whether now or hereafter acquired; and

(ii) Any and all other property or money of every name and nature which is, from time to time hereafter by delivery or by writing of any kind, conveyed, pledged, assigned or transferred, to the Trustee as additional security hereunder by the City or by anyone on its behalf or with its written consent, and the Trustee is hereby authorized to receive any and all such property or money at any and all times and to hold and apply the same subject to the terms thereof.

(b) The Trustee shall have and hold the Trust Estate, whether now owned or hereafter acquired or received by the Trustee and its successors or assigns, in trust upon the terms and trusts herein set forth for the benefit of all present and future Owners of the Bonds Similarly Secured from time to time issued under and secured by this Indenture, and for enforcement of the payment of the Bonds Similarly Secured in accordance with their terms, and for the performance of and compliance with the obligations, covenants, and conditions of this Indenture. Provided, however, if the City or its assigns shall well and truly pay, or cause to be paid, the principal or Redemption Price of and the interest on all the Bonds Similarly Secured at the times and in the manner stated in the Bonds Similarly Secured, according to the true intent and meaning thereof, then this Indenture and the rights hereby granted shall cease, terminate and be void; otherwise this Indenture is to be and shall remain in full force and effect.

(c) Except as otherwise provided in the remaining provisions of this Indenture, nothing in this Section 2.1 shall prohibit the Trustee from bringing any actions or proceedings for the enforcement of the obligation of the City hereunder except that nothing in this Section shall prejudice the rights of the Trustee under Articles IX and XI hereof; provided further that the priority of payment and the source for the repayment of the debt service on the Bonds Similarly Secured shall be subject to the terms as set forth herein, including without limitation Article VI herein; provided further that the right to direct remedies following an Event of Default shall be limited to the Owners of the Bonds Similarly Secured to the extent provided as set forth in Articles XI and XV herein.

(d) The Bonds Similarly Secured are to be issued, registered, authenticated, and delivered, and the Trust Estate is to be held, dealt with and disposed of by the Trustee, upon and

subject to the terms, covenants, conditions, uses, agreements and trusts set forth in this Indenture.

Section 2.2. Security for the Bonds Similarly Secured.

The Bonds Similarly Secured, as to both principal and interest, are and shall be equally and ratably secured by and payable from a first lien on and pledge of the Trust Estate.

The lien on and pledge of the Trust Estate shall be valid and binding and fully perfected from and after the Closing Date, without physical delivery or transfer of control of the Trust Estate, the filing of this Indenture or any other act; all as provided in Texas Government Code, Chapter 1208, as amended, which applies to the issuance of the Bonds Similarly Secured and the pledge of the Trust Estate granted by the City under this Indenture, and such pledge is therefore valid, effective and perfected as of the Closing Date. If Texas law is amended at any time while the Bonds Similarly Secured are Outstanding such that the pledge of the Trust Estate granted by the City under this Indenture is to be subject to the filing requirements of Texas Business and Commerce Code, Chapter 9, as amended, then in order to preserve to the registered owners of the Bonds Similarly Secured the perfection of the security interest in said pledge, the City agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Texas Business and Commerce Code, Chapter 9, as amended, and enable a filing to perfect the security interest in said pledge to occur.

Section 2.3. Limited Obligations.

The Bonds Similarly Secured are special and limited obligations of the City, payable solely from and secured solely by the Trust Estate, including the Pledged Revenues and the Pledged Funds; and the Bonds Similarly Secured shall never be payable out of funds raised or to be raised by taxation or from any other revenues, properties or income of the City.

Section 2.4. Authorization for Indenture.

The terms and provisions of this Indenture and the execution and delivery hereof by the City to the Trustee have been duly authorized by official action of the City Council of the City. The City has ascertained and it is hereby determined and declared that the execution and delivery of this Indenture is necessary to carry out and effectuate the purposes set forth in the preambles of this Indenture and that each and every covenant or agreement herein contained and made is necessary, useful or convenient in order to better secure the Bonds Similarly Secured and is a contract or agreement necessary, useful and convenient to carry out and effectuate the purposes herein described.

Section 2.5. Contract with Owners and Trustee.

(a) The purposes of this Indenture are to establish a lien and the security for, and to prescribe the minimum standards for the authorization, issuance, execution and delivery of, the Bonds Similarly Secured and to prescribe the rights of the Owners, and the rights and duties of the City and the Trustee.

(b) In consideration of the purchase and acceptance of any or all of the Bonds Similarly Secured by those who shall purchase and hold the same from time to time, the provisions of this Indenture shall be a part of the contract of the City with the Owners, and shall be deemed to be and shall constitute a contract among the City, the Owners, and the Trustee.

ARTICLE III

AUTHORIZATION; GENERAL TERMS AND PROVISIONS REGARDING THE BONDS SIMILARLY SECURED

Section 3.1. Authorization of the Bonds Similarly Secured.

(a) The Bonds. The Bonds are hereby authorized to be issued and delivered in accordance with the Constitution and laws of the State of Texas, including particularly the PID Act, as amended. The Bonds shall be issued in the aggregate principal amount of $[ ] for the purpose of (i) paying a portion of the Actual Costs of the Phase #2 Improvements, (ii) paying a portion of the interest on the Bonds during and after the period of acquisition and construction of the Phase #2 Improvements, (iii) funding a reserve fund for payment of principal and interest on the Bonds, (iv) paying a portion of the costs incidental to the organization and administration of the District, and (v) paying costs of issuance.

Section 3.2. Date, Denomination, Maturities, Numbers and Interest.

(a) The Bonds.

(i) The Bonds shall be dated April 3, 2025 and shall be issued in Authorized Denominations. The Bonds shall be in fully registered form, without coupons, and shall be numbered separately from R-1 upward, except the Initial Bond for the Bonds, which shall be numbered T-1.

(ii) Interest shall accrue and be paid on each Bond from the later of the Closing Date of the Bonds or the most recent Interest Payment Date to which interest has been paid or provided for, at the rates per annum set forth below until the principal thereof has been paid on the maturity date specified below or otherwise provided for. Such interest shall be payable semiannually on March 1 and September 1 of each year, commencing September 1, 2025 computed on the basis of a 360-day year of twelve 30-day months.

(iii) The Bonds shall mature on September 1 in the years and in the principal amounts and shall bear interest as set forth below:

Years	Principal Amount ($)	Interest Rate (%)
20__		
20__		
20__		
20__		

(iv) The Bonds shall be subject to mandatory sinking fund redemption, optional redemption, and extraordinary optional redemption prior to maturity as provided in Article IV herein, and shall otherwise have the terms, tenor, denominations, details, and specifications as set forth in the form of Bond set forth in Exhibit A to this Indenture.

Section 3.3. Conditions Precedent to Delivery of Bonds.

(a) The Bonds. The Bonds shall be executed by the City and delivered to the Trustee, whereupon the Trustee shall authenticate the Bonds and, upon payment of the purchase price

of the Bonds, shall deliver the Bonds upon the order of the City, but only upon delivery to the Trustee of:

(i) a certified copy of the Assessment Ordinance;

(ii) a certified copy of the Bond Ordinance;

(iii) a copy of the executed Phase #2 Construction, Funding, and Acquisition Agreement;

(iv) a copy of the executed Phase #2 Reimbursement Agreement;

(v) a copy of this Indenture executed by the Trustee and the City; and

(vi) a City Certificate directing the authentication and delivery of the Bonds, describing the Bonds to be authenticated and delivered, designating the purchasers to whom the Bonds are to be delivered, stating the purchase price of the Bonds and stating that all items required by this Section are therewith delivered to the Trustee in form and substance satisfactory to the City.

Section 3.4. Medium, Method and Place of Payment.

(a) Principal of and interest on the Bonds Similarly Secured shall be paid in lawful money of the United States of America, as provided in this Section.

(b) Interest on the Bonds Similarly Secured shall be payable to the Owners thereof as shown in the Register at the close of business on the relevant Record Date; provided, however, that in the event of nonpayment of interest on a scheduled Interest Payment Date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Trustee, if and when funds for the payment of such interest have been received from or on behalf of the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (the "Special Payment Date," which shall be fifteen (15) days after the Special Record Date) shall be sent at least five (5) Business Days prior to the Special Record Date by United States mail, first-class, postage prepaid, to the address of each Owner of a Bond Similarly Secured appearing on the books of the Trustee at the close of business on the last Business Day preceding the date of mailing such notice.

(c) Interest on the Bonds Similarly Secured shall be paid by check, dated as of the Interest Payment Date, and sent, United States mail, first-class, postage prepaid, by the Paying Agent/Registrar to each Owner at the address of each Owner as such appears in the Register or by such other customary banking arrangement acceptable to the Paying Agent/Registrar and the Owner; provided, however, the Owner shall bear all risk and expense of such other banking arrangement.

(d) The principal of each Bond Similarly Secured shall be paid to the Owner of such Bond Similarly Secured on the due date thereof, whether at the maturity date or the date of prior redemption thereof, upon presentation and surrender of such Bond Similarly Secured at the Designated Payment/Transfer Office of the Paying Agent/Registrar.

(e) If the date for the payment of the principal of or interest on the Bonds Similarly Secured shall be a Saturday, Sunday, legal holiday, or day on which banking institutions in the

city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are required or authorized by law or executive order to close, the date for such payment shall be the next succeeding day that is not a Saturday, Sunday, legal holiday, or day on which such banking institutions are required or authorized to close, and payment on such date shall for all purposes be deemed to have been made on the due date thereof as specified in Section 3.2 of this Indenture.

(f) Unclaimed payments of amounts due hereunder shall be segregated in a special account and held in trust, uninvested by the Paying Agent/Registrar, for the account of the Owner of the Bonds Similarly Secured to which such unclaimed payments pertain. Subject to any escheat, abandoned property, or similar law of the State of Texas, any such payments remaining unclaimed by the Owners entitled thereto for two (2) years after the applicable payment or redemption date shall be applied to the next payment or payments on such Bonds Similarly Secured thereafter coming due and, to the extent any such money remains after the retirement of all Outstanding Bonds Similarly Secured, shall be paid to the City to be used for any lawful purpose. Thereafter, none of the City, the Paying Agent/Registrar, or any other Person shall be liable or responsible to any Owners of such Bonds Similarly Secured for any further payment of such unclaimed moneys or on account of any such Bonds Similarly Secured, subject to any applicable escheat law or similar law of the State of Texas.

Section 3.5. Execution and Registration of Bonds Similarly Secured.

(a) The Bonds Similarly Secured shall be executed on behalf of the City by the Mayor or Mayor Pro Tem and the City Secretary or the Assistant City Secretary, by their manual or facsimile signatures, and the official seal of the City shall be impressed or placed in facsimile thereon. Such facsimile signatures on the Bonds Similarly Secured shall have the same effect as if each of the Bonds Similarly Secured had been signed manually and in person by each of said officers, and such facsimile seal on the Bonds Similarly Secured shall have the same effect as if the official seal of the City had been manually impressed upon each of the Bonds Similarly Secured.

(b) In the event that any officer of the City whose manual or facsimile signature appears on the Bonds Similarly Secured ceases to hold such office before the authentication of such Bonds Similarly Secured or before the delivery thereof, such manual or facsimile signature nevertheless shall be valid and sufficient for all purposes as if such officer had remained in such office.

(c) Except as provided below, no Bond Similarly Secured shall be valid or obligatory for any purpose or be entitled to any security or benefit of this Indenture unless and until there appears thereon the Certificate of Trustee substantially in the form provided herein or in a Supplemental Indenture, duly authenticated by manual execution by an officer or duly authorized signatory of the Trustee. It shall not be required that the same officer or authorized signatory of the Trustee sign the Certificate of Trustee on all of the Bonds Similarly Secured. In lieu of the executed Certificate of Trustee described above, the Initial Bond delivered at the Closing Date for such series of Bonds Similarly Secured shall have attached thereto the Comptroller's Registration Certificate substantially in the form provided herein or in a Supplemental Indenture, manually executed by the Comptroller of Public Accounts of the State of Texas, or by his or her duly authorized agent, which certificate shall be evidence that such Initial Bond has been duly approved by the Attorney General of the State of Texas, is a valid and binding obligation of the City, and has been registered by the Comptroller of Public Accounts of the State of Texas.

(d) On the Closing Date for each series of the Bonds Similarly Secured, one Initial Bond representing the entire principal amount of such series of Bonds Similarly Secured, payable in stated installments to the Purchaser of such series of Bonds Similarly Secured or its designee, executed with the manual or facsimile signatures of the Mayor or Mayor Pro Tem and the City Secretary or the Assistant City Secretary, approved by the Attorney General, and registered and manually signed by the Comptroller of Public Accounts, will be delivered to the Purchaser of such series of Bonds Similarly Secured or its designee. Upon payment for such Initial Bond, the Trustee shall cancel the Initial Bond and deliver to DTC on behalf of the Purchaser of such Bonds Similarly Secured one registered definitive bond for each year of maturity of such series of the Bonds Similarly Secured, in the aggregate principal amount of all bonds for such maturity of such series of the Bonds Similarly Secured, registered in the name of Cede & Co., as nominee of DTC.

Section 3.6. Ownership.

(a) The City, the Trustee, the Paying Agent/Registrar and any other Person may treat the Person in whose name any Bond Similarly Secured is registered as the absolute owner of such Bond Similarly Secured for the purpose of making and receiving payment as provided herein (except interest shall be paid to the Person in whose name such Bond Similarly Secured is registered on the relevant Record Date) and for all other purposes, whether or not such Bond Similarly Secured is overdue, and neither the City nor the Trustee, nor the Paying Agent/Registrar, shall be bound by any notice or knowledge to the contrary.

(b) All payments made to the Owner of any Bond Similarly Secured shall be valid and effectual and shall discharge the liability of the City, the Trustee and the Paying Agent/Registrar upon such Bond Similarly Secured to the extent of the sums paid.

Section 3.7. Registration, Transfer and Exchange.

(a) So long as any Bond Similarly Secured remains Outstanding, the City shall cause the Paying Agent/Registrar to keep at the Designated Payment/Transfer Office a Register in which, subject to such reasonable regulations as it may prescribe, the Paying Agent/Registrar shall provide for the registration and transfer of Bonds Similarly Secured in accordance with this Indenture. The Paying Agent/Registrar represents and warrants that it will file and maintain a copy of the Register with the City, and shall cause the Register to be current with all registration and transfer information as from time to time may be applicable.

(b) A Bond Similarly Secured shall be transferable only upon the presentation and surrender thereof at the Designated Payment/Transfer Office of the Paying Agent/Registrar with such endorsement or other evidence of transfer as is acceptable to the Paying Agent/Registrar. No transfer of any Bond Similarly Secured shall be effective until entered in the Register.

(c) The Bonds Similarly Secured shall be exchangeable upon the presentation and surrender thereof at the Designated Payment/Transfer Office of the Paying Agent/Registrar for a Bond Similarly Secured or Bonds Similarly Secured of the same series, and of the same maturity and bearing the same interest rate and in any Authorized Denomination and in an aggregate principal amount equal to the unpaid principal amount of the Bond Similarly Secured presented for exchange.

(d) The Trustee is hereby authorized to authenticate and deliver Bonds Similarly Secured transferred or exchanged for other Bonds Similarly Secured in accordance with this

Section. A new Bond Similarly Secured or Bonds Similarly Secured will be delivered by the Paying Agent/Registrar, in lieu of the Bond Similarly Secured being transferred or exchanged, at the Designated Payment/Transfer Office, or sent by United States mail, first-class, postage prepaid, to the Owner or his designee. Each transferred Bond Similarly Secured delivered by the Paying Agent/Registrar in accordance with this Section shall constitute an original contractual obligation of the City and shall be entitled to the benefits and security of this Indenture to the same extent as the Bond Similarly Secured or Bonds Similarly Secured in lieu of which such transferred Bond Similarly Secured is delivered.

(e) Each exchanged Bond Similarly Secured delivered in accordance with this Section shall constitute an original contractual obligation of the City and shall be entitled to the benefits and security of this Indenture to the same extent as the Bond Similarly Secured or Bonds Similarly Secured in lieu of which such exchanged Bond Similarly Secured is delivered.

(f) No service charge shall be made to the Owner for the initial registration, subsequent transfer, or exchange for a different Authorized Denomination of any of the Bonds Similarly Secured. The Paying Agent/Registrar, however, may require the Owner to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection with the registration, transfer, or exchange of a Bond Similarly Secured.

(g) Neither the City nor the Paying Agent/Registrar shall be required to issue, transfer, or exchange any Bond Similarly Secured or portion thereof called for redemption prior to maturity within forty-five (45) days prior to the date fixed for redemption; provided, however, such limitation shall not be applicable to an exchange by the Owner of the uncalled principal balance of a Bond Similarly Secured redeemed in part.

Section 3.8. Cancellation.

All Bonds Similarly Secured paid or redeemed before their scheduled maturity in accordance with this Indenture, and all Bonds Similarly Secured in lieu of which exchanged Bonds Similarly Secured or replacement Bonds Similarly Secured are authenticated and delivered in accordance with this Indenture, shall be cancelled, and proper records shall be made regarding such payment, redemption, exchange, or replacement. The Paying Agent/Registrar shall dispose of cancelled Bonds Similarly Secured in accordance with the records retention requirements of the Trustee.

Section 3.9. Temporary Bonds Similarly Secured.

(a) Following the delivery and registration of the Initial Bond and pending the preparation of definitive Bonds, the proper officers of the City may execute and, upon the City's request, the Trustee shall authenticate and deliver, one or more temporary Bonds Similarly Secured that are printed, lithographed, typewritten, mimeographed or otherwise produced, in any denomination, substantially of the tenor of the definitive Bonds Similarly Secured in lieu of which they are delivered, without coupons, and with such appropriate insertions, omissions, substitutions and other variations as the officers of the City executing such temporary Bonds Similarly Secured may determine, as evidenced by their signing of such temporary Bonds Similarly Secured.

(b) Until exchanged for Bonds Similarly Secured in definitive form, such Bonds Similarly Secured in temporary form shall be entitled to the benefit and security of this Indenture.

(c) The City, without unreasonable delay, shall prepare, execute and deliver to the Trustee the Bonds Similarly Secured in definitive form; thereupon, upon the presentation and surrender of the Bond Similarly Secured or Bonds Similarly Secured in temporary form to the Paying Agent/Registrar, the Paying Agent/Registrar shall cancel the Bonds Similarly Secured in temporary form and the Trustee shall authenticate and deliver in exchange therefor a Bond Similarly Secured or Bonds Similarly Secured of the same maturity and series, in definitive form, in an Authorized Denomination, and in the same aggregate principal amount, as the Bond Similarly Secured or Bonds Similarly Secured in temporary form surrendered. Such exchange shall be made without the making of any charge therefor to any Owner.

Section 3.10. Replacement Bonds Similarly Secured.

(a) Upon the presentation and surrender to the Paying Agent/Registrar of a mutilated Bond Similarly Secured, the Trustee shall authenticate and deliver in exchange therefor a replacement Bond Similarly Secured of like tenor and principal amount, bearing a number not contemporaneously outstanding. The City or the Paying Agent/Registrar may require the Owner of such Bond Similarly Secured to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection therewith and any other expenses connected therewith.

(b) In the event that any Bond Similarly Secured is lost, apparently destroyed or wrongfully taken, the Trustee, pursuant to the applicable laws of the State of Texas and in the absence of notice or knowledge that such Bond Similarly Secured has been acquired by a bona fide purchaser, shall authenticate and deliver a replacement Bond Similarly Secured of like tenor and principal amount bearing a number not contemporaneously outstanding, provided that the Owner first complies with the following requirements:

(i) furnishes to the Paying Agent/Registrar satisfactory evidence of his or her ownership of and the circumstances of the loss, destruction or theft of such Bond Similarly Secured;

(ii) furnishes such security or indemnity as may be required by the Paying Agent/Registrar and the Trustee to save them and the City harmless;

(iii) pays all expenses and charges in connection therewith, including, but not limited to, printing costs, legal fees, fees of the Trustee and the Paying Agent/Registrar and any tax or other governmental charge that is authorized to be imposed; and

(iv) satisfies any other reasonable requirements imposed by the City and the Trustee.

(c) After the delivery of such replacement Bond Similarly Secured, if a bona fide purchaser of the original Bond Similarly Secured in lieu of which such replacement Bond Similarly Secured was issued presents for payment such original Bond Similarly Secured, the City and the Paying Agent/Registrar shall be entitled to recover such replacement Bond Similarly Secured from the Person to whom it was delivered or any Person taking therefrom, except a bona fide purchaser, and shall be entitled to recover upon the security or indemnity provided therefor to the extent of any loss, damage, cost, or expense incurred by the City, the Paying Agent/Registrar or the Trustee in connection therewith.

(d) In the event that any such mutilated, lost, apparently destroyed or wrongfully taken Bond Similarly Secured has become or is about to become due and payable, the Paying Agent/Registrar, in its discretion, instead of issuing a replacement Bond Similarly Secured, may pay such Bond Similarly Secured if it has become due and payable or may pay such Bond Similarly Secured when it becomes due and payable.

(e) Each replacement Bond Similarly Secured delivered in accordance with this Section shall constitute an original additional contractual obligation of the City and shall be entitled to the benefits and security of this Indenture to the same extent as the Bond Similarly Secured or Bonds Similarly Secured in lieu of which such replacement Bond Similarly Secured is delivered.

Section 3.11. Book-Entry Only System.

The Bonds Similarly Secured shall initially be issued in book-entry-only form and shall be deposited with DTC, which is hereby appointed to act as the securities depository therefor, in accordance with the letter of representations from the City to DTC. On the Closing Date of each series of Bonds Similarly Secured, the definitive Bonds Similarly Secured shall be issued in the form of a single typewritten certificate for each maturity thereof registered in the name of Cede & Co., as nominee for DTC.

With respect to Bonds Similarly Secured registered in the name of Cede & Co., as nominee of DTC, the City and the Paying Agent/Registrar shall have no responsibility or obligation to any DTC Participant or to any Person on behalf of whom such DTC Participant holds an interest in the Bonds Similarly Secured. Without limiting the immediately preceding sentence, the City and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Bonds Similarly Secured, (ii) the delivery to any DTC Participant or any other Person, other than an Owner, as shown on the Register, of any notice with respect to the Bonds Similarly Secured, including any notice of redemption, or (iii) the payment to any DTC Participant or any other Person, other than an Owner, as shown in the Register of any amount with respect to principal of, premium, if any, or interest on the Bonds Similarly Secured. Notwithstanding any other provision of this Indenture to the contrary, the City and the Paying Agent/Registrar shall be entitled to treat and consider the Person in whose name each Bond Similarly Secured is registered in the Register as the absolute owner of such Bond Similarly Secured for the purpose of payment of principal of, premium, if any, and interest on such Bond Similarly Secured, for the purpose of giving notices of redemption and other matters with respect to such Bond Similarly Secured, for the purpose of registering transfer with respect to such Bond Similarly Secured, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of, premium, if any, and interest on the Bonds Similarly Secured only to or upon the order of the respective Owners as shown in the Register, as provided in this Indenture, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to payment of principal of, premium, if any, and interest on the Bonds Similarly Secured to the extent of the sum or sums so paid. No Person other than an Owner, as shown in the Register, shall receive a certificate evidencing the obligation of the City to make payments of amounts due pursuant to this Indenture. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in this Indenture with respect to interest checks or drafts being mailed to the registered owner at the close of business on the relevant Record Date, the words "Cede & Co." in this Indenture shall refer to such new nominee of DTC.

Section 3.12. Successor Securities Depository: Transfer Outside Book-Entry-Only System.

In the event that the City determines that DTC is incapable of discharging its responsibilities described herein and in the letter of representations from the City to DTC, the City shall (i) appoint a successor securities depository, qualified to act as such under Section 17A of the Securities and Exchange Act of 1934, as amended, notify DTC and DTC Participants of the appointment of such successor securities depository and transfer one or more separate Bonds Similarly Secured to such successor securities depository; or (ii) notify DTC and DTC Participants of the availability through DTC of certificated Bonds Similarly Secured and cause the Paying Agent/Registrar to transfer one or more separate registered Bonds Similarly Secured to DTC Participants having Bonds Similarly Secured credited to their DTC accounts. In such event, the Bonds Similarly Secured shall no longer be restricted to being registered in the Register in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names Owners transferring or exchanging Bonds Similarly Secured shall designate, in accordance with the provisions of this Indenture.

Section 3.13. Payments to Cede & Co.

Notwithstanding any other provision of this Indenture to the contrary, so long as any Bonds Similarly Secured are registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of, premium, if any, and interest on such Bonds Similarly Secured, and all notices with respect to such Bonds Similarly Secured shall be made and given, respectively, in the manner provided in the blanket letter of representations from the City to DTC.

ARTICLE IV

REDEMPTION OF BONDS SIMILARLY SECURED BEFORE MATURITY

Section 4.1. Limitation on Redemption.

The Bonds Similarly Secured shall be subject to redemption before their scheduled maturity only as provided in this Article IV.

Section 4.2. Mandatory Sinking Fund Redemption.

(a) The Bonds.

(i) The Bonds are subject to mandatory sinking fund redemption prior to their Stated Maturity and will be redeemed by the City in part at the Redemption Price from moneys available for such purpose in the Principal and Interest Account of the Bond Fund pursuant to Article VI, on the dates and in the respective Sinking Fund Installments as set forth in the following schedule:

Term Bonds Maturing September 1, 20[ ]

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	

September 1, 20__
September 1, 20__*

* maturity

Term Bonds Maturing September 1, 20[ ]

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__*	

* maturity

Term Bonds Maturing September 1, 20[ ]

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__*	

* maturity

Term Bonds Maturing September 1, 20[ ]

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__*	

* maturity

(ii) At least forty-five (45) days prior to each mandatory sinking fund redemption date, and subject to any prior reduction authorized by subparagraphs (iii) and (iv) of this Section 4.2(a), the Trustee shall select a principal amount of Bonds (in accordance with Section 4.5) of such maturity equal to the Sinking Fund Installment amount of such Bonds to be redeemed, shall call such Bonds for redemption on such scheduled mandatory sinking fund redemption date, and shall give notice of such redemption, as provided in Section 4.6.

(iii) The principal amount of Bonds of a Stated Maturity required to be redeemed on any mandatory sinking fund redemption date pursuant to subparagraph (i) of this Section 4.2(a) shall be reduced, at the option of the City, by the principal amount of any Bonds of such maturity which, at least forty-five (45) days prior to the mandatory sinking fund redemption date shall have been acquired by the City at a price not exceeding the principal amount of such Bonds plus accrued and unpaid interest to the date of purchase thereof, and delivered to the Trustee for cancellation.

(iv) The principal amount of Bonds required to be redeemed on any mandatory sinking fund redemption date pursuant to subparagraph (i) of this Section 4.2(a) shall be reduced on a pro rata basis among Sinking Fund Installments by the principal amount of any Bonds which, at least forty-five (45) days prior to the mandatory sinking fund redemption date, shall have been redeemed pursuant to the optional redemption or extraordinary optional redemption provisions hereof and not previously credited to a mandatory sinking fund redemption.

Section 4.3. Optional Redemption.

(a) The Bonds.

(i) The City reserves the right and option to redeem Bonds maturing on or after September 1, 20[ ], before their respective scheduled maturity dates, in whole or in part, on any date on or after September 1, 20[ ], such redemption date or dates to be fixed by the City, at the Redemption Price.

Section 4.4. Extraordinary Optional Redemption.

Notwithstanding any provision in this Indenture to the contrary, the City reserves the right and option to redeem Bonds Similarly Secured before their respective scheduled maturity dates, in whole or in part and in an amount and on any date specified in a City Certificate, at the Redemption Price of such Bonds Similarly Secured, or portions thereof, to be redeemed plus accrued interest to the date of redemption from amounts on deposit in the Redemption Fund as a result of Prepayments (including related transfers to the Redemption Fund made pursuant to the terms of this Indenture) any other transfers to the Redemption Fund under the terms of this Indenture, or as a result of unexpended amounts transferred from the Project Fund pursuant to the terms of this Indenture. The City will provide the Trustee a City Certificate directing the Bonds Similarly Secured to be redeemed pursuant to this Section 4.4 in accordance with the provisions of Section 4.5 hereof.

Section 4.5. Partial Redemption.

(a) If less than all of a series of Bonds Similarly Secured are to be redeemed pursuant to Sections 4.2, 4.3, or 4.4, Bonds Similarly Secured shall be redeemed in minimum principal

amounts of $1,000 or any integral multiple thereof. Each Bond Similarly Secured shall be treated as representing the number of bonds that is obtained by dividing the principal amount of such series of Bonds Similarly Secured by $1,000. No redemption shall result in a Bond Similarly Secured in a denomination of less than the Authorized Denomination in effect at that time; provided, however, if the amount of the Outstanding Bond Similarly Secured is less than an Authorized Denomination after giving effect to such partial redemption, a Bond Similarly Secured in the principal amount equal to the unredeemed portion, but not less than $1,000, may be issued.

(b) In selecting the Bonds Similarly Secured to be redeemed pursuant to Section 4.2, the Trustee may select Bonds Similarly Secured in any method that results in a random selection.

(c) In selecting the Bonds Similarly Secured to be redeemed pursuant to Section 4.3, the Trustee may rely on the directions provided in a City Certificate.

(d) If less than all of a series of Bonds Similarly Secured are called for extraordinary optional redemption pursuant to Section 4.4 hereof, the Bonds Similarly Secured or portion of a Bond Similarly Secured, as applicable, of such series to be redeemed shall be selected in the following manner:

(i) with respect to a Substantial Amount Redemption, the principal amount called for redemption shall be allocated on a pro rata basis among all Outstanding Bonds Similarly Secured of such series; and

(ii) with respect to a Minor Amount Redemption, the Outstanding Bonds Similarly Secured of such series shall be redeemed in inverse order of maturity.

(e) Upon surrender of any Bond Similarly Secured for redemption in part, the Trustee, in accordance with Section 3.7 of this Indenture, shall authenticate and deliver an exchanged Bond Similarly Secured or Bonds Similarly Secured of the same series and in an aggregate principal amount equal to the unredeemed portion of the Bond Similarly Secured so surrendered, such exchange being without charge.

Section 4.6. Notice of Redemption to Owners.

(a) The Trustee shall give notice of any redemption of Bonds Similarly Secured by sending notice by United States mail, first-class, postage prepaid, not less than 30 days before the date fixed for redemption, to the Owner of each Bond Similarly Secured or portion thereof to be redeemed, at the address shown in the Register. So long as the Bonds Similarly Secured are in book-entry-only form and held by DTC as security depository, references to Owner in this Indenture mean Cede & Co., as nominee for DTC.

(b) The notice shall state the redemption date, the Redemption Price, the place at which the Bonds Similarly Secured are to be surrendered for payment, and, if less than all the Outstanding Bonds Similarly Secured are to be redeemed, and subject to Section 4.5 hereof, an identification of the Bonds Similarly Secured or portions thereof to be redeemed, any conditions to such redemption and that on the redemption date, if all conditions, if any, to such redemption have been satisfied, such Bond Similarly Secured shall become due and payable.

(c) Any notice given as provided in this Section shall be conclusively presumed to have been duly given, whether or not the Owner receives such notice.

(d) The City has the right to rescind any optional redemption or extraordinary optional redemption described in Sections 4.3 or 4.4 by written notice to the Trustee on or prior to the

date fixed for redemption. Any notice of redemption shall be cancelled and annulled if for any reason funds are not available on the date fixed for redemption for the payment in full of the Bonds Similarly Secured then called for redemption, and such cancellation shall not constitute an Event of Default under the Indenture. The Trustee shall mail notice of rescission of redemption in the same manner notice of redemption was originally provided.

(e) With respect to any optional redemption of the Bonds Similarly Secured, unless the Trustee has received funds sufficient to pay the Redemption Price of the Bonds Similarly Secured to be redeemed before giving of a notice of redemption, the notice may state the City may condition redemption on the receipt of such funds by the Trustee on or before the date fixed for the redemption, or on the satisfaction of any other prerequisites set forth in the notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption are not satisfied and sufficient funds are not received, the notice shall be of no force and effect, the City shall not redeem the Bonds Similarly Secured and the Trustee shall give notice, in the manner in which the notice of redemption was given, that the Bonds Similarly Secured have not been redeemed.

Section 4.7. Payment Upon Redemption.

(a) The Trustee shall make provision for the payment of the Bonds Similarly Secured to be redeemed on such date of redemption by setting aside and holding in trust an amount from the Redemption Fund or otherwise received by the Trustee from the City and shall use such funds solely for the purpose of paying the Redemption Price on the Bonds Similarly Secured being redeemed.

(b) Upon presentation and surrender of any Bond Similarly Secured called for redemption at the Designated Payment/Transfer Office of the Trustee on or after the date fixed for redemption, the Trustee shall pay the Redemption Price on such Bond Similarly Secured to the date of redemption from the moneys set aside for such purpose.

Section 4.8. Effect of Redemption.

Notice of redemption having been given as provided in Section 4.6 of this Indenture, the Bonds Similarly Secured or portions thereof called for redemption shall become due and payable on the date fixed for redemption provided that funds for the payment of the Redemption Price of such Bonds Similarly Secured to the date fixed for redemption are on deposit with the Trustee; thereafter, such Bonds Similarly Secured or portions thereof shall cease to bear interest from and after the date fixed for redemption, whether or not such Bonds Similarly Secured are presented and surrendered for payment on such date.

ARTICLE V

FORM OF THE BONDS SIMILARLY SECURED

Section 5.1. Form Generally.

(a) The Bonds Similarly Secured, including the Registration Certificate of the Comptroller of Public Accounts of the State of Texas, the Certificate of the Trustee, and the Assignment to appear on each of the Bonds Similarly Secured, (i) shall be, with respect to the Bonds, substantially in the form set forth in Exhibit A to this Indenture with such appropriate insertions, omissions, substitutions, and other variations as are permitted or required by this Indenture, and, with respect to any other Bonds Similarly Secured, substantially in the form set forth in an exhibit to a Supplemental Indenture with such appropriate insertions, omissions, substitutions, and other variations as are permitted or required by this Indenture and (ii) may

have such letters, numbers, or other marks of identification (including identifying numbers and letters of the Committee on Uniform Securities Identification Procedures of the American Bankers Association) and such legends and endorsements (including any reproduction of an opinion of counsel) thereon as, consistently herewith, may be determined by the City or by the officers executing such Bonds Similarly Secured, as evidenced by their execution thereof.

(b) Any portion of the text of any Bonds Similarly Secured may be set forth on the reverse side thereof, with an appropriate reference thereto on the face of the Bonds Similarly Secured.

(c) The definitive Bonds Similarly Secured shall be typewritten, printed, lithographed, or engraved, and may be produced by any combination of these methods or produced in any other similar manner, all as determined by the officers executing such Bonds Similarly Secured, as evidenced by their execution thereof.

(d) Each Initial Bond submitted to the Attorney General of the State of Texas may be typewritten and photocopied or otherwise reproduced.

Section 5.2. CUSIP Registration.

The City may secure identification numbers through the CUSIP Services, managed by S&P Global Market Intelligence on behalf of The American Bankers Association, New York, New York, and may authorize the printing of such numbers on the face of the Bonds Similarly Secured. It is expressly provided, however, that the presence or absence of CUSIP numbers on the Bonds Similarly Secured shall be of no significance or effect as regards the legality thereof; and none of the City, the Trustee, nor the attorneys approving said Bonds Similarly Secured as to legality are to be held responsible for CUSIP numbers incorrectly printed on the Bonds Similarly Secured.

Section 5.3. Legal Opinion.

The approving legal opinion of Bond Counsel may be printed on or attached to each Bond Similarly Secured over the certification of the City Secretary or the Assistant City Secretary of the City, which may be executed in facsimile.

ARTICLE VI

FUNDS AND ACCOUNTS

Section 6.1. Establishment of Funds and Accounts.

(a) Creation of Funds. The following Funds are hereby created and established under this Indenture:

(i) Pledged Revenue Fund;

(ii) Bond Fund;

(iii) Project Fund;

(iv) Reserve Fund;

(v) Redemption Fund;

(vi) Rebate Fund;

(vii) Administrative Fund; and

(viii) Reimbursement Fund.

(b) Creation of Accounts.

(i) The following Accounts are hereby created and established under the Pledged Revenue Fund:

(A) Bond Pledged Revenue Account; and

(B) Developer Reimbursement Pledged Revenue Account.

(ii) The following Accounts are hereby created and established under the Bond Fund:

(A) Capitalized Interest Account; and

(B) Principal and Interest Account.

(iii) The following Accounts are hereby created and established under the Project Fund:

(A) Phase #2 Improvements Account;

(B) Developer Improvement Account; and

(C) Costs of Issuance Account.

(iv) The following Accounts are hereby created and established under the Reserve Fund:

(A) Reserve Account; and

(B) Additional Interest Reserve Account.

(v) The following Account is hereby created and established under the Administrative Fund:

(A) District Administration Account.

(c) Each Fund and each Account created within such Fund shall be maintained by the Trustee separate and apart from all other funds and accounts of the City. The Pledged Funds shall constitute trust funds which shall be held in trust by the Trustee as part of the Trust Estate solely for the benefit of the Owners of the Bonds Similarly Secured.

(d) Except as provided in Section 6.10(f), interest earnings and profit on each respective Fund and Account established by this Indenture shall be applied or withdrawn for the purposes of such Fund or Account as specified below.

Section 6.2. Initial Deposits to Funds and Accounts.

(a) The Bonds.

(i) The proceeds from the sale of the Bonds shall be paid to the Trustee and deposited or transferred by the Trustee as follows:

(A) to the Capitalized Interest Account of the Bond Fund: $[ ];

(B) to the Phase #2 Improvements Account of the Project Fund: $[ ];

(C) to the Costs of Issuance Account of the Project Fund: $[ ];

(D) to the Reserve Account of the Reserve Fund: $[ ]; and

(E) to the District Administration Account of the Administrative Fund: $[ ].

(ii) Funds received from the Developer on the Closing Date of the Bonds in the amount of $[ ] shall be paid to the Trustee and deposited or transferred by the Trustee into the Developer Improvement Account of the Project Fund.

Section 6.3. Pledged Revenue Fund.

(a) On or before February 15 of each year while the Bonds Similarly Secured are Outstanding and beginning February 15, 2026, the City shall deposit or cause to be deposited the Pledged Revenues into the Pledged Revenue Fund. From amounts deposited into the Pledged Revenue Fund, the City shall deposit or cause to be deposited Pledged Revenues as follows: (i) first, to the Bond Pledged Revenue Account of the Pledged Revenue Fund in an amount sufficient to pay debt service on the Bonds Similarly Secured next coming due in such calendar year, (ii) second, to the Reserve Account of the Reserve Fund in an amount to cause the amount in the Reserve Account to equal the Reserve Account Requirement, in accordance with Section 6.7(a) hereof, (iii) third, to the Additional Interest Reserve Account of the Reserve Fund in an amount equal to the Additional Interest collected, in accordance with Section 6.7(b) hereof, (iv) fourth, to the Developer Reimbursement Pledged Revenue Account of the Pledged Revenue Fund to pay the Developer for costs of Phase #2 Improvements that have been paid by the Developer (including any accrued interest) pursuant to the terms of the Phase #2 Reimbursement Agreement, (v) fifth, to pay Actual Costs of the Phase #2 Improvements, and (vi) sixth, to pay other costs permitted by the PID Act. Moneys transferred to the Developer Reimbursement Pledged Revenue Account shall not be a part of the Trust Estate and are not security for the Bonds Similarly Secured.

(b) From time to time as needed to pay the obligations relating to the Bonds Similarly Secured, but no later than five (5) Business Days before each Interest Payment Date, the Trustee shall withdraw from the Bond Pledged Revenue Account and transfer to the Principal and Interest Account of the Bond Fund, an amount, taking into account any amounts then on deposit in such Principal and Interest Account and any expected transfers from the Capitalized Interest Account to the Principal and Interest Account, such that the amount on deposit in the Principal and Interest Account equals the principal (including any Sinking Fund Installments) and interest due on the Bonds Similarly Secured on the next Interest Payment Date.

(c) If, after the foregoing transfers and any transfer from the Reserve Fund as provided in Section 6.7 herein, there are insufficient funds to make the payments provided in paragraph (b) above, the Trustee shall apply the available funds in the Principal and Interest Account first, to the payment of interest and, second, to the payment of principal (including any

Sinking Fund Installments) on the Bonds Similarly Secured, as described in Section 11.4(a) hereof.

(d) Subject to the provisions of the Phase #2 Reimbursement Agreement, from time to time as needed to pay the obligations relating to Actual Costs of the Phase #2 Improvements that are paid by the Developer, and once all amounts deposited into the Phase #2 Improvements Account of the Project Fund have been disbursed, the Trustee shall, pursuant to a completed Reimbursement Payment Request, withdraw from the Developer Reimbursement Pledged Revenue Account and transfer to the Reimbursement Fund such amount needed to pay the Developer for funds it paid to fund Actual Costs of the Phase #2 Improvements, including any accrued interest. When all amounts due to the Developer to pay it for the funds it used to pay for Actual Costs of the Phase #2 Improvements have been paid to the Developer, whether through Assessments received and applied in accordance with this Indenture and the Service and Assessment Plan or an Annual Service Plan Update, or through the proceeds of Additional Bonds, no further deposits shall be made to the Developer Reimbursement Pledged Revenue Account and the Developer Reimbursement Pledged Revenue Account shall be closed.

(e) Notwithstanding Section 6.3(a) hereof, the Trustee shall deposit Prepayments to the Pledged Revenue Fund and as soon as practicable after such deposit shall transfer such Prepayments to the Redemption Fund.

(f) Notwithstanding Section 6.3(a) hereof, the Trustee shall deposit Foreclosure Proceeds to the Pledged Revenue Fund and as soon as practicable after such deposit shall transfer Foreclosure Proceeds first, to the Reserve Account to restore any transfers from the Reserve Account made with respect to the Assessed Parcel(s) to which the Foreclosure Proceeds relate, second, to the Additional Interest Reserve Account to restore any transfers from the Additional Interest Reserve Account made with respect to the Assessed Parcel(s) to which the Foreclosure Proceeds relate, and third, to the Redemption Fund.

(g) After satisfaction of the requirement to provide for the payment of the principal and interest on the Bonds Similarly Secured and to fund any deficiency that may exist in an account of the Reserve Fund and the other deposits described in (a) above, the City may direct the Trustee by City Certificate to apply Assessments for any lawful purposes permitted by the PID Act for which Assessments may be paid, including transfers to the Redemption Fund and the funding of any obligations due to the Developer with funds deposited to the Developer Reimbursement Pledged Revenue Account.

(h) Any additional Pledged Revenues remaining after the satisfaction of the foregoing shall be applied by the Trustee, as instructed by the City pursuant to a City Certificate, for any lawful purpose permitted by the PID Act for which such additional Pledged Revenues may be used, including transfers to other Funds and Accounts created pursuant to this Indenture.

Section 6.4. Bond Fund.

(a) On each Interest Payment Date, the Trustee shall withdraw from the Principal and Interest Account and transfer to the Paying Agent/Registrar the principal (including any Sinking Fund Installments) and/or interest then due and payable on the Bonds Similarly Secured, less any amount to be used to pay interest on the Bonds Similarly Secured on such Interest Payment Date from the Capitalized Interest Account, as provided below.

(b) If amounts in the Principal and Interest Account are insufficient for the purposes set forth in paragraph (a) above, the Trustee shall withdraw from the Reserve Fund amounts to cover the amount of such insufficiency in the order described in Section 6.7(f) hereof. Amounts

so withdrawn from the Reserve Fund shall be deposited in the Principal and Interest Account and transferred to the Paying Agent/Registrar.

(c) Moneys in the Capitalized Interest Account shall be used for the payment of interest on the Bonds on the following dates and in the following amounts:

Date	**Amount ($)**
September 1, 20[ ]	
March 1, 20[ ]	
September 1, 20[ ]	

Any amounts on deposit in the Capitalized Interest Account after the payment of interest on the dates and in the amounts listed above shall be transferred to the Phase #2 Improvements Account of the Project Fund, or if the Phase #2 Improvements Account has been closed as provided in Section 6.5(f) herein, such amounts shall be transferred to the Redemption Fund to be used to redeem Bonds Similarly Secured and the Capitalized Interest Account shall be closed.

Section 6.5. Project Fund.

(a) Money on deposit in the Project Fund shall be used for the purposes specified in Section 3.1 hereof.

(b) Disbursements from the Costs of Issuance Account of the Project Fund shall be made by the Trustee to pay costs of issuance of the Bonds Similarly Secured pursuant to one or more City Certificates. Disbursements from the other Accounts of the Project Fund to pay Actual Costs of the Phase #2 Improvements shall be made by the Trustee upon receipt by the Trustee of either a properly executed and completed Certification for Payment or written direction from the City or its designee approving the disbursement to the Developer or the Developer's designee. The disbursement of funds from the Phase #2 Improvements Account or the Developer Improvement Account pursuant to a Certification for Payment shall be pursuant to and in accordance with the disbursement procedures described in the Phase #2 Construction, Funding, and Acquisition Agreement or as provided in such Certification for Payment; provided, however, that all disbursements of funds for the Actual Costs of Phase #2 Improvements made pursuant to a Certification of Payment shall be made first, from the Phase #2 Improvements Account, and second, from the Developer Improvement Account. Such provisions and procedures related to such disbursements contained in the Phase #2 Construction, Funding, and Acquisition Agreement, are herein incorporated by reference and deemed set forth herein in full.

(c) If the City Representative determines in his or her sole discretion that amounts then on deposit in the Phase #2 Improvements Account of the Project Fund are not expected to be expended for purposes of such Account due to the abandonment or constructive abandonment of the Phase #2 Improvements such that, in the opinion of the City Representative, it is unlikely that the amounts in the Phase #2 Improvements Account of the Project Fund will ever be expended for the purposes of such Account, the City Representative shall file a City Certificate with the Trustee which identifies the amounts then on deposit in the Phase #2 Improvements Account of the Project Fund that are not expected to be used for purposes of such Account. If such City Certificate is so filed, the amounts on deposit in the Phase #2 Improvements Account of the Project Fund shall be transferred to the Redemption Fund to redeem Bonds Similarly Secured on the earliest practicable date after notice of redemption has been provided in accordance with the Indenture.

(d) In making any determination pursuant to this Section, the City Representative may conclusively rely upon a certificate of an Independent Financial Consultant.

(e) Upon the filing of a City Certificate stating that all Phase #2 Improvements have been completed and that all Actual Costs of the Phase #2 Improvements have been paid, or that any such Actual Costs of the Phase #2 Improvements are not required to be paid from the Phase #2 Improvements Account of the Project Fund pursuant to a Certification for Payment or written direction from the City or its designee, the Trustee (i) shall transfer the amount, if any, remaining within the Phase #2 Improvements Account of the Project Fund to the Bond Fund and (ii) shall close the Phase #2 Improvements Account. If the Phase #2 Improvements Account is closed as provided above, the Trustee shall transfer any remaining amounts in the Developer Improvement Account of the Project Fund to the Developer and shall close the Developer Improvement Account of the Project Fund. If both the Phase #2 Improvements Account and the Developer Improvement Account have been closed as provided above and the Costs of Issuance Account of the Project Fund has been closed pursuant to the provisions of Section 6.5(f), the Project Fund shall be closed.

(f) Not later than six months following the Closing Date, or upon a determination by the City Representative that all costs of issuance of such series of Bonds Similarly Secured have been paid, any amounts remaining in the Costs of Issuance Account shall be transferred to another Account of the Project Fund and used to pay Actual Costs or to the Principal and Interest Account of the Bond Fund and used to pay interest on the Bonds Similarly Secured, as directed by the City in a City Certificate filed with the Trustee and the Costs of Issuance Account shall be closed.

Section 6.6. Redemption Fund.

(a) The Trustee shall cause to be deposited to the Redemption Fund from the Bond Pledged Revenue Account of the Pledged Revenue Fund an amount sufficient to redeem Bonds Similarly Secured as provided in Sections 4.3 and 4.4 on the dates specified for redemption as provided in Sections 4.3 and 4.4. Amounts on deposit in the Redemption Fund shall be used and withdrawn by the Trustee to redeem Bonds Similarly Secured as provided in Article IV.

Section 6.7. Reserve Fund.

(a) The City agrees with the Owners of the Bonds Similarly Secured to accumulate from the deposits described in Section 6.2 and Section 6.3(a) hereof, and when accumulated, maintain in the Reserve Account of the Reserve Fund, an amount equal to not less than the Reserve Account Requirement except to the extent such deficiency is due to the application of Section 6.7(d) hereof. All amounts deposited in the Reserve Account of the Reserve Fund shall be used and withdrawn by the Trustee for the purpose of making transfers to the Principal and Interest Account of the Bond Fund as provided in this Indenture.

(b) The Trustee, if needed, will transfer from the Bond Pledged Revenue Account of the Pledged Revenue Fund to the Additional Interest Reserve Account on March 1 and September 1 of each year, commencing March 1, 2026, an amount equal to the Additional Interest collected, if any, as shown in the Phase #2 Assessment Roll attached to the Service and Assessment Plan or an Annual Service Plan Update, until the Additional Interest Reserve Requirement has been accumulated in the Additional Interest Reserve Account. If the amount on deposit in the Additional Interest Reserve Account shall at any later time be less than the Additional Interest Reserve Requirement, the Trustee shall notify the City, in writing, of the

amount of such shortfall, and the City shall resume collecting the Additional Interest and shall file a City Certificate with the Trustee instructing the Trustee to resume depositing the Additional Interest from the Bond Pledged Revenue Account of the Pledged Revenue Fund into the Additional Interest Reserve Account until the Additional Interest Reserve Requirement has been accumulated in the Additional Interest Reserve Account; provided, however, that the City shall not be required to replenish the Additional Interest Reserve Account in the event funds are transferred from the Additional Interest Reserve Account to the Redemption Fund as a result of an extraordinary optional redemption of Bonds Similarly Secured from the proceeds of a Prepayment pursuant to Section 4.4 of this Indenture. In the event the amount on deposit in the Additional Interest Reserve Account is less than the Additional Interest Reserve Requirement then the deposits described in the immediately preceding sentence shall continue until the Additional Interest Reserve Account has been fully replenished. If, after such deposits, there is surplus Additional Interest remaining, the Trustee shall transfer such surplus Additional Interest to the Redemption Fund, and shall notify the City of such transfer in writing. In calculating the amounts to be transferred pursuant to this Section, the Trustee may conclusively rely on the Annual Installments as shown on the Phase #2 Assessment Roll in the Service and Assessment Plan or an Annual Service Plan Update, unless and until it receives a City Certificate directing that a different amount be used.

(c) Whenever a transfer is made from an Account of the Reserve Fund to the Bond Fund due to a deficiency in the Bond Fund, the Trustee shall provide written notice thereof to the City, specifying the amount withdrawn and the source of said funds.

(d) Whenever Bonds Similarly Secured are to be redeemed with the proceeds of Prepayments pursuant to Section 4.4, the Trustee shall transfer, on the Business Day prior to the redemption date (or on such other date as agreed to by the City and the Trustee), from the Reserve Account of the Reserve Fund to the Redemption Fund, an amount specified in a City Certificate to be applied to the redemption of the Bonds Similarly Secured. The amount so transferred from the Reserve Account of the Reserve Fund shall be equal to the principal amount of Bonds Similarly Secured to be redeemed with Prepayments multiplied by the lesser of: (i) the amount required to be in the Reserve Account of the Reserve Fund divided by the principal amount of Outstanding Bonds Similarly Secured prior to the redemption, and (ii) the amount actually in the Reserve Account of the Reserve Fund divided by the principal amount of Outstanding Bonds Similarly Secured prior to the redemption. If after such transfer, and after applying investment earnings on the Prepayments toward payment of accrued interest, there are insufficient funds in the Redemption Fund to pay the principal amount plus accrued and unpaid interest to the date fixed for redemption of the Bonds Similarly Secured to be redeemed, as identified in a City Certificate, as a result of such Prepayments and as a result of the transfer from the Reserve Account under this Section 6.7(d), the Trustee shall transfer an amount equal to the shortfall, and/or any additional amounts necessary to permit the Bonds Similarly Secured to be redeemed in minimum principal amounts of $1,000, from the Additional Interest Reserve Account to the Redemption Fund to be applied to the redemption of the Bonds Similarly Secured.

(e) Whenever, on any Interest Payment Date, or on any other date at the written request of a City Representative, the amount in the Reserve Account exceeds the Reserve Account Requirement, the Trustee shall provide written notice to the City Representative of the amount of the excess. Such excess shall be transferred to the Principal and Interest Account to be used for the payment of debt service on the Bonds Similarly Secured on the next Interest Payment Date in accordance with Section 6.4 hereof, unless within thirty days of such notice to the City Representative, the Trustee receives a City Certificate instructing the Trustee to apply such excess: (i) to pay amounts due under Section 6.8 hereof, (ii) to a specified Account of the

Project Fund if such application and the expenditure of funds is expected to occur within three years of the date hereof, or (iii) for such other use specified in such City Certificate if the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that such alternate use will not adversely affect the exemption from federal income tax of the interest on any Bond Similarly Secured.

(f) Whenever, on any Interest Payment Date, the amount on deposit in the Bond Fund is insufficient to pay the debt service on the Bonds Similarly Secured due on such date, the Trustee shall transfer first, from the Additional Interest Reserve Account of the Reserve Fund to the Bond Fund and, second, from the Reserve Account of the Reserve Fund to the Bond Fund the amounts necessary to cure such deficiency.

(g) At the final maturity of the Bonds Similarly Secured, the amount on deposit in the Reserve Account and the Additional Interest Reserve Account shall be transferred to the Principal and Interest Account of the Bond Fund and applied to the payment of the principal of the Bonds Similarly Secured.

(h) If, after a Reserve Account withdrawal pursuant to Section 6.7(f), the amount on deposit in the Reserve Account of the Reserve Fund is less than the Reserve Account Requirement, the Trustee shall transfer from the Pledged Revenue Fund to the Reserve Account of the Reserve Fund the amount of such deficiency, in accordance with Section 6.3.

(i) If the amount held in the Reserve Fund together with the amounts held in the Bond Fund and the Redemption Fund is sufficient to pay the principal amount of all Outstanding Bonds Similarly Secured on the next Interest Payment Date, together with the unpaid interest accrued on such Outstanding Bonds Similarly Secured as of such Interest Payment Date, the moneys shall be transferred to the Redemption Fund and thereafter used to redeem all Outstanding Bonds Similarly Secured as of such Interest Payment Date.

Section 6.8. Rebate Fund: Rebate Amount.

(a) There is hereby established a special fund of the City to be designated “City of Celina, Texas, Rebate Fund” (the “Rebate Fund”) to be held by the Trustee in accordance with the terms and provisions of this Indenture. Amounts on deposit in the Rebate Fund shall be used solely for the purpose of paying amounts relating to the Bonds Similarly Secured due the United States Government in accordance with the Code.

(b) In order to assure that the Rebate Amount is paid to the United States rather than to a third party, investments of funds on deposit in the Rebate Fund shall be made in accordance with the Code and the Tax Certificate.

(c) The Trustee conclusively shall be deemed to have complied with the provisions of this Section and Section 7.5(h) and shall not be liable or responsible if it follows the instructions of the City and shall not be required to take any action under this Section and Section 7.5(h) in the absence of written instructions from the City.

(d) If, on the date of each annual calculation, the amount on deposit in the Rebate Fund exceeds the Rebate Amount, the City may direct the Trustee, pursuant to a City Certificate, to transfer the amount in excess of the Rebate Amount to the Bond Fund.

Section 6.9. Administrative Fund.

(a) The City shall deposit or cause to be deposited to the District Administration Account of the Administrative Fund the amounts collected each year to pay Administrative Expenses and Delinquent Collection Costs.

(b) Moneys in the District Administration Account of the Administrative Fund shall be held by the Trustee separate and apart from the other Funds and Accounts created and administered hereunder and used as directed by a City Certificate solely for the purposes set forth in the Service and Assessment Plan.

Section 6.10. Investment of Funds.

(a) Money in any Fund or Account established pursuant to this Indenture shall be invested by the Trustee as directed by the City pursuant to a City Certificate filed with the Trustee at least two (2) days in advance of the making of such investment. The money in any Fund or Account shall be invested in time deposits or certificates of deposit secured in the manner required by law for public funds, or be invested in direct obligations of, including obligations the principal and interest on which are unconditionally guaranteed by, the United States of America, in obligations of any agencies or instrumentalities thereof, or in such other investments as are permitted under the Public Funds Investment Act, Texas Government Code, Chapter 2256, as amended, or any successor law, as in effect from time to time; provided that all such deposits and investments shall be made in such manner (which may include repurchase agreements for such investment with any primary dealer of such agreements) that the money required to be expended from any Fund will be available at the proper time or times. Notwithstanding the preceding sentence, amounts in the Additional Interest Reserve Account may not be invested above the Yield (as defined in Section 7.5(a) hereof) on the Bonds Similarly Secured, unless and until the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that such investment and/or the failure to comply with such yield restriction will not adversely affect the exemption from federal income tax of the interest on any Bond Similarly Secured. Investments shall be valued each year in terms of current market value as of September 30. For purposes of maximizing investment returns, to the extent permitted by law, money in such Funds or Accounts may be invested in common investments of the kind described above, or in a common pool of such investment which shall be kept and held at an official depository bank, which shall not be deemed to be or constitute a commingling of such money or funds provided that safekeeping receipts or certificates of participation clearly evidencing the investment or investment pool in which such money is invested and the share thereof purchased with such money or owned by such Fund or Account is held by or on behalf of each such Fund or Account. If necessary, such investments shall be promptly sold to prevent any default.

(b) Obligations purchased as an investment of moneys in any Fund or Account shall be deemed to be part of such Fund or Account, subject, however, to the requirements of this Indenture for transfer of interest earnings and profits resulting from investment of amounts in Funds and Accounts. Whenever in this Indenture any moneys are required to be transferred by the City to the Trustee, such transfer may be accomplished by transferring a like amount of Investment Securities.

(c) The Trustee and its affiliates may act as sponsor, advisor, depository, principal or agent in the acquisition or disposition of any investment. The Trustee shall have no investment discretion and the Trustee's only responsibility for investments shall be to follow the written instructions contained in any City Certificate and to insure that an investment it is directed to purchase is a permitted investment pursuant to the terms of this Indenture. The Trustee shall not

incur any liability for losses arising from any investments made pursuant to this Section. The Trustee shall not be required to determine the suitability or legality of any investments.

(d) Investments in any and all Funds and Accounts may be commingled in a separate fund or funds for purposes of making, holding and disposing of investments, notwithstanding provisions herein for transfer to or holding in or to the credit of particular Funds or Accounts of amounts received or held by the Trustee hereunder, provided that the Trustee shall at all times account for such investments strictly in accordance with the Funds and Accounts to which they are credited and otherwise as provided in this Indenture.

(e) The Trustee will furnish the City and the Administrator monthly cash transaction statements which include detail for all investment transactions made by the Trustee hereunder; and, unless the Trustee receives a written request, the Trustee is not required to provide brokerage confirmations so long as the Trustee is providing such monthly cash transaction statements.

(f) If, following an annual calculation of the Rebate Amount in accordance with Sections 6.8 and 7.5(g) hereof, it is determined that a Rebate Amount is owed with respect to the Bonds Similarly Secured, the City shall direct the Trustee, pursuant to a City Certificate, to transfer to the Rebate Fund an amount equal to the Rebate Amount owed by the City from investment earnings derived from the investment of the amount on deposit in Pledged Funds. The City Certificate shall specify the amount to be transferred and identify the Pledged Fund or Pledged Funds from which the investment earnings shall be transferred.

Section 6.11. Security of Funds.

All Funds or Accounts heretofore created, to the extent not invested as herein permitted, shall be secured in the manner and to the fullest extent required by law for the security of public funds, and such Funds or Accounts shall be used only for the purposes and in the manner permitted or required by this Indenture.

Section 6.12. Reimbursement Fund.

Money on deposit in the Reimbursement Fund shall be disbursed to the Developer, once all amounts deposited into the Phase #2 Improvements Account have been disbursed, to reimburse the Actual Costs of the Phase #2 Improvements paid from the Developer Improvement Account of the Project Fund. Disbursements shall be made pursuant to this Section and the Phase #2 Reimbursement Agreement, based upon approval of a Reimbursement Payment Request by the City Representative. The Reimbursement Payment Request in the form attached as Exhibit A to the Phase #2 Reimbursement Agreement is hereby incorporated into this Indenture. When all amounts due to the Developer to pay it for the funds it has contributed to pay Actual Costs of the Phase #2 Improvements have been paid to the Developer, whether through Assessments received and applied in accordance with this Indenture and the Service and Assessment Plan or an Annual Service Plan Update, or through the proceeds of Additional Bonds, no further deposits shall be made to the Reimbursement Fund and the Reimbursement Fund shall be closed. In the event that the Reimbursement Fund is closed pursuant to the terms of this Section, any remaining balance in the Reimbursement Fund and in any Account therein shall be transferred to the Pledged Revenue Fund and applied in accordance with the priorities set forth in Section 6.3(a) above.

ARTICLE VII

COVENANTS

Section 7.1. Confirmation of Assessments.

The City hereby confirms, covenants, and agrees that the Assessments to be collected from the Assessed Property are as so reflected in the Service and Assessment Plan (as it may be updated from time to time) and, in accordance with the Assessment Ordinance, it has levied the Assessments against the respective Assessed Parcels from which the Pledged Revenues will be collected and received.

Section 7.2. Collection and Enforcement of Assessments.

(a) For so long as any Bonds Similarly Secured are Outstanding and/or amounts are due to the Developer to pay it for funds it has contributed to pay Actual Costs of the Phase #2 Improvements in accordance with the Phase #2 Reimbursement Agreement, the City covenants, agrees and warrants that it will take and pursue all actions permissible under Applicable Laws to cause the Assessments to be collected and the liens thereof enforced continuously, in the manner and to the maximum extent permitted by Applicable Laws, and, to the extent permitted by Applicable Laws, to cause no reduction, abatement or exemption in the Assessments.

(b) The City will determine or cause to be determined, no later than February 15 of each year, whether or not any Annual Installment is delinquent and, if such delinquencies exist, the City will order and cause to be commenced as soon as practicable any and all appropriate and legally permissible actions to obtain such Annual Installment, and any delinquent charges and interest thereon, including diligently prosecuting an action in district court to foreclose the currently delinquent Annual Installment. Notwithstanding the foregoing, the City shall not be required under any circumstances to purchase or make payment for the purchase of the delinquent Assessment or the corresponding Assessed Parcel. Furthermore, nothing shall obligate the City, the City Attorney, or any appropriate designee to undertake collection or foreclosure actions against delinquent accounts in violation of applicable state law, court order, or existing contractual provisions between the City and its appropriate collections enforcement designees.

Section 7.3. Against Encumbrances.

(a) Other than Refunding Bonds, the City shall not create and, to the extent Pledged Revenues are received, shall not suffer to remain, any lien, encumbrance or charge upon the Trust Estate, other than that specified in Section 9.6 of this Indenture, or upon any other property pledged under this Indenture, except the pledge created for the security of the Bonds Similarly Secured, and other than a lien or pledge subordinate to the lien and pledge of such property related to the Bonds Similarly Secured.

(b) So long as Bonds Similarly Secured are Outstanding hereunder, and except as set forth in Section 13.2 hereof, the City shall not issue any bonds, notes or other evidences of indebtedness other than the Bonds Similarly Secured and Refunding Bonds, if any, secured by any pledge of or other lien or charge on the Trust Estate or other property pledged under this Indenture, except for other indebtedness incurred in compliance with Section 13.2 hereof.

Section 7.4. Records, Accounts, Accounting Reports.

The City hereby covenants and agrees that so long as any of the Bonds Similarly Secured or any interest thereon remain Outstanding and unpaid, and/or the obligation to the Developer to pay it for funds it has contributed to pay Actual Costs of the Phase #2 Improvements in accordance with the Phase #2 Reimbursement Agreement and the Phase #2 Construction, Funding, and Acquisition Agreement remain outstanding and unpaid, it will keep and maintain a proper and complete system of records and accounts pertaining to the Assessments. The Trustee and Owners of any Bonds Similarly Secured or any duly authorized agent or agents of such holders shall have the right at all reasonable times to inspect all such records, accounts, and data relating thereto, upon written request to the City by the Trustee or duly authorized representative, as applicable. The City shall provide the Trustee or duly authorized representative, as applicable, an opportunity to inspect such books and records relating to the Bonds Similarly Secured during the City's regular business hours and on a mutually agreeable date not later than thirty days after the City receives such request.

Section 7.5. Covenants to Maintain Tax-Exempt Status.

(a) Definitions. When used in this Section, the following terms shall have the following meanings:

"*Closing Date*" means the date on which each series of Bonds Similarly Secured are first authenticated and delivered to the respective initial purchasers against payment therefor.

"Code" means the Internal Revenue Code of 1986, as amended by all legislation, if any, effective on or before the Closing Date.

"Computation Date" has the meaning set forth in Section 1.148-1(b) of the Regulations.

"Gross Proceeds" means any proceeds as defined in Section 1.148-1(b) of the Regulations, and any replacement proceeds as defined in Section 1.148-1(c) of the Regulations, of the Bonds Similarly Secured.

"Investment" has the meaning set forth in Section 1.148-1(b) of the Regulations.

"Nonpurpose Investment" means any investment property, as defined in Section 148(b) of the Code, in which Gross Proceeds of the Bonds Similarly Secured are invested and which is not acquired to carry out the governmental purposes of the Bonds Similarly Secured.

"Regulations" means any proposed, temporary or final Income Tax Regulations issued pursuant to Sections 103 and 141 through 150 of the Code, and 103 of the Internal Revenue Code of 1954, which are applicable to the Bonds Similarly Secured. Any reference to any specific Regulation shall also mean, as appropriate, any

proposed, temporary or final Income Tax Regulation designed to supplement, amend or replace the specific Regulation referenced.

"Yield" of (1) any Investment has the meaning set forth in Section 1.148-5 of the Regulations; and (2) the Bonds Similarly Secured, as it pertains to a particular series of Bonds Similarly Secured, has the meaning set forth in Section 1.148-4 of the Regulations.

(b) Not to Cause Interest to Become Taxable. The City shall not use, permit the use of, or omit to use Gross Proceeds or any other amounts (or any property the acquisition, construction or improvement of which is to be financed directly or indirectly with Gross Proceeds) in a manner which if made or omitted, respectively, would cause the interest on any Bond Similarly Secured to become includable in the gross income, as defined in Section 61 of the Code, of the owner thereof for federal income tax purposes. Without limiting the generality of the foregoing, unless and until the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that failure to comply with such covenant will not adversely affect the exemption from federal income tax of the interest on any Bond Similarly Secured, the City shall comply with each of the specific covenants in this Section.

(c) No Private Use or Private Payments. Except as permitted by Section 141 of the Code and the Regulations and rulings thereunder, the City shall at all times prior to the last Stated Maturity of each series of Bonds Similarly Secured:

(i) exclusively own, operate and possess all property the acquisition, construction or improvement of which is to be financed or refinanced directly or indirectly with Gross Proceeds of the Bonds Similarly Secured of such series, and not use or permit the use of such Gross Proceeds (including all contractual arrangements with terms different than those applicable to the general public) or any property acquired, constructed or improved with such Gross Proceeds in any activity carried on by any person or entity (including the United States or any agency, department and instrumentality thereof) other than a state or local government, unless such use is solely as a member of the general public; and

(ii) not directly or indirectly impose or accept any charge or other payment by any person or entity who is treated as using Gross Proceeds of the Bonds Similarly Secured of such series or any property the acquisition, construction or improvement of which is to be financed or refinanced directly or indirectly with such Gross Proceeds, other than taxes of general application within the City or interest earned on investments acquired with such Gross Proceeds pending application for their intended purposes.

(d) No Private Loan.

(i) Except to the extent permitted by Section 141 of the Code and the Regulations and rulings thereunder, the City shall not use Gross Proceeds of any Bonds Similarly Secured to make or finance loans to any person or entity other than a state or local government. For purposes of the foregoing covenant, such Gross Proceeds are considered to be "loaned" to a person or entity if: (1) property acquired, constructed or improved with such Gross Proceeds is sold or leased to such person or entity in a transaction which creates a debt for federal income tax purposes; (2) capacity in or service from such property is committed to such person or entity under a take-or-pay, output or similar contract or arrangement; or (3) indirect benefits, or burdens and benefits of

ownership, of such Gross Proceeds or any property acquired, constructed or improved with such Gross Proceeds are otherwise transferred in a transaction which is the economic equivalent of a loan.

(ii) The City covenants and agrees that the levied Assessments will meet the requirements of the "tax assessment loan exception" within the meaning of Section 1.141-5(d) of the Regulations on the date that each series of the Bonds Similarly Secured are delivered and will ensure that the Assessments continue to meet such requirements for so long as Bonds Similarly Secured are outstanding.

(e) Not to Invest at Higher Yield. Except to the extent permitted by Section 148 of the Code and the Regulations and rulings thereunder, the City shall not at any time prior to the final Stated Maturity of any series of Bonds Similarly Secured directly or indirectly invest Gross Proceeds in any Investment (or use Gross Proceeds to replace money so invested) if, as a result of such investment, the Yield from the Closing Date of all Investments acquired with Gross Proceeds (or with money replaced thereby), whether then held or previously disposed of, exceeds the Yield of such series of Bonds Similarly Secured.

(f) Not Federally Guaranteed. Except to the extent permitted by Section 149(b) of the Code and the Regulations and rulings thereunder, the City shall not take or omit to take any action which would cause the Bonds Similarly Secured to be federally guaranteed within the meaning of Section 149(b) of the Code and the Regulations and rulings thereunder.

(g) Information Report. The City shall timely file the information required by Section 149(e) of the Code with the Secretary of the Treasury on Form 8038-G or such other form and in such place as the Secretary may prescribe with respect to each series of Bonds Similarly Secured.

(h) Rebate of Arbitrage Profits. Except to the extent otherwise provided in Section 148(f) of the Code and the Regulations and rulings thereunder:

(i) The City shall account for all Gross Proceeds (including all receipts, expenditures and investments thereof) on its books of account separately and apart from all other funds (and receipts, expenditures and investments thereof) and shall retain all records of accounting for at least six years after the day on which the last outstanding Bond Similarly Secured is discharged. However, to the extent permitted by law, the City may commingle Gross Proceeds of the Bonds Similarly Secured with other money of the City, provided that the City separately accounts for each receipt and expenditure of Gross Proceeds and the obligations acquired therewith.

(ii) Not less frequently than each Computation Date for each series of Bonds Similarly Secured, the City shall calculate the Rebate Amount for the respective series of Bonds Similarly Secured in accordance with rules set forth in Section 148(f) of the Code and the Regulations and rulings thereunder. The City shall maintain such calculations with its official transcript of proceedings relating to the issuance of each series of Bonds Similarly Secured until six years after the final Computation Date.

(iii) As additional consideration for the purchase of the Bonds Similarly Secured by the Purchasers and the loan of the money represented thereby and in order to induce such purchase by measures designed to insure the excludability of the interest thereon from the gross income of the owners thereof for federal income tax purposes, the City

shall, pursuant to a City Certificate, direct the Trustee to transfer to the Rebate Fund from the funds or subaccounts designated in such City Certificate and direct the Trustee to pay to the United States from the Rebate Fund the amount that when added to the future value of previous rebate payments made for any series of Bonds Similarly Secured equals (i) in the case of a Final Computation Date as defined in Section 1.148-3(e)(2) of the Regulations, one hundred percent (100%) of the Rebate Amount on such date; and (ii) in the case of any other Computation Date, ninety percent (90%) of the Rebate Amount on such date. In all cases, the rebate payments shall be made at the times, in the installments, to the place and in the manner as is or may be required by Section 148(f) of the Code and the Regulations and rulings thereunder, and shall be accompanied by Form 8038-T or such other forms and information as is or may be required by Section 148(f) of the Code and the Regulations and rulings thereunder.

(iv) The City shall exercise reasonable diligence to assure that no errors are made in the calculations and payments required by paragraphs (ii) and (iii), and if an error is made, to discover and promptly correct such error within a reasonable amount of time thereafter (and in all events within one hundred eighty (180) days after discovery of the error), including payment to the United States of any additional Rebate Amount owed to it, interest thereon, and any penalty imposed under Section 1.148-3(h) of the Regulations.

(i) Not to Divert Arbitrage Profits. Except to the extent permitted by Section 148 of the Code and the Regulations and rulings thereunder, the City shall not, at any time prior to the earlier of the Stated Maturity or final payment of the Bonds Similarly Secured, enter into any transaction that reduces the amount required to be paid to the United States pursuant to Subsection (h) of this Section because such transaction results in a smaller profit or a larger loss than would have resulted if the transaction had been at arm's length and had the Yield of the Bonds Similarly Secured not been relevant to either party.

(j) Elections. The City hereby directs and authorizes the Mayor, Mayor Pro Tem, City Manager, Assistant City Manager, Director of Finance, the City Secretary or the Assistant City Secretary, individually or jointly, to make elections permitted or required pursuant to the provisions of the Code or the Regulations, as they deem necessary or appropriate in connection with each series of the Bonds Similarly Secured, in the Tax Certificate or similar or other appropriate certificate, form or document.

ARTICLE VIII

LIABILITY OF CITY

The City shall not incur any responsibility in respect of the Bonds Similarly Secured or this Indenture other than in connection with the duties or obligations explicitly herein or in the Bonds Similarly Secured assigned to or imposed upon it. The City shall not be liable in connection with the performance of its duties hereunder, except for its own willful default or act of bad faith. The City shall not be bound to ascertain or inquire as to the performance or observance of any of the terms, conditions, covenants or agreements of the Trustee herein or of any of the documents executed by the Trustee in connection with the Bonds Similarly Secured, or as to the existence of a default or Event of Default thereunder.

In the absence of bad faith, the City may conclusively rely, as to the truth of the statements and the correctness of the opinions expressed therein, upon certificates or opinions furnished to the City and conforming to the requirements of this Indenture. The City shall not be liable for any

error of judgment made in good faith unless it shall be proved that it was negligent in ascertaining the pertinent facts.

No provision of this Indenture, the Bonds Similarly Secured, the Assessment Ordinance, or any agreement, document, instrument, or certificate executed, delivered or approved in connection with the issuance, sale, delivery, or administration of the Bonds Similarly Secured (the "Bond Documents"), shall require the City to expend or risk its own general funds or otherwise incur any financial liability (other than with respect to the Trust Estate and the Administrative Expenses) in the performance of any of its obligations hereunder, or in the exercise of any of its rights or powers, if in the judgment of the City there are reasonable grounds for believing that the repayment of such funds or liability is not reasonably assured to it.

Neither the Owners nor any other Person shall have any claim against the City or any of its officers, officials, agents, or employees for damages suffered as a result of the City's failure to perform in any respect any covenant, undertaking, or obligation under any Bond Documents or as a result of the incorrectness of any representation in, or omission from, any of the Bond Documents, except to the extent that any such claim relates to an obligation, undertaking, representation, or covenant of the City, in accordance with the Bond Documents and the PID Act. Any such claim shall be payable only from the Trust Estate, the funds available for such payment in any of the Pledged Funds, if any, or the amounts collected to pay Administrative Expenses on deposit in the Administrative Fund. Nothing contained in any of the Bond Documents shall be construed to preclude any action or proceeding in any court or before any governmental body, agency, or instrumentality against the City or any of its officers, officials, agents, or employees to enforce the provisions of any of the Bond Documents or to enforce all rights of the Owners of the Bonds Similarly Secured by mandamus or other proceeding at law or in equity.

The City may rely on and shall be protected in acting or refraining from acting upon any notice, resolution, request, consent, order, certificate, report, warrant, bond, or other paper or document believed by it to be genuine and to have been signed or presented by the proper party or proper parties. The City may consult with counsel with regard to legal questions, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered by it hereunder in good faith and in accordance therewith.

Whenever in the administration of its duties under this Indenture, the City shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action hereunder, such matter (unless other evidence in respect thereof be herein specifically prescribed) may, in the absence of willful misconduct on the part of the City, be deemed to be conclusively proved and established by a certificate of the Trustee, an Independent Financial Consultant, an independent inspector or City Manager or other person designated by the City Council to so act on behalf of the City, and such certificate shall be full warrant to the City for any action taken or suffered under the provisions of this Indenture upon the faith thereof, but in its discretion the City may, in lieu thereof, accept other evidence of such matter or may require such additional evidence as to it may seem reasonable.

In order to perform its duties and obligations hereunder, the City may employ such persons or entities as it deems necessary or advisable. The City shall not be liable for any of the acts or omissions of such persons or entities employed by it in good faith hereunder, and shall be entitled to rely, and shall be fully protected in doing so, upon the opinions, calculations, determinations, and directions of such persons or entities.

ARTICLE IX

THE TRUSTEE

Section 9.1. Trustee as Paying Agent/Registrar.

The Trustee is hereby designated and agrees to act as Paying Agent/Registrar for and in respect to the Bonds Similarly Secured.

Section 9.2. Trustee Entitled to Indemnity.

The Trustee shall be under no obligation to spend its own funds, to institute any suit, or to undertake any proceeding under this Indenture, or to enter any appearance or in any way defend in any suit in which it may be made defendant, or to take any steps in the execution of the trusts hereby created or in the enforcement of any rights and powers hereunder, until it shall be indemnified, to the extent permitted by law, to its satisfaction against any and all costs and expenses, outlays, and counsel fees and other reasonable disbursements, and against all liability except as a consequence of its own negligence or willful misconduct; provided, however, the Trustee may not request or require indemnification as a condition to making any deposits, payments, or transfers when required hereunder, or delivering any notice when required hereunder. Nevertheless, the Trustee may begin suit, or appear in and defend suit, or do anything else in its judgment proper to be done by it as the Trustee, without indemnity, and in such case the Trustee may make transfers from the Pledged Revenue Fund or the District Administration Account of the Administrative Fund to pay all costs and expenses, outlays, and counsel fees and other reasonable disbursements properly incurred in connection therewith and shall, to the extent permitted by law, be entitled to a preference therefor over any Bonds Similarly Secured Outstanding hereunder.

Section 9.3. Responsibilities of the Trustee.

The recitals contained in this Indenture and in the Bonds Similarly Secured shall be taken as the statements of the City and the Trustee assumes no responsibility for the correctness of the same. The Trustee makes no representations as to the validity or sufficiency of the offering documents, this Indenture, or the Bonds Similarly Secured or with respect to the security afforded by this Indenture, and the Trustee shall incur no liability with respect thereto. Except as otherwise expressly provided in this Indenture, the Trustee shall have no responsibility or duty with respect to: (i) the issuance of Bonds Similarly Secured for value; (ii) the application of the proceeds thereof, except to the extent that such proceeds are received by it in its capacity as Trustee; (iii) the application of any moneys paid to the City or others in accordance with this Indenture, except as to the application of any moneys paid to it in its capacity as Trustee; or (iv) any calculation of arbitrage or rebate under the Code. The Trustee has the right to act through agents and attorneys and shall have no liability for the negligence or willful misconduct of the agents and attorneys appointed by it with due care.

The duties and obligations of the Trustee shall be determined by the express provisions of this Indenture, and the Trustee shall not be liable except for the performance of such duties and obligations as are specifically set forth in this Indenture.

The Trustee shall not be liable for any action taken or omitted by it in the performance of its duties under this Indenture, except for its own negligence or willful misconduct, both before and after default by the City. In no event shall the Trustee be liable for incidental, indirect, special

or consequential damages in connection with or arising from this Indenture for the existence, furnishing or use of the Phase #2 Improvements.

The Trustee shall not be required to take notice, and shall not be deemed to have notice, of any default or Event of Default hereunder, unless the Trustee shall be notified specifically of the default or Event of Default in a written instrument or document delivered to it by the City or by the holders of at least fifty-one percent (51%) of the aggregate principal amount of Bonds Similarly Secured then Outstanding. In the absence of delivery of a notice satisfying those requirements, the Trustee may assume conclusively that there is no default or Event of Default.

In case a default or an Event of Default has occurred and is continuing hereunder (of which the Trustee has been notified), the Trustee shall exercise those rights and powers vested in it by this Indenture and shall use the same degree of care and skill in its exercise, as a prudent person would exercise or use under the circumstances in the conduct of his own affairs.

Section 9.4. Property Held in Trust.

All moneys and securities held by the Trustee at any time pursuant to the terms of this Indenture shall be held by the Trustee in trust for the purposes and under the terms and conditions of this Indenture.

Section 9.5. Trustee Protected in Relying on Certain Documents.

The Trustee may rely upon any order, notice, request, consent, waiver, certificate, statement, affidavit, requisition, bond, or other document provided to the Trustee in accordance with the terms of this Indenture that it shall in good faith reasonably believe to be genuine and to have been adopted or signed by the proper board or Person or to have been prepared and furnished pursuant to any of the provisions of this Indenture, or upon the written opinion of any counsel, architect, engineer, insurance consultant, management consultant, or accountant believed by the Trustee to be qualified in relation to the subject matter, and the Trustee shall be under no duty to make any investigation or inquiry into any statements contained or matters referred to in any such instrument. The Trustee may consult with counsel, who may or may not be Bond Counsel, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken, suffered, or omitted to be taken by it in good faith and in accordance therewith.

Whenever the Trustee shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action under this Indenture, such matter may be deemed to be conclusively proved and established by a City Certificate, unless other evidence in respect thereof be hereby specifically prescribed. Such City Certificate shall be full warrant for any action taken or suffered in good faith under the provisions hereof, but in its sole discretion the Trustee may in lieu thereof accept other evidence of such fact or matter or may require such further or additional evidence as it may deem reasonable. Except as otherwise expressly provided herein, any request, order, notice, or other direction required or permitted to be furnished pursuant to any provision hereof by the City to the Trustee shall be sufficiently executed if executed in the name of the City by the City Representative.

The Trustee shall not be under any obligation to see to the recording or filing of this Indenture, or otherwise to the giving to any Person of notice of the provisions hereof except as expressly required in Section 9.13 herein.

Section 9.6. Compensation.

Unless otherwise provided by contract with the Trustee, the Trustee shall transfer from the District Administration Account of the Administrative Fund, from time to time, reasonable compensation for all services rendered by it hereunder, including its services as Paying Agent/Registrar, together with all its reasonable expenses, charges, and other disbursements and those of its counsel, agents and employees, incurred in and about the administration and execution of the trusts hereby created and the exercise of its powers and the performance of its duties hereunder, subject to any limit on the amount of such compensation or recovery of expenses or other charges as shall be prescribed by specific agreement, and the Trustee shall have a lien therefor on any and all funds at any time held by it in the Administrative Fund. None of the provisions contained in this Indenture shall require the Trustee to expend or risk its own funds or otherwise incur financial liability in the performance of any of its duties or in the exercise of any of its rights or powers, if in the judgment of the Trustee there are reasonable grounds for believing that the repayment of such funds or liability is not reasonably assured to it. If the City shall fail to make any payment required by this Section, the Trustee may make such payment from any moneys in its possession in the Administrative Fund.

Section 9.7. Permitted Acts.

The Trustee and its directors, officers, employees, or agents may become the owner of or may in good faith buy, sell, own, hold and deal in Bonds Similarly Secured and may join in any action that any Owner of Bonds Similarly Secured may be entitled to take as fully and with the same rights as if it were not the Trustee. The Trustee may act as depository, and permit any of its officers or directors to act as a member of, or in any other capacity with respect to, the City or any committee formed to protect the rights of Owners or to effect or aid in any reorganization growing out of the enforcement of the Bonds Similarly Secured or this Indenture, whether or not such committee shall represent the Owners of a majority in aggregate outstanding principal amount of the Bonds Similarly Secured.

Section 9.8. Resignation of Trustee.

The Trustee may at any time resign and be discharged of its duties and obligations hereunder by giving not fewer than 30 days' written notice, specifying the date when such resignation shall take effect, to the City and each Owner of any Outstanding Bond Similarly Secured. Such resignation shall take effect upon the appointment of a successor as provided in Section 9.10 and the acceptance of such appointment by such successor.

Section 9.9. Removal of Trustee.

The Trustee may be removed at any time by (i) the Owners of at least a majority of the aggregate outstanding principal amount of the Bonds Similarly Secured by an instrument or concurrent instruments in writing signed and acknowledged by such Owners or by their attorneys-in-fact, duly authorized and delivered to the City, or (ii) so long as the City is not in default under this Indenture, the City. Copies of each such instrument shall be delivered by the City to the Trustee and any successor thereof. The Trustee may also be removed at any time for any breach of trust or for acting or proceeding in violation of, or for failing to act or proceed in accordance with, any provision of this Indenture with respect to the duties and obligations of the Trustee by any court of competent jurisdiction upon the application of the City or the Owners of not less than 10% of the aggregate Outstanding principal amount of the Bonds Similarly Secured.

Section 9.10. Successor Trustee.

If the Trustee shall resign, be removed, be dissolved, or become incapable of acting, or shall be adjudged as bankrupt or insolvent, or if a receiver, liquidator, or conservator of the Trustee or of its property shall be appointed, or if any public officer shall take charge or control of the Trustee or of its property or affairs, the position of the Trustee hereunder shall thereupon become vacant.

If the position of Trustee shall become vacant for any of the foregoing reasons or for any other reason, a successor Trustee may be appointed within one year after any such vacancy shall have occurred by the Owners of at least twenty-five percent (25%) of the aggregate outstanding principal amount of the Bonds Similarly Secured by an instrument or concurrent instruments in writing signed and acknowledged by such Owners or their attorneys-in-fact, duly authorized and delivered to such successor Trustee, with notification thereof being given to the predecessor Trustee and the City.

Unless such successor Trustee shall have been appointed by the Owners of the Bonds Similarly Secured, the City shall forthwith appoint a Trustee to act hereunder. Copies of any instrument of the City providing for any such appointment shall be delivered by the City to the Trustee so appointed. The City shall mail notice of any such appointment to each Owner of any Outstanding Bonds Similarly Secured within 30 days after such appointment. Any appointment of a successor Trustee made by the City immediately and without further act shall be superseded and revoked by an appointment subsequently made by the Owners of Bonds Similarly Secured.

If in a proper case no appointment of a successor Trustee shall be made within 45 days after the giving by any Trustee of any notice of resignation in accordance with Section 9.8 herein or after the occurrence of any other event requiring or authorizing such appointment, the Trustee or any Owner of Bonds Similarly Secured may apply to any court of competent jurisdiction for the appointment of such a successor, and the court may thereupon, after such notice, if any, as the court may deem proper, appoint such successor and the City shall be responsible for the costs of such appointment process.

Any successor Trustee appointed under the provisions of this Section shall be a commercial bank or trust company or national banking association (i) having a capital and surplus and undivided profits aggregating at least $50,000,000, if there be such a commercial bank or trust company or national banking association willing and able to accept the appointment on reasonable and customary terms, and (ii) authorized by law to perform all the duties of the Trustee required by this Indenture.

Each successor Trustee shall mail, in accordance with the provisions of the Bonds Similarly Secured, notice of its appointment to the Trustee, any rating agency which, at the time of such appointment, is providing a rating on the Bonds Similarly Secured and each of the Owners of the Bonds Similarly Secured.

Section 9.11. Transfer of Rights and Property to Successor Trustee.

Any successor Trustee appointed under the provisions of Section 9.10 shall execute, acknowledge, and deliver to its predecessor and the City an instrument in writing accepting such appointment, and thereupon such successor, without any further act, deed, or conveyance, shall become fully vested with all moneys, estates, properties, rights, immunities, powers, duties, obligations, and trusts of its predecessor hereunder, with like effect as if originally appointed as

Trustee. However, the Trustee then ceasing to act shall nevertheless, on request of the City or of such successor, execute, acknowledge, and deliver such instruments of conveyance and further assurance and do such other things as may reasonably be required for more fully and certainly vesting and confirming in such successor all the rights, immunities, powers, and trusts of such Trustee and all the right, title, and interest of such Trustee in and to the Trust Estate, and shall pay over, assign, and deliver to such successor any moneys or other properties subject to the trusts and conditions herein set forth. Should any deed, conveyance, or instrument in writing from the City be required by such successor for more fully and certainly vesting in and confirming to it any such moneys, estates, properties, rights, powers, duties, or obligations, any and all such deeds, conveyances, and instruments in writing, on request and so far as may be authorized by law, shall be executed, acknowledged, and delivered by the City.

Section 9.12. Merger, Conversion or Consolidation of Trustee.

Any corporation or association into which the Trustee may be merged or with which it may be consolidated or any corporation or association resulting from any merger, conversion or consolidation to which it shall be a party or any corporation or association to which the Trustee may sell or transfer all or substantially all of its corporate trust business shall be the successor to such Trustee hereunder, without any further act, deed or conveyance, provided that such corporation or association shall be a commercial bank or trust company or national banking association qualified to be a successor to such Trustee under the provisions of Section 9.10, or a trust company that is a wholly-owned subsidiary of any of the foregoing.

Section 9.13. Trustee to File Continuation Statements.

If necessary, the Trustee shall file or cause to be filed, such continuation statements as are delivered to the Trustee by the City, or on behalf of the City, and which may be required by the Texas Uniform Commercial Code, as from time to time in effect (the "UCC"), in order to continue perfection of the security interest of the Trustee in such items of tangible or intangible personal property and any fixtures as may have been granted to the Trustee pursuant to this Indenture in the time, place and manner required by the UCC.

Section 9.14. Construction of Indenture.

The Trustee may construe any of the provisions of this Indenture insofar as the same may appear to be ambiguous or inconsistent with any other provision hereof, and any construction of any such provisions hereof by the Trustee in good faith shall be binding upon the Owners of the Bonds Similarly Secured. Permissive rights of the Trustee are not to be construed as duties.

ARTICLE X

MODIFICATION OR AMENDMENT OF THIS INDENTURE

Section 10.1. Amendments Permitted.

(a) This Indenture and the rights and obligations of the City and of the Owners of the Bonds Similarly Secured may be modified or amended at any time by a Supplemental Indenture, except as provided below, pursuant to the affirmative vote at a meeting of Owners of the Bonds Similarly Secured, or with the written consent without a meeting, of the Owners of at least fifty-one percent (51%) of the aggregate principal amount of the Bonds Similarly Secured then Outstanding. No such modification or amendment shall (i) extend the maturity of any Bond

Similarly Secured or reduce the interest rate thereon, or otherwise alter or impair the obligation of the City to pay the principal of, and the interest and any premium on, any Bond Similarly Secured, without the express consent of the Owner of such Bond Similarly Secured, or (ii) permit the creation by the City of any pledge or lien upon the Trust Estate superior to or on a parity with the pledge and lien created for the benefit of the Bonds Similarly Secured (except as otherwise permitted by Applicable Laws and this Indenture), or reduce the percentage of Owners of Bonds Similarly Secured required for the amendment hereof. Any such amendment may not modify any of the rights or obligations of the Trustee without its written consent.

(b) This Indenture and the rights and obligations of the City and of the Owners may also be modified or amended at any time by a Supplemental Indenture, without the consent of any Owners, only to the extent permitted by law and only for any one or more of the following purposes:

(i) to add to the covenants and agreements of the City in this Indenture contained, other covenants and agreements thereafter to be observed, or to limit or surrender any right or power herein reserved to or conferred upon the City;

(ii) to make modifications not adversely affecting any Outstanding Bonds Similarly Secured in any material respect;

(iii) to make such provisions for the purpose of curing any ambiguity, or of curing, correcting or supplementing any defective provision contained in this Indenture, or in regard to questions arising under this Indenture, as the City and the Trustee may deem necessary or desirable and not inconsistent with this Indenture, and that shall not adversely affect the rights of the Owners of the Bonds Similarly Secured;

(iv) to provide for the issuance of Additional Bonds or Refunding Bonds as set forth in Section 13.2 hereof; and

(v) to make such additions, deletions or modifications as may be necessary or desirable to assure exemption from federal income taxation of interest on the Bonds Similarly Secured.

(c) Any modification or amendment made pursuant to Section 10.1(b) shall not be subject to the notice procedures specified in Section 10.3 below.

(d) Notwithstanding the above, no Supplemental Indenture under this Section shall be effective unless the City first delivers to the Trustee an opinion of Bond Counsel to the effect that such amendment or supplement: (i) is permitted under Applicable Laws and the provisions of this Indenture in effect after taking into account the proposed amendment or supplement; (ii) will not adversely affect the interests of the Owners in any material respect; provided, however, that an appointment of a successor trustee in accordance with the provisions hereof and the issuance of Additional Bonds or Refunding Bonds in accordance with the provisions of Section 13.2 hereof are each deemed to not be a material adverse effect for purposes of such opinion; and (iii) will not adversely affect the exclusion of interest on any Bond Similarly Secured from gross income for purposes of federal income taxation.

Section 10.2. Owners' Meetings.

The City may at any time call a meeting of the Owners of the Bonds Similarly Secured. In such event the City is authorized to fix the time and place of said meeting and to provide for the giving of notice thereof, and to fix and adopt rules and regulations for the conduct of said meeting.

Section 10.3. Procedure for Amendment with Written Consent of Owners.

The City and the Trustee may at any time adopt a Supplemental Indenture amending the provisions of the Bonds Similarly Secured or of this Indenture, to the extent that such amendment is permitted by Section 10.1 herein, to take effect when and as provided in this Section. A copy of such Supplemental Indenture, together with a request to Owners for their consent thereto, shall be mailed by first-class mail, by the Trustee to each Owner of Bonds Similarly Secured from whom consent is required under this Indenture, but failure to mail copies of such Supplemental Indenture and request shall not affect the validity of the Supplemental Indenture when assented to as in this Section provided.

Except as set forth in Section 10.1(b), such Supplemental Indenture shall not become effective unless there shall be filed with the Trustee the written consents of the Owners as required by this Indenture and a notice shall have been mailed as hereinafter in this Section provided and the City or Bond Counsel, acting on the City's behalf, has delivered to the Trustee an opinion of Bond Counsel to the effect that such amendment is permitted and will not adversely affect the exclusion of interest on any Bond from gross income for purposes of federal income taxation. Each such consent shall be effective only if accompanied by proof of ownership of the Bonds Similarly Secured for which such consent is given, which proof shall be such as is permitted by Section 11.6 herein. Any such consent shall be binding upon the Owner of the Bonds Similarly Secured giving such consent and on any subsequent Owner (whether or not such subsequent Owner has notice thereof), unless such consent is revoked in writing by the Owner giving such consent or a subsequent Owner by filing such revocation with the Trustee prior to the date when the notice hereinafter in this Section provided for has been mailed.

After the Owners of the required percentage of Bonds Similarly Secured shall have filed their consents to the Supplemental Indenture, the City shall mail a notice to the Owners in the manner hereinbefore provided in this Section for the mailing of the Supplemental Indenture, stating in substance that the Supplemental Indenture has been consented to by the Owners of the required percentage of Bonds Similarly Secured and will be effective as provided in this Section (but failure to mail copies of said notice shall not affect the validity of the Supplemental Indenture or consents thereto). Proof of the mailing of such notice shall be filed with the Trustee. A record, consisting of the papers required by this Section 10.3 to be filed with the Trustee, shall be proof of the matters therein stated until the contrary is proved. The Supplemental Indenture shall become effective upon the filing with the Trustee of the proof of mailing of such notice, and the Supplemental Indenture shall be deemed conclusively binding (except as otherwise hereinabove specifically provided in this Article) upon the City and the Owners of all Bonds Similarly Secured at the expiration of sixty (60) days after such filing, except in the event of a final decree of a court of competent jurisdiction setting aside such consent in a legal action or equitable proceeding for such purpose commenced within such sixty-day period; provided, however, that the Trustee during such sixty day period and any such further period during which any such action or proceeding may be pending shall be entitled in its sole discretion to take such action, or to refrain from taking such action, with respect to such Supplemental Indenture, as it may deem expedient; provided, further, that the Trustee shall have no obligation to take or refrain from taking

any such action and the Trustee shall have no liability with respect to any action taken or any instance of inactions.

Section 10.4. Effect of Supplemental Indenture.

From and after the time any Supplemental Indenture becomes effective pursuant to this Article X, this Indenture shall be deemed to be modified and amended in accordance therewith, the respective rights, duties, and obligations under this Indenture of the City, the Trustee and all Owners of Outstanding Bonds Similarly Secured shall thereafter be determined, exercised and enforced hereunder subject in all respects to such modifications and amendments, and all the terms and conditions of any such Supplemental Indenture shall be deemed to be part of the terms and conditions of this Indenture for any and all purposes.

Section 10.5. Endorsement or Replacement of Bonds Similarly Secured Issued After Amendments.

The City may determine that Bonds Similarly Secured issued and delivered after the effective date of any action taken as provided in this Article X shall bear a notation, by endorsement or otherwise, in form approved by the City, as to such action. In that case, upon demand of the Owner of any Bond Similarly Secured Outstanding at such effective date and presentation of his Bond Similarly Secured for that purpose at the designated office of the Trustee or at such other office as the City may select and designate for that purpose, a suitable notation shall be made on such Bond Similarly Secured. The City may determine that new Bonds Similarly Secured, so modified as in the opinion of the City is necessary to conform to such Owners' action, shall be prepared, executed, and delivered. In that case, upon demand of the Owner of any Bonds Similarly Secured then Outstanding, such new Bonds Similarly Secured shall be exchanged at the designated office of the Trustee without cost to any Owner, for Bonds Similarly Secured then Outstanding, upon surrender of such Bonds Similarly Secured.

Section 10.6. Amendatory Endorsement of Bonds Similarly Secured.

The provisions of this Article X shall not prevent any Owner from accepting any amendment as to the particular Bonds Similarly Secured held by such Owner, provided that due notation thereof is made on such Bonds Similarly Secured.

Section 10.7. Waiver of Default

With the written consent of at least fifty-one percent (51%) in aggregate principal amount of the Owners of the Bonds Similarly Secured then Outstanding, the Owners may waive non-compliance by the City with certain past defaults under the Indenture and their consequences. Any such consent shall be conclusive and binding upon the Owners and upon all future Owners.

Section 10.8. Execution of Supplemental Indenture.

In executing, or accepting the additional trusts created by, any Supplemental Indenture permitted by this Article or the modification thereby of the trusts created by this Indenture, the Trustee shall receive, and shall be fully protected in relying upon, an opinion of counsel addressed and delivered to the Trustee and the City stating that the execution of such Supplemental Indenture is permitted by and in compliance with this Indenture. The Trustee may, but shall not be obligated to, enter into any such Supplemental Indenture which affects the Trustee's own rights, duties and immunities under this Indenture.

ARTICLE XI

DEFAULT AND REMEDIES

Section 11.1. Events of Default.

(a) Each of the following occurrences or events shall be and is hereby declared to be an "Event of Default," to wit:

(i) The failure of the City to deposit the Pledged Revenues to the Bond Pledged Revenue Account of the Pledged Revenue Fund;

(ii) The failure of the City to enforce the collection of the Assessments, including the prosecution of foreclosure proceedings;

(iii) The failure to make payment of the principal of or interest on any of the Bonds Similarly Secured when the same becomes due and payable and such failure is not remedied within thirty (30) days; provided, however, that the payments are to be made only from Pledged Revenues or other funds currently available in the Pledged Funds and available to the City to make the payments; and

(iv) Default in the performance or observance of any covenant, agreement or obligation of the City under this Indenture and the continuation thereof for a period of ninety (90) days after written notice to the City by the Trustee, or by the Owners of at least 25% of the aggregate Outstanding principal amount of the Bonds Similarly Secured with a copy to the Trustee, specifying such default and requesting that the failure be remedied.

(b) Nothing in Section 11.1(a) will be an Event of Default if it is in violation of any applicable state law or court order.

Section 11.2. Immediate Remedies for Default.

(a) Subject to Article VIII, upon the happening and continuance of any of the Events of Default described in Section 11.1, the Trustee may, and at the written direction of the Owners of at least 25% of the Bonds Similarly Secured then Outstanding and its receipt of indemnity satisfactory to it, shall proceed against the City for the purpose of protecting and enforcing the rights of the Owners under this Indenture, by action seeking mandamus or by other suit, action, or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief to the extent permitted by Applicable Laws, including, but not limited to, the specific performance of any covenant or agreement contained herein, or injunction; provided, however, that no action for money damages against the City may be sought or shall be permitted. The Trustee retains the right to obtain the advice of counsel in its exercise of remedies of default.

(b) THE PRINCIPAL OF THE BONDS SIMILARLY SECURED SHALL NOT BE SUBJECT TO ACCELERATION UNDER ANY CIRCUMSTANCES.

(c) If the assets of the Trust Estate are sufficient to pay all amounts due with respect to all Outstanding Bonds Similarly Secured, in the selection of Trust Estate assets to be used in the payment of Bonds Similarly Secured due under this Article, the City shall determine, in its absolute discretion, and shall instruct the Trustee by City Certificate, which Trust Estate assets shall be applied to such payment and shall not be liable to any Owner or other Person by reason of such selection and application. In the event that the City shall fail to deliver to the Trustee

such City Certificate, the Trustee shall select and liquidate or sell Trust Estate assets as provided in the following paragraph, and shall not be liable to any Owner, or other Person, or the City by reason of such selection, liquidation or sale.

(d) Whenever moneys are to be applied pursuant to this Article XI, irrespective of and whether other remedies authorized under this Indenture shall have been pursued in whole or in part, the Trustee may cause any or all of the assets of the Trust Estate, including Investment Securities, to be sold. The Trustee may so sell the assets of the Trust Estate and all right, title, interest, claim and demand thereto and the right of redemption thereof, in one or more parts, at any such place or places, and at such time or times and upon such notice and terms as the Trustee may deem appropriate and as may be required by law and apply the proceeds thereof in accordance with the provisions of this Section. Upon such sale, the Trustee may make and deliver to the purchaser or purchasers a good and sufficient assignment or conveyance for the same, which sale shall be a perpetual bar both at law and in equity against the City, and all other Persons claiming such properties. No purchaser at any sale shall be bound to see to the application of the purchase money proceeds thereof or to inquire as to the authorization, necessity, expediency, or regularity of any such sale. Nevertheless, if so requested by the Trustee, the City shall ratify and confirm any sale or sales by executing and delivering to the Trustee or to such purchaser or purchasers all such instruments as may be necessary or, in the judgment of the Trustee, proper for the purpose which may be designated in such request.

Section 11.3. Restriction on Owner's Action.

(a) No Owner shall have any right to institute any action, suit or proceeding at law or in equity for the enforcement of this Indenture or for the execution of any trust thereof or any other remedy hereunder, unless (i) a default has occurred and is continuing of which the Trustee has been notified in writing, (ii) such default has become an Event of Default and the Owners of not less than 25% of the aggregate principal amount of the Bonds Similarly Secured then Outstanding have made written request to the Trustee and offered it reasonable opportunity either to proceed to exercise the powers hereinbefore granted or to institute such action, suit or proceeding in its own name, (iii) the Owners have furnished to the Trustee indemnity as provided in Section 9.2 herein, (iv) the Trustee has for ninety (90) days after such notice failed or refused to exercise the powers hereinbefore granted, or to institute such action, suit, or proceeding in its own name, (v) no direction inconsistent with such written request has been given to the Trustee during such 90-day period by the Owners of a majority of the aggregate principal amount of the Bonds Similarly Secured then Outstanding, and (vi) notice of such action, suit, or proceeding is given to the Trustee; however, no one or more Owners of the Bonds Similarly Secured shall have any right in any manner whatsoever to affect, disturb, or prejudice this Indenture by its, his or their action or to enforce any right hereunder except in the manner provided herein, and that all proceedings at law or in equity shall be instituted and maintained in the manner provided herein and for the equal benefit of the Owners of all Bonds Similarly Secured then Outstanding. The notification, request and furnishing of indemnity set forth above shall, at the option of the Trustee, be conditions precedent to the execution of the powers and trusts of this Indenture and to any action or cause of action for the enforcement of this Indenture or for any other remedy hereunder.

(b) Subject to Article VIII, nothing in this Indenture shall affect or impair the right of any Owner to enforce, by action at law, payment of any Bond Similarly Secured at and after the maturity thereof, or on the date fixed for redemption or the obligation of the City to pay each Bond Similarly Secured issued hereunder to the respective Owners thereof at the time and place, from the source and in the manner expressed herein and in the Bonds Similarly Secured.

(c) In case the Trustee or any Owners shall have proceeded to enforce any right under this Indenture and such proceedings shall have been discontinued or abandoned for any reason or shall have been determined adversely to the Trustee or any Owners, then and in every such case the City, the Trustee and the Owners shall be restored to their former positions and rights hereunder, and all rights, remedies and powers of the Trustee shall continue as if no such proceedings had been taken.

Section 11.4. Application of Revenues and Other Moneys After Default.

(a) All moneys, securities, funds and Pledged Revenues and other assets of the Trust Estate and the income therefrom received by the Trustee pursuant to any right given or action taken under the provisions of this Article shall, after payment of the cost and expenses of the proceedings resulting in the collection of such amounts, the expenses (including its counsel), liabilities, and advances incurred or made by the Trustee, and the fees of the Trustee in carrying out this Indenture, during the continuance of an Event of Default, notwithstanding Section 11.2 hereof, shall be applied by the Trustee, on behalf of the City, to the payment of interest and principal or Redemption Price then due on Bonds Similarly Secured, as follows:

FIRST: To the payment to the Owners entitled thereto all installments of interest then due in the direct order of maturity of such installments, and, if the amount available shall not be sufficient to pay in full any installment, then to the payment thereof ratably, according to the amounts due on such installment, to the Owners entitled thereto, without any discrimination or preference; and

SECOND: To the payment to the Owners entitled thereto of the unpaid principal of Outstanding Bonds Similarly Secured, or Redemption Price of any Bonds Similarly Secured which shall have become due, whether at maturity or by call for redemption, in the direct order of their due dates and, if the amounts available shall not be sufficient to pay in full all the Bonds Similarly Secured due on any date, then to the payment thereof ratably, according to the amounts of principal due and to the Owners entitled thereto, without any discrimination or preference.

Within ten (10) days of receipt of such good and available funds, the Trustee may fix a record and payment date for any payment to be made to Owners pursuant to this Section 11.4.

(b) In the event funds are not adequate to cure any of the Events of Default described in Section 11.1, the available funds shall be allocated to the Bonds Similarly Secured that are Outstanding in proportion to the quantity of Bonds Similarly Secured that are currently due and in default under the terms of this Indenture.

(c) The restoration of the City to its prior position after any and all defaults have been cured, as provided in Section 11.3, shall not extend to or affect any subsequent default under this Indenture or impair any right consequent thereon.

Section 11.5. Effect of Waiver.

No delay or omission of the Trustee, or any Owner, to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or an acquiescence therein; and every power and remedy given by this Indenture to the Trustee or the Owners, respectively, may be exercised from time to time and as often as may be deemed expedient.

Section 11.6. Evidence of Ownership of Bonds Similarly Secured.

(a) Any request, consent, revocation of consent or other instrument which this Indenture may require or permit to be signed and executed by the Owners of Bonds Similarly Secured may be in one or more instruments of similar tenor, and shall be signed or executed by such Owners in person or by their attorneys duly appointed in writing. Proof of the execution of any such instrument, or of any instrument appointing any such attorney, or the holding by any Person of the Bonds Similarly Secured shall be sufficient for any purpose of this Indenture (except as otherwise herein expressly provided) if made in the following manner:

(i) The fact and date of the execution of such instruments by any Owner of Bonds Similarly Secured or the duly appointed attorney authorized to act on behalf of such Owner may be provided by a guarantee of the signature thereon by a bank or trust company or by the certificate of any notary public or other officer authorized to take acknowledgments of deeds, that the Person signing such request or other instrument acknowledged to him the execution thereof, or by an affidavit of a witness of such execution, duly sworn to before such notary public or other officer. Where such execution is by an officer of a corporation or association or a member of a partnership, on behalf of such corporation, association or partnership, such signature guarantee, certificate, or affidavit shall also constitute sufficient proof of his authority.

(ii) The ownership of Bonds Similarly Secured and the amount, numbers and other identification and date of holding the same shall be proved by the Register.

(b) Except as otherwise provided in this Indenture with respect to revocation of a consent, any request or consent by an Owner of Bonds Similarly Secured shall bind all future Owners of the same Bonds Similarly Secured in respect of anything done or suffered to be done by the City or the Trustee in accordance therewith.

Section 11.7. No Acceleration.

In the event of the occurrence of an Event of Default under Section 11.1 hereof, the right of acceleration of any Stated Maturity is not granted as a remedy hereunder and the right of acceleration under this Indenture is expressly denied.

Section 11.8. Mailing of Notice.

Any provision in this Article for the mailing of a notice or other document to Owners shall be fully complied with if it is mailed, first-class, postage prepaid, only to each Owner at the address appearing upon the Register.

Section 11.9. Exclusion of Bonds Similarly Secured.

Bonds Similarly Secured owned or held by or for the account of the City will not be deemed Outstanding for the purpose of consent or other action or any calculation of Outstanding Bonds Similarly Secured provided for in this Indenture, and the City shall not be entitled with respect to such Bonds Similarly Secured to give any consent or take any other action provided for in this Indenture.

Section 11.10. Remedies Not Exclusive.

No remedy herein conferred upon or reserved to the Trustee or to the Owners is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to any other remedy given hereunder or now or hereafter existing at law or in equity, by statute or by contract.

Section 11.11. Direction by Owners.

Anything herein to the contrary notwithstanding, the Owners of at least 25% of the aggregate outstanding principal amount of the Bonds Similarly Secured shall have the right by an instrument in writing executed and delivered to the Trustee, to direct the choice of remedies and the time, method, and place of conducting a proceeding for any remedy available to the Trustee hereunder, under each Supplemental Indenture, or otherwise, or exercising any trust or power conferred upon the Trustee, including the power to direct or withhold directions with respect to any remedy available to the Trustee or the Owners, provided, (i) such direction shall not be otherwise than in accordance with Applicable Laws and the provisions hereof, (ii) that the Trustee may take any other action deemed proper by the Trustee which is not inconsistent with such direction, and (iii) that the Trustee shall have the right to decline to follow any such direction which, in the opinion of the Trustee, would be unjustly prejudicial to Owners not parties to such direction.

ARTICLE XII

GENERAL COVENANTS AND REPRESENTATIONS

Section 12.1. Representations as to Trust Estate.

(a) The City represents and warrants that it is authorized by Applicable Laws to authorize and issue the Bonds Similarly Secured, to execute and deliver this Indenture and to pledge the Trust Estate in the manner and to the extent provided in this Indenture, and that the Pledged Revenues and the Trust Estate are and will be and remain free and clear of any pledge, lien, charge, or encumbrance thereon or with respect thereto prior to, or of equal rank with, the pledge and lien created in or authorized by this Indenture except as expressly provided herein.

(b) The City shall at all times, to the extent permitted by Applicable Laws, defend, preserve and protect the pledge of the Trust Estate and all the rights of the Owners and the Trustee, under this Indenture against all claims and demands of all Persons whomsoever.

(c) The City will take all steps reasonably necessary and appropriate, and will direct the Trustee to take all steps reasonably necessary and appropriate, to collect all delinquencies in the collection of the Assessments and any other amounts pledged to the payment of the Bonds Similarly Secured to the fullest extent permitted by the PID Act and other Applicable Laws.

(d) To the extent permitted by law, notice of the Annual Installments shall be sent by, or on behalf of the City, to the affected property owners on the same statement or such other mechanism that is used by the City, so that such Annual Installments are collected simultaneously with ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City.

Section 12.2. Accounts, Periodic Reports and Certificates.

The Trustee shall keep or cause to be kept proper books of record and account (separate from all other records and accounts) in which complete and correct entries shall be made of its transactions relating to the Funds and Accounts established by this Indenture and which shall at all times be subject to inspection by the City, and the Owner or Owners of not less than 10% in principal amount of any Bonds Similarly Secured then Outstanding or their representatives duly authorized in writing.

Section 12.3. General.

The City shall do and perform or cause to be done and performed all acts and things required to be done or performed by or on behalf of the City under the provisions of this Indenture.

ARTICLE XIII

SPECIAL COVENANTS

Section 13.1. Further Assurances; Due Performance.

(a) At any and all times the City will duly execute, acknowledge and deliver, or will cause to be done, executed and delivered, all and every such further acts, conveyances, transfers, and assurances in a manner as the Trustee shall reasonably require for better conveying, transferring, pledging, and confirming unto the Trustee, all and singular, the revenues, Funds, Accounts and properties constituting the Pledged Revenues, and the Trust Estate hereby transferred and pledged, or intended so to be transferred and pledged.

(b) The City will duly and punctually keep, observe and perform each and every term, covenant and condition on its part to be kept, observed and performed, contained in this Indenture.

Section 13.2. Additional Obligations or Other Liens; Additional Bonds.

(a) The City reserves the right, subject to the provisions contained in this Section 13.2, to issue Additional Obligations under other indentures, assessment ordinances, or similar agreements or other obligations which do not constitute or create a lien on the Trust Estate and are not payable from the Pledged Revenues. Additionally, the City has reserved the right to issue bonds or other obligations secured by and payable from Pledged Revenues so long as such pledge is subordinate to the pledge of Pledged Revenues securing payment of the Bonds Similarly Secured.

(b) Other than Refunding Bonds issued to refund all or a portion of the Bonds Similarly Secured or Additional Bonds issued in accordance with this Section, the City will not create or voluntarily permit to be created any debt, lien or charge on the Trust Estate, and will

not do or omit to do or suffer to be or omit to be done any matter or things whatsoever whereby the lien of this Indenture or the priority hereof might or could be lost or impaired.

(c) The City reserves the right to issue Additional Bonds, but shall be under no obligation to issue Additional Bonds, to finance the Actual Costs of the Phase #2 Improvements or to pay amounts due to the Developer pursuant to the Phase #2 Reimbursement Agreement, but only in accordance with the conditions set forth below:

(i) The Trustee shall receive a certificate from the City Representative certifying that (A) the City is not in default in the performance and observance of any of the terms, provisions and conditions applicable to the City contained in this Indenture and (B) the Developer is not delinquent with respect to fees or any other funds or commitments to be paid to the City in accordance with the Development Agreement or the Phase #2 Reimbursement Agreement;

(ii) The Trustee and the City shall receive a certificate from the Developer, through an authorized representative, certifying that the Developer is not in default beyond any applicable notice and cure period in the performance and observance of any of the terms, provisions and conditions applicable to the Developer contained in the Phase #2 Reimbursement Agreement, the Development Agreement or any continuing disclosure agreement entered into by the Developer relating to any Bonds Similarly Secured or Additional Obligations, unless any defaults under the foregoing agreements (except for defaults under any continuing disclosure agreements entered into by the Developer which defaults shall be cured) are disclosed in a certificate from the Developer to the City and the City elects to proceed with the issuance of the Additional Bonds regardless of the existence of such default or defaults;

(iii) The Trustee and the City shall receive a certificate from the Administrator certifying that the Developer is not delinquent with respect to the payment of Assessments or any ad valorem taxes (other than any ad valorem taxes being contested in good faith);

(iv) The City and the Trustee shall receive a certificate from the Developer, through an authorized representative, certifying that no less than twenty-five (25) certificates of occupancy have been issued for single-family lots located within Phase #2 of the District;

(v) The principal (including sinking fund installments) of the Additional Bonds must be scheduled to mature on September 1 of the years in which principal is scheduled to mature;

(vi) The interest on the Additional Bonds must be scheduled to be paid on March 1 and September 1 of the years in which interest is scheduled to be paid;

(vii) The Reserve Account Requirement shall be increased by an amount equal to fifty percent (50%) of the Maximum Annual Debt Service on the proposed Additional Bonds to be issued as of the Closing Date of such series of Additional Bonds; provided, however, that the Reserve Account Requirement will not be increased by more than 10% of the principal amount of the Additional Bonds (or if the Additional Bonds are issued with more than 2% net original issue discount or premium, 10% of the proceeds of the Additional Bonds); provided further, however, the Reserve Account Requirement shall not exceed the least of (i) Maximum Annual Debt Service on the Bonds Similarly Secured, (ii)

125% of average Annual Debt Service on the Bonds Similarly Secured, or (iii) 10% of the lesser of the principal amount of the Outstanding Bonds Similarly Secured or the combined original issue price of the Bonds Similarly Secured;

(viii) The issuance of such Additional Bonds shall not cause the amount of the Annual Installments to be collected in any year after the issuance of such Additional Bonds to exceed the amount of the Annual Installments to collected in such year as of the issuance of such Additional Bonds; and

(ix) The maximum principal amount of Additional Bonds that may be issued, subject to the approval of the City, in total, is the lesser of (i) the then outstanding balance of the Phase #2 Reimbursement Agreement and (ii) the then outstanding Assessments, less the Assessments required to pay the principal of the Bonds.

(d) Notwithstanding the provisions of Section 13.2(c) above, Refunding Bonds issued to refund all or a portion of the Bonds Similarly Secured shall not be required to meet the requirements set forth in Section 13.2(c)(iv) or Section 13.2(c)(v).

Section 13.3. Books of Record.

(a) The City shall cause to be kept full and proper books of record and accounts, in which full, true and proper entries will be made of all dealing, business and affairs of the City, which relate to the Pledged Revenues, the Pledged Funds, the Trust Estate, and the Bonds Similarly Secured.

(b) The Trustee shall have no responsibility with respect to the financial and other information received by it pursuant to this Section 13.3 except to receive and retain same, subject to the Trustee's document retention policies, and to distribute the same in accordance with the provisions of this Indenture. Specifically, but without limitation, the Trustee shall have no duty to review such information, is not considered to have notice of the contents of such information or a default based on such contents, and has no duty to verify the accuracy of such information.

ARTICLE XIV

PAYMENT AND CANCELLATION OF THE BONDS SIMILARLY SECURED AND SATISFACTION OF THE INDENTURE

Section 14.1. Trust Irrevocable.

The trust created by the terms and provisions of this Indenture is irrevocable until the Bonds Similarly Secured secured hereby are fully paid or provision is made for their payment as provided in this Article.

Section 14.2. Satisfaction of Indenture.

If the City shall pay or cause to be paid, or there shall otherwise be paid to the Owners, principal of and interest on all of the Bonds Similarly Secured, at the times and in the manner stipulated in this Indenture, and all amounts due and owing with respect to the Bonds Similarly Secured have been paid or provided for, then the pledge of the Trust Estate and all covenants, agreements, and other obligations of the City to the Owners of such Bonds Similarly Secured, shall thereupon cease, terminate, and become void and be discharged and satisfied. In such

event, the Trustee shall execute and deliver to the City copies of all such documents as it may have evidencing that principal of and interest on all of the Bonds Similarly Secured has been paid so that the City may determine if the Indenture is satisfied; if so, the Trustee shall pay over or deliver all moneys held by it in the in Funds and Accounts held hereunder to the Person entitled to receive such amounts, or, if no Person is entitled to receive such amounts, then to the City.

Section 14.3. Bonds Similarly Secured Deemed Paid.

All Outstanding Bonds Similarly Secured shall, prior to the Stated Maturity or redemption date thereof be deemed to have been paid and to no longer be deemed Outstanding if (i) in case any such Bonds Similarly Secured are to be redeemed on any date prior to their Stated Maturity, the Trustee shall have given notice of redemption on said date as provided herein, (ii) there shall have been deposited with the Trustee either moneys in an amount which shall be sufficient, or Defeasance Securities the principal of and the interest on which when due will provide moneys which, together with any moneys deposited with the Trustee for such purpose, shall be sufficient to pay when due the principal of and interest on of the Bonds Similarly Secured to become due on such Bonds Similarly Secured on and prior to the redemption date or maturity date thereof, as the case may be, (iii) the Trustee shall have received a report by an independent certified public accountant or other authorized third-party selected by the City verifying the sufficiency of the moneys and/or Defeasance Securities deposited with the Trustee to pay when due the principal of and interest on of the Bonds Similarly Secured to become due on such Bonds Similarly Secured on and prior to the redemption date or maturity date thereof, as the case may be, and (iv) if any Bonds Similarly Secured are then rated, the Trustee shall have received written confirmation from each rating agency then publishing a rating on such Bonds Similarly Secured that such deposit will not result in the reduction or withdrawal of the rating on such Bonds Similarly Secured. Neither Defeasance Securities nor moneys deposited with the Trustee pursuant to this Section nor principal or interest payments on any such Defeasance Securities shall be withdrawn or used for any purpose other than, and shall be held in trust for, the payment of the principal of and interest on the Bonds Similarly Secured. Any cash received from such principal of and interest on such Defeasance Securities deposited with the Trustee, if not then needed for such purpose, shall, be reinvested in Defeasance Securities as directed in writing by the City maturing at times and in amounts sufficient to pay when due the principal of and interest on the Bonds Similarly Secured on and prior to such redemption date or maturity date thereof, as the case may be. Any payment for Defeasance Securities purchased for the purpose of reinvesting cash as aforesaid shall be made only against delivery of such Defeasance Securities.

ARTICLE XV

MISCELLANEOUS

Section 15.1. Benefits of Indenture Limited to Parties.

Nothing in this Indenture, expressed or implied, is intended to give to any Person other than the City, the Trustee and the Owners, any right, remedy, or claim under or by reason of this Indenture. Any covenants, stipulations, promises or agreements in this Indenture by and on behalf of the City shall be for the sole and exclusive benefit of the Owners and the Trustee.

Section 15.2. Successor is Deemed Included in All References to Predecessor.

Whenever in this Indenture or any Supplemental Indenture either the City or the Trustee is named or referred to, such reference shall be deemed to include the successors or assigns

thereof, and all the covenants and agreements in this Indenture contained by or on behalf of the City or the Trustee shall bind and inure to the benefit of the respective successors and assigns thereof whether so expressed or not.

Section 15.3. Execution of Documents and Proof of Ownership by Owners.

Any request, declaration, or other instrument which this Indenture may require or permit to be executed by Owners may be in one or more instruments of similar tenor, and shall be executed by Owners in person or by their attorneys duly appointed in writing.

Except as otherwise herein expressly provided, the fact and date of the execution by any Owner or his attorney of such request, declaration, or other instrument, or of such writing appointing such attorney, may be proved by the certificate of any notary public or other officer authorized to take acknowledgments of deeds to be recorded in the state in which he purports to act, that the Person signing such request, declaration, or other instrument or writing acknowledged to him the execution thereof, or by an affidavit of a witness of such execution, duly sworn to before such notary public or other officer.

Except as otherwise herein expressly provided, the ownership of registered Bonds Similarly Secured and the amount, maturity, number, and date of holding the same shall be proved by the Register.

Any request, declaration or other instrument or writing of the Owner of any Bond Similarly Secured shall bind all future Owners of such Bond Similarly Secured in respect of anything done or suffered to be done by the City or the Trustee in good faith and in accordance therewith.

Section 15.4. Waiver of Personal Liability.

No member, officer, agent, or employee of the City shall be individually or personally liable for the payment of the principal of, or interest or any premium on, the Bonds Similarly Secured; but nothing herein contained shall relieve any such member, officer, agent, or employee from the performance of any official duty provided by law.

Section 15.5. Notices to and Demands on City and Trustee.

(a) Except as otherwise expressly provided in this Indenture, all notices or other instruments required or permitted under this Indenture, including any City Certificate, shall be in writing and shall be telexed, cabled, delivered by hand, mailed by first-class mail, postage prepaid, or transmitted by facsimile or e-mail and addressed as follows:

If to the City:	City of Celina, Texas 142 North Ohio Street Celina, Texas 75009 Attention: City Manager
If to the Trustee or the Paying Agent/Registrar:	U.S. Bank Trust Company, National Association Attention: Bond Operations 111 Fillmore Avenue East St. Paul, Minnesota 55107-1402

Any such notice, demand, or request may also be transmitted to the appropriate party by telephone and shall be deemed to be properly given or made at the time of such transmission if, and only if, such transmission of notice shall be confirmed in writing and sent as specified above.

Any of such addresses may be changed at any time upon written notice of such change given to the other party by the party effecting the change. Notices and consents given by mail in accordance with this Section shall be deemed to have been given five Business Days after the date of dispatch; notices and consents given by any other means shall be deemed to have been given when received.

(b) The Trustee shall mail to each Owner of a Bond Similarly Secured notice of (i) any substitution of the Trustee; or (ii) the redemption or defeasance of all Bonds Similarly Secured Outstanding.

(c) The Trustee shall have the right to accept and act upon instructions, including funds transfer instructions ("Instructions") given pursuant to this Indenture and delivered using Electronic Means ("Electronic Means" means the following communications methods: e-mail, facsimile transmission, secure electronic transmission containing applicable authorization codes, passwords and/or authentication keys issued by the Trustee, or another method or system specified by the Trustee as available for use in connection with its services hereunder); provided, however, that the City shall provide to the Trustee an incumbency certificate listing officers with the authority to provide such Instructions ("Authorized Officers") and containing specimen signatures of such Authorized Officers, which incumbency certificate shall be amended by the City whenever a person is to be added or deleted from the listing. If the City elects to give the Trustee Instructions using Electronic Means and the Trustee in its discretion elects to act upon such Instructions, the Trustee's understanding of such Instructions shall be deemed controlling. The City understands and agrees that the Trustee cannot determine the identity of the actual sender of such Instructions and that the Trustee shall conclusively presume that directions that purport to have been sent by an Authorized Officer listed on the incumbency certificate provided to the Trustee have been sent by such Authorized Officer. The City shall be responsible for ensuring that only Authorized Officers transmit such Instructions to the Trustee and the City and all Authorized Officers are solely responsible to safeguard the use and confidentiality of applicable user and authorization codes, passwords and/or authentication keys upon receipt by the City. The Trustee shall not be liable for any losses, costs or expenses arising directly or indirectly from the Trustee's reliance upon and compliance with such Instructions notwithstanding such directions conflict or are inconsistent with a subsequent written instruction. The City agrees: (i) to assume all risks arising out of the use of Electronic Means to submit Instructions to the Trustee, including without limitation the risk of the Trustee acting on unauthorized Instructions, and the risk of interception and misuse by third parties; (ii) that it is fully informed of the protections and risks associated with the various methods of transmitting Instructions to the Trustee and that there may be more secure methods of transmitting Instructions than the method(s) selected by the City; (iii) that the security procedures (if any) to be followed in connection with its transmission of Instructions provide to it a commercially reasonable degree of protection in light of its particular needs and circumstances; and (iv) to notify the Trustee immediately upon learning of any compromise or unauthorized use of the security procedures.

Section 15.6. Partial Invalidity.

If any Section, paragraph, sentence, clause, or phrase of this Indenture shall for any reason be held illegal or unenforceable, such holding shall not affect the validity of the remaining

portions of this Indenture. The City hereby declares that it would have adopted this Indenture and each and every other Section, paragraph, sentence, clause, or phrase hereof and authorized the issue of the Bonds Similarly Secured pursuant thereto irrespective of the fact that any one or more Sections, paragraphs, sentences, clauses, or phrases of this Indenture may be held illegal, invalid, or unenforceable.

Section 15.7. Applicable Laws.

This Indenture shall be governed by and enforced in accordance with the laws of the State of Texas applicable to contracts made and performed in the State of Texas.

Section 15.8. Payment on Business Day.

In any case where the date of the maturity of interest or of principal (and premium, if any) of the Bonds Similarly Secured or the date fixed for redemption of any Bonds Similarly Secured or the date any action is to be taken pursuant to this Indenture is other than a Business Day, the payment of interest or principal (and premium, if any) or the action need not be made on such date but may be made on the next succeeding day that is a Business Day with the same force and effect as if made on the date required and no interest shall accrue for the period from and after such date.

Section 15.9. Counterparts.

This Indenture may be executed in counterparts, each of which shall be deemed an original. The City and the Trustee agree that electronic signatures to this Indenture may be regarded as original signatures

Section 15.10. Statutory Verifications.

The Trustee makes the following representation and verifications to enable the City to comply with Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Indenture. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Trustee within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Indenture shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Indenture, notwithstanding anything in this Indenture to the contrary.

(a) Not a Sanctioned Company. The Trustee represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Trustee and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(b) No Boycott of Israel. The Trustee hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Indenture. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

(c) No Discrimination Against Firearm Entities. The Trustee hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Indenture. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

(d) No Boycott of Energy Companies. The Trustee hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Indenture. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

IN WITNESS WHEREOF, the City and the Trustee have caused this Indenture of Trust to be executed all as of the date hereof.

CITY OF CELINA, TEXAS

By: _____,
Mayor

Attest:

_____
Assistant City Secretary

[CITY SEAL]

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
as Trustee

By: _____
Authorized Officer

EXHIBIT A

(a) Form of Bond.

NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE STATE OF TEXAS, THE CITY, OR ANY OTHER POLITICAL CORPORATION, SUBDIVISION OR AGENCY THEREOF, IS PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF OR INTEREST ON THIS BOND.

REGISTERED
No. _____

REGISTERED
$_____

United States of America
State of Texas

CITY OF CELINA, TEXAS
SPECIAL ASSESSMENT REVENUE BOND, SERIES 2025
(SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT
PHASE #2 PROJECT)

INTEREST RATE	MATURITY DATE	DATE OF DELIVERY	CUSIP NUMBER
_____%	September 1, 20___	_____	_____

The City of Celina, Texas (the "City"), for value received, hereby promises to pay, solely from the Trust Estate, to

_____

or registered assigns, on the Maturity Date, as specified above, the sum of

_____ DOLLARS

unless this Bond shall have been sooner called for redemption and the payment of the principal hereof shall have been paid or provision for such payment shall have been made, and to pay interest on the unpaid principal amount hereof from the later of the Date of Delivery, as specified above, or the most recent Interest Payment Date to which interest has been paid or provided for until such principal amount shall have been paid or provided for, at the per annum rate of interest specified above, computed on the basis of a 360-day year of twelve 30-day months, such interest to be paid semiannually on March 1 and September 1 of each year, commencing September 1, 2025, until maturity or prior redemption.

Capitalized terms appearing herein that are defined terms in the Indenture defined below, have the meanings assigned to them in the Indenture. Reference is made to the Indenture for such definitions and for all other purposes.

The principal of this Bond shall be payable without exchange or collection charges in lawful money of the United States of America upon presentation and surrender of this Bond at the corporate trust office in St. Paul, Minnesota (the "Designated Payment/Transfer Office"), of U.S. Bank Trust Company, National Association, as trustee and paying agent/registrar (the "Trustee", which term includes any successor trustee under the Indenture), or, with respect to a successor trustee and paying agent/registrar, at the Designated Payment/Transfer Office of such successor. Interest on this Bond is payable by check dated as of the Interest Payment Date, mailed by the

Trustee to the registered owner at the address shown on the registration books kept by the Trustee or by such other customary banking arrangements acceptable to the Trustee, requested by, and at the risk and expense of, the Person to whom interest is to be paid. For the purpose of the payment of interest on this Bond, the registered owner shall be the Person in whose name this Bond is registered at the close of business on the "Record Date," which shall be the fifteenth calendar day of the month next preceding such Interest Payment Date; provided, however, that in the event of nonpayment of interest on a scheduled Interest Payment Date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Trustee, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (the "Special Payment Date," which shall be 15 days after the Special Record Date) shall be sent at least five Business Days prior to the Special Record Date by United States mail, first-class, postage prepaid, to the address of each Owner of a Bond appearing on the books of the Trustee at the close of business on the last Business Day preceding the date of mailing such notice.

If a date for the payment of the principal of or interest on the Bonds is a Saturday, Sunday, legal holiday, or a day on which banking institutions in the city in which the Designated Payment/Transfer Office is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding Business Day, and payment on such date shall have the same force and effect as if made on the original date payment was due.

This Bond is one of a duly authorized issue of assessment revenue bonds of the City having the designation specified in its title (herein referred to as the "Bonds"), dated April 3, 2025 and issued in the aggregate principal amount of $[ ] and issued, with the limitations described herein, pursuant to an Indenture of Trust, dated as of April 1, 2025 (the "Indenture"), by and between the City and the Trustee, to which Indenture reference is hereby made for a description of the amounts thereby pledged and assigned, the nature and extent of the lien and security, the respective rights thereunder to the holders of the Bonds, the Trustee, and the City, and the terms upon which the Bonds are, and are to be, authenticated and delivered and by this reference to the terms of which each holder of this Bond hereby consents. All Bonds issued under the Indenture are equally and ratably secured by the amounts thereby pledged and assigned. The Bonds are being issued for the purpose of (i) paying a portion of the Actual Costs of the Phase #2 Improvements, (ii) paying a portion of the interest on the Bonds during and after the period of acquisition and construction of the Phase #2 Improvements, (iii) funding a reserve fund for payment of principal and interest on the Bonds, (iv) paying a portion of the costs incidental to the organization and administration of the District, and (v) paying costs of issuance.

The Bonds are limited obligations of the City payable solely from the Trust Estate as defined in the Indenture. Reference is hereby made to the Indenture, copies of which are on file with and available upon request from the Trustee, for the provisions, among others, with respect to the nature and extent of the duties and obligations of the City, the Trustee and the Owners. The Owner of this Bond, by the acceptance hereof, is deemed to have agreed and consented to the terms, conditions and provisions of the Indenture.

Notwithstanding any provision hereof, the Indenture may be released and the obligation of the City to make money available to pay this Bond may be defeased by the deposit of money and/or certain direct or indirect Defeasance Securities sufficient for such purpose as described in the Indenture.

The Bonds are issuable as fully registered bonds only in Authorized Denominations, subject to the provisions of the Indenture authorizing redemption in denominations of $100,000 and any multiple of $1,000 in excess thereof.

The Bonds are subject to sinking fund redemption prior to their respective maturities and will be redeemed by the City in part at a price equal to the principal amount thereof plus accrued and unpaid interest thereon to the date set for redemption from moneys available for such purpose in the Principal and Interest Account pursuant to Article VI of the Indenture, on the dates and in the Sinking Fund Installment amounts as set forth in the following schedule:

Term Bonds Maturing September 1, 20[ ]

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__*	

* maturity

Term Bonds Maturing September 1, 20[ ]

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__*	

* maturity

Term Bonds Maturing September 1, 20[ ]

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__*	

* maturity

Term Bonds Maturing September 1, 20[ ]

Redemption Date	Sinking Fund Installment ($)
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__	
September 1, 20__*	

* maturity

At least forty-five (45) days prior to each mandatory sinking fund redemption date, and subject to any prior reduction authorized by the Indenture, the Trustee shall select for redemption, pursuant to the provisions of the Indenture, a principal amount of Bonds of such maturity equal to the Sinking Fund Installments of such Bonds to be redeemed, shall call such Bonds for redemption on such scheduled mandatory sinking fund redemption date, and shall give notice of such redemption, as provided in the Indenture.

The principal amount of Bonds required to be redeemed on any mandatory sinking fund redemption date shall be reduced, at the option of the City, by the principal amount of any Bonds of such maturity which, at least 45 days prior to the mandatory sinking fund redemption date (i) shall have been acquired by the City at a price not exceeding the principal amount of such Bonds plus accrued and unpaid interest to the date of purchase thereof, and delivered to the Trustee for cancellation, or (ii) shall have been redeemed pursuant to the optional redemption or extraordinary optional redemption and not previously credited to a sinking fund redemption.

The City reserves the right and option to redeem Bonds maturing on or after September 1, 20[ ] before their scheduled maturity dates, in whole or in part, on any date on or after September 1, 20[ ], such redemption date or dates to be fixed by the City, at the redemption price of par plus accrued interest to the date of redemption.

Bonds are subject to extraordinary optional redemption prior to maturity in whole or in part, and in an amount and on a date specified in a City Certificate, at a Redemption Price equal to the principal amount of the Bonds called for redemption, plus accrued and unpaid interest to the date fixed for redemption, pursuant to the provisions of the Indenture, from amounts on deposit in the Redemption Fund as a result of Prepayments (including related transfers to the Redemption Fund made pursuant to the terms of this Indenture) any other transfers to the Redemption Fund under the terms of this Indenture, or as a result of unexpended amounts transferred from the Project Fund pursuant to the terms of the Indenture.

The Trustee shall give notice of any redemption of Bonds by sending notice by United States mail, first-class, postage prepaid, not less than 30 days before the date fixed for redemption, to the Owner of each Bond (or part thereof) to be redeemed, at the address shown on the Register. The notice shall state the redemption date, the Redemption Price, the place at which the Bonds are to be surrendered for payment, and, if less than all the Bonds Outstanding are to be redeemed, an identification of the Bonds or portions thereof to be redeemed. Any notice

so given shall be conclusively presumed to have been duly given, whether or not the Owner receives such notice.

With respect to any optional redemption of the Bonds, unless the Trustee has received funds sufficient to pay the redemption price of the Bonds to be redeemed before giving of a notice of redemption, the notice may state the City may condition redemption on the receipt of such funds by the Trustee on or before the date fixed for the redemption, or on the satisfaction of any other prerequisites set forth in the notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption are not satisfied and sufficient funds are not received, the notice shall be of no force and effect, the City shall not redeem the Bonds, and the Trustee shall give notice, in the manner in which the notice of redemption was given, that the Bonds have not been redeemed.

The Indenture permits, with certain exceptions as therein provided, the amendment thereof and the modification of the rights and obligations of the City and the rights of the holders of the Bonds under the Indenture at any time Outstanding affected by such modification. The Indenture also contains provisions permitting the holders of specified percentages in aggregate principal amount of the Bonds at the time Outstanding, on behalf of the holders of all the Bonds, to waive compliance by the City with certain past defaults under the Bond Ordinance or the Indenture and their consequences. Any such consent or waiver by the holder of this Bond or any predecessor Bond evidencing the same debt shall be conclusive and binding upon such holder and upon all future holders thereof and of any Bond issued upon the transfer thereof or in exchange therefor or in lieu thereof, whether or not notation of such consent or waiver is made upon this Bond.

As provided in the Indenture, this Bond is transferable upon surrender of this Bond for transfer at the Designated Payment/Transfer Office, with such endorsement or other evidence of transfer as is acceptable to the Trustee, and upon delivery to the Trustee of such certifications and/or opinion of counsel as may be required under the Indenture for the transfer of this Bond. Upon satisfaction of such requirements, one or more new fully registered Bonds of the same Stated Maturity, of Authorized Denominations, bearing the same rate of interest, and for the same aggregate principal amount will be issued to the designated transferee or transferees.

Neither the City nor the Trustee shall be required to issue, transfer or exchange any Bond called for redemption where such redemption is scheduled to occur within 45 calendar days of the transfer or exchange date; provided, however, such limitation shall not be applicable to an exchange by the registered owner of the uncalled principal balance of a Bond redeemed in part.

The City, the Trustee, and any other Person may treat the Person in whose name this Bond is registered as the owner hereof for the purpose of receiving payment as herein provided (except interest shall be paid to the Person in whose name this Bond is registered on the Record Date or Special Record Date, as applicable) and for all other purposes, whether or not this Bond be overdue, and neither the City nor the Trustee shall be affected by notice to the contrary.

The City has reserved the right to issue Additional Bonds on the terms and conditions specified in the Indenture.

NEITHER THE FULL FAITH AND CREDIT NOR THE GENERAL TAXING POWER OF THE CITY OF CELINA, TEXAS, THE STATE OF TEXAS, OR ANY POLITICAL SUBDIVISION THEREOF, IS PLEDGED TO THE PAYMENT OF THE BONDS.

IT IS HEREBY CERTIFIED AND RECITED that the issuance of this Bond and the series of which it is a part is duly authorized by law; that all acts, conditions and things required to be

done precedent to and in the issuance of the Bonds have been properly done and performed and have happened in regular and due time, form and manner, as required by law; and that the total indebtedness of the City, including the Bonds, does not exceed any Constitutional or statutory limitation.

IN WITNESS WHEREOF, the City Council of the City has caused this Bond to be executed under the official seal of the City.

_____
Mayor Pro Tem, City of Celina, Texas

_____
Assistant City Secretary, City of Celina, Texas

[City Seal]

(b) Form of Comptroller's Registration Certificate.

The following Registration Certificate of Comptroller of Public Accounts shall appear on the Initial Bond:

REGISTRATION CERTIFICATE OF
COMPTROLLER OF PUBLIC ACCOUNTS

OFFICE OF THE COMPTROLLER	§	
OF PUBLIC ACCOUNTS	§	REGISTER NO._____
	§	
THE STATE OF TEXAS	§	

I HEREBY CERTIFY THAT there is on file and of record in my office a certificate to the effect that the Attorney General of the State of Texas has approved this Bond, and that this Bond has been registered this day by me.

WITNESS MY SIGNATURE AND SEAL OF OFFICE this _____

_____
Comptroller of Public Accounts
of the State of Texas

[SEAL]

(c) Form of Certificate of Trustee.

CERTIFICATE OF TRUSTEE

It is hereby certified that this is one of the Bonds of the series of Bonds referred to in the within mentioned Indenture.

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,
Dallas, Texas, as Trustee

DATED: _____

By:_____
Authorized Signatory

(d) Form of Assignment.

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns, and transfers unto (print or typewrite name, address and zip code of transferee):

_____
_____
_____

(Social Security or other identifying number: _____) the within Bond and all rights hereunder and hereby irrevocably constitutes and appoints _____ attorney to transfer the within Bond on the books kept for registration hereof, with full power of substitution in the premises.

Date: _____ _____

Signature Guaranteed By:

_____

_____
Authorized Signatory

NOTICE: The signature on this Assignment must correspond with the name of the registered owner as it appears on the face of the within Bond in every particular and must be guaranteed in a manner acceptable to the Trustee.

(e) The Initial Bond shall be in the form set forth in paragraphs (a) through (d) of this Exhibit A, except for the following alterations:

(i) immediately under the name of the Bond the heading “INTEREST RATE” and “MATURITY DATE” shall both be completed with the expression “As Shown Below,” and the reference to the “CUSIP NUMBER” shall be deleted;

(ii) in the first paragraph of the Bond, the words “on the Maturity Date as specified above, the sum of _____ DOLLARS” shall be deleted and the

following will be inserted: “on September 1 in each of the years, in the principal installments and bearing interest at the per annum rates set forth in the following schedule:

Years	Principal Amount ($)	Interest Rate (%)”

(Information to be inserted from Section 3.2(a)(iii) hereof); and

(iii) the Initial Bond shall be numbered T-1.

EXHIBIT B

BOND PURCHASE AGREEMENT

$[PAR AMOUNT]
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025
(SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT PHASE #2 PROJECT)

BOND PURCHASE AGREEMENT

March 11, 2025

City of Celina, Texas
142 N. Ohio Street
Celina, Texas 76201

Ladies and Gentlemen:

The undersigned, FMSbonds, Inc. (the "Underwriter"), offers to enter into this Bond Purchase Agreement (this "Agreement") with the City of Celina, Texas (the "City"), which will be binding upon the City and the Underwriter upon the acceptance of this Agreement by the City. This offer is made subject to its acceptance by the City by execution of this Agreement and its delivery to the Underwriter on or before 10:00 p.m., Central Time, on the date hereof and, if not so accepted, will be subject to withdrawal by the Underwriter upon written notice delivered to the City at any time prior to the acceptance hereof by the City. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Indenture (defined herein) between the City and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), authorizing the issuance of the Bonds (defined herein), and in the Limited Offering Memorandum (defined herein).

1. Purchase and Sale of Bonds. Upon the terms and conditions and upon the basis of representations, warranties, and agreements hereinafter set forth, the Underwriter hereby agrees to purchase from the City, and the City hereby agrees to sell to the Underwriter, all (but not less than all) of the $[PAR AMOUNT] aggregate principal amount of the "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2025 (Sutton Fields East Public Improvement District Phase #2 Project)" (the "Bonds"), at a purchase price of $_____ (representing the aggregate principal amount of the Bonds less an Underwriter's discount of $_____).

Inasmuch as this purchase and sale represents a negotiated transaction, the City understands, and hereby confirms, that the Underwriter is not acting as a municipal advisor or fiduciary of the City (including, without limitation, a Municipal Advisor (as such term is defined in Section 975(e) of the Dodd Frank Wall Street Reform and Consumer Protection Act)), but rather is acting solely in its capacity as Underwriter for its own account. The City acknowledges and agrees that (i) the purchase and sale of the Bonds pursuant to this Agreement is an arm's length commercial transaction between the City and the Underwriter and the Underwriter has financial

and other interests that differ from any other party to this Agreement, (ii) in connection therewith and with the discussions, undertakings, and procedures leading up to the consummation of this transaction, the Underwriter is and has been acting solely as a principal and is not acting as the agent, municipal advisor, financial advisor, or fiduciary of the City, (iii) the Underwriter has not assumed an advisory or fiduciary responsibility in favor of the City with respect to the offering described herein or the discussions, undertakings, and procedures leading thereto (regardless of whether the Underwriter has provided other services or is currently providing other services to the City on other matters) and the Underwriter has no obligation to the City with respect to the offering described herein except the obligations expressly set forth in this Agreement, (iv) the City has consulted its own legal, financial and other advisors to the extent it has deemed appropriate, (v) the Underwriter has financial and other interests that differ from those of the City, and (vi) the Underwriter has provided to the City prior disclosures under Rule G-17 of the Municipal Securities Rulemaking Board ("MSRB"), which have been received by the City. The City further acknowledges and agrees that following the issuance and delivery of the Bonds, the Underwriter has indicated that it may have periodic discussions with the City regarding the expenditure of Bond proceeds and the construction of the Phase #2 Improvements financed with the Bonds and, in connection with such discussions, the Underwriter shall be acting solely as a principal and will not be acting as the agent or fiduciary of, and will not be assuming an advisory or fiduciary responsibility in favor of, the City.

The Bonds shall be dated April 3, 2025 and shall have the maturities and redemption features, if any, and bear interest at the rates per annum shown on Schedule I hereto. Payment for and delivery of the Bonds, and the other actions described herein, shall take place on April 3, 2025 (or such other date as may be agreed to by the City and the Underwriter) (the "Closing Date").

2. Authorization Instruments and Law. The Bonds were authorized by an Ordinance enacted by the City Council of the City (the "City Council") on March 11, 2025 (the "Bond Ordinance") and shall be issued pursuant to the provisions of Subchapter A of Chapter 372, Texas Local Government Code, as amended (the "Act"), and the Indenture of Trust, dated as of April 1, 2025, between the City and the Trustee, authorizing the issuance of the Bonds (the "Indenture"). The Bonds shall be substantially in the form described in, and shall be secured under the provisions of, the Indenture.

The Bonds and interest thereon shall be secured by the proceeds of special assessments (the "Assessments") levied on the assessable parcels within Phase #2 of the Sutton Fields East Public Improvement District (the "District"). The District was established by a resolution enacted by the City Council on October 12, 2021 (the "Creation Resolution") in accordance with the Act. A Service and Assessment Plan (the "Service and Assessment Plan") which sets forth the costs of the Phase #2 Improvements and the method of payment of the Assessments levied against assessable property located within Phase #2 of the District pursuant to an ordinance adopted by the City Council on March 11, 2025 (the "Assessment Ordinance" and, together with the Creation Resolution, the Indenture and the Bond Ordinance, the "Authorizing Documents"). The Bonds shall be further secured by certain applicable funds and accounts created under the Indenture.

The Bonds shall be as described in Schedule I, the Indenture, and the Limited Offering Memorandum. The proceeds of the Bonds shall be used for (i) paying a portion of the Actual Costs of the Phase #2 Improvements (as defined in the Indenture) that will benefit Phase #2 of the

District, (ii) paying a portion of the interest on the Bonds during and after the period of acquisition and construction of the Phase #2 Improvements, (iii) funding a reserve fund for the payment of principal of and interest on the Bonds, (iv) paying a portion of the costs incidental to the organization and administration of the District, and (v) paying the costs of issuing the Bonds.

3. Limited Public Offering. The Underwriter agrees to make a bona fide limited public offering of all of the Bonds in accordance with Section 11 hereof to no more than thirty-five (35) persons that qualify as "Accredited Investors" (as defined in Rule 501 of Regulation D under the Securities Act (as defined herein)) or "Qualified Institutional Buyers" (as defined in Rule 144A under the Securities Act). On or before the third (3rd) business day prior to the Closing Date, the Underwriter shall execute and deliver to Bond Counsel the Issue Price Certificate, in substantially the form attached hereto as Appendix B.

4. Limited Offering Memorandum.

(a) Delivery of Limited Offering Memorandum. The City previously has delivered, or caused to be delivered, to the Underwriter the Preliminary Limited Offering Memorandum for the Bonds dated [PLOM DATE], 2025 (the "Preliminary Limited Offering Memorandum"), in a "designated electronic format," as defined in the Municipal Securities Rulemaking Board ("MSRB") Rule G-32 ("Rule G-32"). The City will prepare, or cause to be prepared, a final Limited Offering Memorandum relating to the Bonds (the "Limited Offering Memorandum") which will be (i) dated the date of this Agreement, (ii) complete within the meaning of the United States Securities and Exchange Commission's Rule 15c2-12, as amended ("Rule 15c2-12"), (iii) in a "designated electronic format," and (iv) substantially in the form of the most recent version of the Preliminary Limited Offering Memorandum provided to the Underwriter before the execution hereof. The Limited Offering Memorandum, including the cover page thereto, all exhibits, schedules, appendices, maps, charts, pictures, diagrams, reports, and statements included or incorporated therein or attached thereto, and all amendments and supplements thereto that may be authorized for use with respect to the Bonds are collectively referred to herein as the "Limited Offering Memorandum." Until the Limited Offering Memorandum has been prepared and is available for distribution, the City shall provide to the Underwriter sufficient quantities (which may be in electronic format) of the Preliminary Limited Offering Memorandum as the Underwriter reasonably deems necessary to satisfy the obligation of the Underwriter under Rule 15c2-12 with respect to distribution to each potential customer, upon request, of a copy of the Preliminary Limited Offering Memorandum.

(b) Preliminary Limited Offering Memorandum Deemed Final. The Preliminary Limited Offering Memorandum has been prepared for use by the Underwriter in connection with the offering, sale, and distribution of the Bonds. The City hereby represents and warrants that the Preliminary Limited Offering Memorandum has been deemed final by the City as of its date, except for the omission of such information which is dependent upon the final pricing of the Bonds for completion, all as permitted to be excluded by Section (b)(1) of Rule 15c2-12.

(c) Use of Limited Offering Memorandum in Offering and Sale. The City hereby authorizes the Limited Offering Memorandum and the information therein contained to be used by the Underwriter in connection with the offering and the sale of the Bonds. The City consents to the use by the Underwriter prior to the date hereof of the Preliminary Limited Offering Memorandum in connection with the offering of the Bonds. The City shall provide, or cause to be provided, to the Underwriter as soon as practicable after the date of the City's acceptance of this Agreement (but, in any event, not later than the earlier of the Closing Date or seven (7) business days after the City's acceptance of this Agreement) copies of the Limited Offering Memorandum which is complete as of the date of its delivery to the Underwriter. The City shall provide the Limited Offering Memorandum, or cause the Limited Offering Memorandum to be provided, (i) in a "designated electronic format" consistent with the requirements of Rule G-32 and (ii) in a printed format in such quantity as the Underwriter shall reasonably request in order for the Underwriter to comply with Section (b)(4) of Rule 15c2-12 and the rules of the MSRB.

(d) Updating of Limited Offering Memorandum. If, after the date of this Agreement, up to and including the date the Underwriter is no longer required to provide a Limited Offering Memorandum to potential customers who request the same pursuant to Rule 15c2-12 (the earlier of (i) ninety (90) days from the "end of the underwriting period" (as defined in Rule 15c2-12) and (ii) the time when the Limited Offering Memorandum is available to any person from the MSRB, but in no case less than the 25th day after the "end of the underwriting period" for the Bonds), the City becomes aware of any fact or event which might or would cause the Limited Offering Memorandum, as then supplemented or amended, to contain any untrue statement of a material fact or to omit to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading, or if it is necessary to amend or supplement the Limited Offering Memorandum to comply with law, the City will notify the Underwriter (and for the purposes of this clause provide the Underwriter with such information as it may from time to time request), and if, in the reasonable judgment of the Underwriter, such fact or event requires preparation and publication of a supplement or amendment to the Limited Offering Memorandum, the City will forthwith prepare and furnish, at no expense to the Underwriter (in a form and manner approved by the Underwriter), either an amendment or a supplement to the Limited Offering Memorandum so that the statements therein as so amended and supplemented will not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading or so that the Limited Offering Memorandum will comply with law; provided, however, that for all purposes of this Agreement and any certificate delivered by the City in accordance herewith, (i) the City makes no representations with respect to the descriptions in the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum of The Depository Trust Company, New York, New York ("DTC"), or its book-entry-only system, and (ii) the City makes no representation with respect to the information in the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum under the captions and subcaptions "PLAN OF FINANCE — Development Plan, Status of Development and Plan of Finance," "BOOK-ENTRY ONLY SYSTEM," "OVERLAPPING TAXES AND DEBT – Homeowner's Association," "THE PHASE #2 IMPROVEMENTS," "THE DEVELOPMENT," "THE DEVELOPER,"

"BONDHOLDERS' RISKS" (only as it pertains to the Developer, the Phase #2 Improvements and the Development), "THE ADMINISTRATOR," "APPRAISAL," "LEGAL MATTERS — Litigation — The Developer," "CONTINUING DISCLOSURE – The Developer," "CONTINUING DISCLOSURE – The Developer's Compliance with Prior Undertakings," and "INFORMATION RELATING TO THE TRUSTEE." If such notification shall be subsequent to the Closing Date, the City, at no expense to the Underwriter, shall furnish such legal opinions, certificates, instruments, and other documents as the Underwriter may reasonably deem necessary to evidence the truth and accuracy of such supplement or amendment to the Limited Offering Memorandum. The City shall provide any such amendment or supplement, or cause any such amendment or supplement to be provided, (i) in a "designated electronic format" consistent with the requirements of Rule G-32 and (ii) in a printed format in such quantity as the Underwriter shall request in order for the Underwriter to comply with Section (b)(4) of Rule 15c2-12 and the rules of the MSRB.

(e) Filing with MSRB. The Underwriter hereby agrees to timely file the Limited Offering Memorandum with the MSRB through its Electronic Municipal Market Access ("EMMA") system within one business day after receipt but no later than the Closing Date. Unless otherwise notified in writing by the Underwriter, the City can assume that the "end of the underwriting period" for purposes of Rule 15c2-12 is the Closing Date.

(f) Limited Offering. The Underwriter hereby represents, warrants and covenants that the Bonds were initially sold pursuant to a limited offering. The Bonds were sold to not more than thirty-five persons that qualify as "Accredited Investors" (as defined in Rule 501 of Regulation D under the Securities Act (as defined herein)) or "Qualified Institutional Buyers" (within the meaning of Rule 144A under the Securities Act).

5. City Representations, Warranties and Covenants. The City represents, warrants and covenants that:

(a) Due Organization, Existence and Authority. The City is a political subdivision of the State of Texas (the "State"), and has, and at the Closing Date will have, full legal right, power and authority:

(i) to enter into:

(1) this Agreement;

(2) the Indenture;

(3) the Sutton Fields East Public Improvement District Phase #2 Construction, Funding, and Acquisition Agreement between MM Sutton Fields East , LLC, a Texas limited liability company (the "Developer") and the City dated March 11, 2025 (the "CFA Agreement"),

(4) the "Sutton Fields East Development Agreement" between the City and the Developer, effective as of October 15, 2021, (the "Development Agreement");

(5) the Continuing Disclosure Agreement of Issuer with respect to the Bonds, dated as of April 1, 2025 (the "City Continuing Disclosure Agreement"), executed and delivered by the City, MuniCap Inc., and HTS Continuing Disclosure Services, a division of Hilltop Securities, Inc., as Dissemination Agent;

(6) the Sutton Fields Public Improvement District Phase #2 Reimbursement Agreement dated as of March 11, 2025, executed by the City and the Developer (the "Reimbursement Agreement"); and

(7) the Sutton Fields East Public Improvement District Phase #2 Landowner Agreement dated as of March 11, 2025, executed by the City and the Developer (the "Landowner Agreement")

(ii) to issue, sell, and deliver the Bonds to the Underwriter as provided herein; and

(iii) to carry out and consummate the transactions on its part described in (1) the Authorizing Documents, (2) this Agreement, (3) the CFA Agreement, (4) the Development Agreement, (5) the City Continuing Disclosure Agreement, (6) the Reimbursement Agreement, (7) the Landowner Agreement, (8) the Limited Offering Memorandum, and (9) any other documents and certificates described in any of the foregoing (the documents described by subclauses (1) through (7) being referred to collectively herein as the "City Documents").

(b) Due Authorization and Approval of City. By all necessary official action of the City, the City has duly authorized and approved the adoption or execution and delivery by the City of, and the performance by the City of the obligations on its part contained in, the City Documents and, as of the date hereof, such authorizations and approvals are in full force and effect and have not been amended, modified or rescinded, except as may have been approved by the Underwriter. When validly executed and delivered by the other parties thereto, the City Documents will constitute the legally valid and binding obligations of the City enforceable upon the City in accordance with their respective terms, except insofar as enforcement may be limited by principles of governmental immunity, bankruptcy, insolvency, reorganization, moratorium, or similar laws or equitable principles relating to or affecting creditors' rights generally. The City has complied, and will at the Closing (as defined herein) be in compliance, in all material respects, with the obligations on its part to be performed on or prior to the Closing Date under the City Documents.

(c) Due Authorization for Issuance of the Bonds. The City has duly authorized the issuance and sale of the Bonds pursuant to the Bond Ordinance, the Indenture, and the Act. The City has, and at the Closing Date will have, full legal right, power and authority (i) to enter into, execute, deliver, and perform its obligations under this Agreement and the other City Documents, (ii) to issue, sell and, deliver the Bonds to the Underwriter pursuant to the Indenture, the Bond Ordinance, the Act, and as provided herein, and (iii) to carry

out, give effect to and consummate the transactions on the part of the City described by the City Documents and the Bond Ordinance.

(d) No Breach or Default. As of the time of acceptance hereof, and to the best of its knowledge, the City is not, and as of the Closing Date the City will not be, in breach of or in default in any material respect under any applicable constitutional provision, law or administrative rule or regulation of the State or the United States, or any applicable judgment or decree or any trust agreement, loan agreement, bond, note, resolution, ordinance, agreement or other instrument related to the Bonds and to which the City is a party or is otherwise subject, and no event has occurred and is continuing which, with the passage of time or the giving of notice, or both, would constitute a default or event of default under any such instrument which breach, default or event could have a material adverse effect on the City's ability to perform its obligations under the Bonds or the City Documents; and, as of such times, the authorization, execution and delivery of the Bonds and the City Documents and compliance by the City with obligations on its part to be performed in each of such agreements or instruments does not and will not conflict with or constitute a breach of or default under any applicable constitutional provision, law or administrative rule or regulation of the State or the United States, or any applicable judgment, decree, license, permit, trust agreement, loan agreement, bond, note, resolution, ordinance, agreement or other instrument to which the City (or any of its officers in their respective capacities as such) is subject, or by which it or any of its properties are bound, nor will any such authorization, execution, delivery or compliance result in the creation or imposition of any lien, charge or other security interest or encumbrance of any nature whatsoever upon any of its assets or properties or under the terms of any such law, regulation or instrument, except as may be permitted by the City Documents.

(e) No Litigation. At the time of acceptance hereof there is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, government agency, public board or body (collectively and individually, an "Action") pending against the City with respect to which the City has been served with process, nor to the knowledge of the City is any Action threatened against the City, in which any such Action (i) in any way questions the existence of the City or the rights of the members of the City Council to hold their respective positions, (ii) in any way questions the formation or existence of the District, (iii) affects, contests or seeks to prohibit, restrain or enjoin the issuance or delivery of any of the Bonds, or the payment or collection of any amounts pledged or to be pledged to pay the principal of and interest on the Bonds, or in any way contests or affects the validity of the City Documents or the consummation of the transactions on the part of the City described therein, or contests the exclusion of the interest on the Bonds from federal income taxation, or (iv) which may result in any material adverse change in the financial condition of the City; and, as of the time of acceptance hereof, to the City's knowledge, there is no basis for any action, suit, proceeding, inquiry, or investigation of the nature described in clauses (i) through (iv) of this sentence.

(f) Bonds Issued Pursuant to Indenture. The City represents that the Bonds, when issued, executed, and delivered in accordance with the Indenture and sold to the Underwriter as provided herein, will be validly issued and outstanding obligations of the City subject to the terms of the Indenture, entitled to the benefits of the Indenture and the

security of the pledge of the proceeds of the levy of the Assessments received by the City, all to the extent provided for in the Indenture. The Indenture creates a valid pledge of the monies in certain funds and accounts established pursuant to the Indenture to the extent provided for in the Indenture, including the investments thereof, subject in all cases to the provisions of the Indenture permitting the application thereof for the purposes and on the terms and conditions set forth therein.

(g) Assessments. The Assessments constituting the security for the Bonds have been levied by the City in accordance with the Act on those parcels of land identified in the Phase #2 Assessment Roll (as defined in the Service and Assessment Plan). According to the Act, such Assessments constitute a valid and legally binding first and prior lien against the properties assessed, superior to all other liens and claims, except liens or claims for state, county, school district, or municipality ad valorem taxes.

(h) Consents and Approvals. All authorizations, approvals, licenses, permits, consents, elections, and orders of or filings with any governmental authority, legislative body, board, agency, or commission having jurisdiction in the matters which are required by the Closing Date for the due authorization of, which would constitute a condition precedent to or the absence of which would adversely affect the due performance by the City of, its obligations in connection with the City Documents have been duly obtained or made and are in full force and effect, except the approval of the Bonds by the Attorney General of the State, registration of the Bonds by the Comptroller of Public Accounts of the State, and the approvals, consents and orders as may be required under Blue Sky or securities laws of any jurisdiction.

(i) Public Debt. Prior to the Closing, the City will not offer or issue any bonds, notes or other obligations for borrowed money or incur any material liabilities, direct or contingent, payable from or secured by a pledge of the Assessments which secure the Bonds without the prior approval of the Underwriter.

(j) Preliminary Limited Offering Memorandum. The information contained in the Preliminary Limited Offering Memorandum is true and correct in all material respects, and such information does not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; provided, however, that the City makes no representations with respect to (i) the descriptions in the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum of DTC, or its book-entry-only system, and (ii) the City makes no representation with respect to the information in the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum in any maps included therein or under the captions and subcaptions "PLAN OF FINANCE — Development Plan, Status of Development and Plan of Finance," "BOOK-ENTRY ONLY SYSTEM," "OVERLAPPING TAXES AND DEBT – Homeowner's Association," "THE PHASE #2 IMPROVEMENTS," "THE DEVELOPMENT," "THE DEVELOPER," "BONDHOLDERS' RISKS" (only as it pertains to the Developer, the Phase #2 Improvements and the Development), "THE ADMINISTRATOR,," "APPRAISAL," "LEGAL MATTERS — Litigation — The Developer," "CONTINUING DISCLOSURE

– The Developer," "CONTINUING DISCLOSURE – The Developer's Compliance with Prior Undertakings," and "INFORMATION RELATING TO THE TRUSTEE."

(k) Limited Offering Memorandum. At the time of the City's acceptance hereof and (unless the Limited Offering Memorandum is amended or supplemented pursuant to paragraph (d) of Section 4 of this Agreement) at all times subsequent thereto during the period up to and including the 25th day subsequent to the "end of the underwriting period," the information contained in the Limited Offering Memorandum does not and will not contain any untrue statement of a material fact or omit to state any material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading; provided, however, that the City makes no representations with respect to (i) the descriptions in the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum of DTC, or its book-entry-only system, and (ii) the City makes no representation with respect to the information in the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum under the captions and subcaptions "PLAN OF FINANCE — Development Plan, Status of Development and Plan of Finance," "BOOK-ENTRY ONLY SYSTEM," "OVERLAPPING TAXES AND DEBT – Homeowner's Association," "THE PHASE #2 IMPROVEMENTS," "THE DEVELOPMENT," "THE DEVELOPER," "BONDHOLDERS' RISKS" (only as it pertains to the Developer, the Phase #2 Improvements and the Development), "THE ADMINISTRATOR," "APPRAISAL," "LEGAL MATTERS — Litigation — The Developer," "CONTINUING DISCLOSURE – The Developer," "CONTINUING DISCLOSURE – The Developer's Compliance with Prior Undertakings," and "INFORMATION RELATING TO THE TRUSTEE;" and further provided, however, that if the City notifies the Underwriter of any fact or event as required by Section 4(d) hereof, and the Underwriter determines that such fact or event does not require preparation and publication of a supplement or amendment to the Limited Offering Memorandum, then the Limited Offering Memorandum in its then-current form shall be conclusively deemed to be complete and correct in all material respects.

(l) Supplements or Amendments to Limited Offering Memorandum. If the Limited Offering Memorandum is supplemented or amended pursuant to paragraph (d) of Section 4 of this Agreement, at the time of each supplement or amendment thereto and (unless subsequently again supplemented or amended pursuant to such paragraph) at all times subsequent thereto during the period up to and including the 25th day subsequent to the "end of the underwriting period," the Limited Offering Memorandum as so supplemented or amended will not contain any untrue statement of a material fact or omit to state any material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading; provided, however, that if the City notifies the Underwriter of any fact or event as required by Section 4(d) hereof, and the Underwriter determines that such fact or event does not require preparation and publication of a supplement or amendment to the Limited Offering Memorandum, then the Limited Offering Memorandum in its then-current form shall be conclusively deemed to be complete and correct in all material respects.

(m) Compliance with Rule 15c2-12. During the past five years, the City has complied in all material respects with its previous continuing disclosure undertakings made

by it in accordance with Rule 15c2-12, except as described in the Limited Offering Memorandum.

(n) Use of Bond Proceeds. The City will apply, or cause to be applied, the proceeds from the sale of the Bonds as provided in and subject to all of the terms and provisions of the Indenture and will not take or omit to take any action which action or omission will adversely affect the exclusion from gross income for federal income tax purposes of the interest on the Bonds.

(o) Blue Sky and Securities Laws and Regulations. The City will furnish such information and execute such instruments and take such action in cooperation with the Underwriter as the Underwriter may reasonably request, at no expense to the City, (i) to (y) qualify the Bonds for offer and sale under the Blue Sky or other securities laws and regulations of such states and other jurisdictions in the United States as the Underwriter may designate and (z) determine the eligibility of the Bonds for investment under the laws of such states and other jurisdictions and (ii) to continue such qualifications in effect so long as required for the initial distribution of the Bonds by the Underwriter (provided, however, that the City will not be required to qualify as a foreign corporation or to file any general or special consents to service of process under the laws of any jurisdiction) and will advise the Underwriter immediately of receipt by the City of any notification with respect to the suspension of the qualification of the Bonds for sale in any jurisdiction or the initiation or threat of any proceeding for that purpose.

(p) Certificates of the City. Any certificate signed by any official of the City authorized to do so in connection with the transactions described in this Agreement shall be deemed a representation and warranty by the City to the Underwriter as to the statements made therein and can be relied upon by the Underwriter as to the statements made therein.

(q) Intentional Actions Regarding Representations and Warranties. The City covenants that between the date hereof and the Closing it will not intentionally take actions which will cause the representations and warranties made in this Section to be untrue as of the Closing.

(r) Financial Advisor. The City has engaged Hilltop Securities Inc., as its financial advisor in connection with its offering and issuance of the Bonds.

By delivering the Limited Offering Memorandum to the Underwriter, the City shall be deemed to have reaffirmed, with respect to the Limited Offering Memorandum, the representations, warranties and covenants set forth above.

6. Developer Letter of Representations. At the signing of this Agreement, the City and Underwriter shall receive from the Developer, an executed Developer Letter of Representations (the "Developer Letter of Representations") in the form of Appendix A hereto, and at the Closing, a certificate signed by the Developer as set forth in Section 9(e) hereof.

7. The Closing. At 10:00 a.m., Central time, on the Closing Date, or at such other time or on such earlier or later business day as shall have been mutually agreed upon by the City and the Underwriter, (i) the City will deliver or cause to be delivered to DTC through its "FAST"

System, the Bonds in the form of one fully registered Bond for each maturity, registered in the name of Cede & Co., as nominee for DTC, duly executed by the City and authenticated by the Trustee as provided in the Indenture, and (ii) the City will deliver the closing documents hereinafter mentioned to Norton Rose Fulbright US LLP ("Bond Counsel"), or a place to be mutually agreed upon by the City and the Underwriter. Settlement will be through the facilities of DTC. The Underwriter will accept delivery and pay the purchase price of the Bonds as set forth in Section 1 hereof by wire transfer in federal funds payable to the order of the City or its designee. These payments and deliveries, together with the delivery of the aforementioned documents, are herein called the "Closing." The Bonds will be made available to the Underwriter for inspection not less than twenty-four (24) hours prior to the Closing.

8. Underwriter's Closing Conditions. The Underwriter has entered into this Agreement in reliance upon the representations and covenants herein and in the Developer Letter of Representations and the performance by the City of its obligations under this Agreement, both as of the date hereof and as of the date of the Closing. Accordingly, the Underwriter's obligations under this Agreement to purchase, accept delivery of, and pay for the Bonds shall be conditioned upon the performance by the City of its obligations to be performed hereunder at or prior to Closing and shall also be subject to the following additional conditions:

(a) Bring-Down Representations of the City. The representations and covenants of the City contained in this Agreement shall be true and correct in all material respects as of the date hereof and at the time of the Closing, as if made on the Closing Date.

(b) Executed Agreements and Performance Thereunder. At the time of the Closing (i) the City Documents shall be in full force and effect, and shall not have been amended, modified, or supplemented except with the written consent of the Underwriter; (ii) the Authorizing Documents shall be in full force and effect; (iii) there shall be in full force and effect such other resolutions or actions of the City as, in the opinion of Bond Counsel and counsel to the Underwriter, shall be necessary on or prior to the Closing Date in connection with the transactions on the part of the City described in this Agreement and the City Documents; (iv) there shall be in full force and effect such other resolutions or actions of the Developer as, in the opinion of Boghetich Law, PLLC ("Developer's Counsel"), shall be necessary on or prior to the Closing Date in connection with the transactions on the part of the Developer described in the Developer Letter of Representations, the Development Agreement, the CFA Agreement, the Reimbursement Agreement, the Landowner Agreement, and the Continuing Disclosure Agreement of the Developer with respect to the Bonds, dated as of April 1, 2025 executed and delivered by the Developer and MuniCap, Inc. as Administrator, and HTS Continuing Disclosure Services, a division of Hilltop Securities, Inc. as dissemination agent (the "Continuing Disclosure Agreement of the Developer," and together with the Developer Letter of Representations, the Development Agreement, the CFA Agreement, the Reimbursement Agreement, and the Landowner Agreement, the "Developer Documents"); and (v) the City shall perform or have performed its obligations required or specified in the City Documents to be performed at or prior to Closing.

(c) No Default. At the time of the Closing, no default shall have occurred or be existing and no circumstances or occurrences that, with the passage of time or giving of

notice, shall constitute an event of default under this Agreement, the Indenture, the City Documents, the Developer Documents or other documents relating to the financing and construction of the Phase #2 Improvements and the Development, and the Developer shall not be in default in the payment of principal or interest on any of its indebtedness which default shall materially adversely impact the ability of such Developer to pay the Assessments when due.

(d) Closing Documents. At or prior to the Closing, the Underwriter shall have received each of the documents required under Section 9 below.

(e) Termination Events. The Underwriter shall have the right to cancel its obligation to purchase the Bonds and to terminate this Agreement without liability therefor by written notification to the City if, between the date of this Agreement and the Closing, in the Underwriter's sole and reasonable judgment, any of the following shall have occurred:

(i) the market price or marketability of the Bonds, or the ability of the Underwriter to enforce contracts for the sale of the Bonds, shall be materially adversely affected by the occurrence of any of the following:

(1) legislation shall have been introduced in or enacted by the Congress of the United States or adopted by either chamber thereof, or legislation pending in the Congress of the United States shall have been amended, or legislation shall have been recommended to the Congress of the United States or otherwise endorsed for passage (by press release, other form of notice, or otherwise) by the President of the United States, the Treasury Department of the United States, or the Internal Revenue Service or legislation shall have been proposed for consideration by either the U.S. Senate Committee on Finance or the U.S. House of Representatives Committee on Ways and Means or legislation shall have been favorably reported for passage to either chamber of the Congress of the United States by a Committee of such chamber to which such legislation has been referred for consideration, or a decision by a court of the United States or the Tax Court of the United States shall be rendered or a ruling, regulation, or official statement (final, temporary, or proposed) by or on behalf of the Treasury Department of the United States, the Internal Revenue Service, or other federal agency shall be made, which would result in federal taxation of revenues or other income of the general character expected to be derived by the City or upon interest on securities of the general character of the Bonds or which would have the effect of changing, directly or indirectly, the federal income tax consequences of receipt of interest on securities of the general character of the Bonds in the hands of the holders thereof, and which in either case, makes it, in the reasonable judgment of the Underwriter, impracticable or inadvisable to proceed with the offer, sale, or delivery of the Bonds on the terms and in the manner described in the Limited Offering Memorandum; or

(2) legislation shall be enacted by the Congress of the United States, or a decision by a court of the United States shall be rendered, or a stop order, ruling, regulation or official statement by, or on behalf of, the Securities and Exchange Commission ("SEC") or any other governmental agency having jurisdiction of the subject matter shall be issued or made to the effect that the issuance, offering or sale of obligations of the general character of the Bonds, or the issuance, offering or sale of the Bonds, including all underlying obligations, as described herein or by the Limited Offering Memorandum, is in violation or would be in violation of, or that obligations of the general character of the Bonds, or the Bonds, are not exempt from registration under, any provision of the federal securities laws, including the Securities Act of 1933, as amended and as then in effect (the "Securities Act"), or that the Indenture needs to be qualified under the Trust Indenture Act of 1939, as amended and as then in effect (the "Trust Indenture Act"); or

(3) a general suspension of trading in securities on the New York Stock Exchange, the establishment of minimum prices on such exchange, the establishment of material restrictions (not in force as of the date hereof) upon trading securities generally by any governmental authority or any national securities exchange, a general banking moratorium declared by federal, State of New York, or State officials authorized to do so; or

(4) there shall have occurred (whether or not foreseeable) (i) any outbreak of hostilities (including, without limitation, an act of terrorism) including, but not limited to, an escalation of hostilities that existed prior to the date hereof, (ii) national or international calamity or crisis, including, but not limited to, an escalation in the scope or magnitude of any pandemic or natural disaster, or (iii) material financial crisis or adverse change in the financial or economic conditions affecting the United States government or the securities markets in the United States, and the effect of any such event on the financial markets of the United States shall be such as would make it impracticable, in the reasonable judgment of the Underwriter, for it to sell the Bonds on the terms and in the manner described in the Limited Offering Memorandum; or

(5) there shall have occurred since the date of this Agreement any materially adverse change in the affairs or financial condition of the City, except as disclosed in or contemplated by the Limited Offering Memorandum; or

(6) any state blue sky or securities commission or other governmental agency or body in any state in which more than 10% of the Bonds have been offered and sold shall have withheld registration, exemption or clearance of the offering of the Bonds as described herein, or issued a stop order or similar ruling relating thereto; or

(7) any amendment to the federal or state Constitution or action by any federal or state court, legislative body, regulatory body, or other authority materially adversely affecting the tax status of the City, its property, income, securities (or interest thereon), or the validity or enforceability of the Assessments pledged to pay principal of and interest on the Bonds; or

(ii) the New York Stock Exchange or other national securities exchange or any governmental authority shall impose, as to the Bonds or as to obligations of the general character of the Bonds, any material restrictions not now in force, or increase materially those now in force, with respect to the extension of credit by, or the charge to the net capital requirements of, the Underwriter; or

(iii) any event occurring, or information becoming known which, in the reasonable judgment of the Underwriter, makes untrue in any material respect any statement or information contained in the Limited Offering Memorandum, or has the effect that the Limited Offering Memorandum contains any untrue statement of material fact or omits to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, which change shall occur subsequent to the date of this Agreement and shall not be due to the malfeasance, misfeasance or nonfeasance of the Underwriter; or

(iv) any fact or event shall exist or have existed that, in the Underwriter's reasonable judgment, requires or has required an amendment of or supplement to Limited Offering Memorandum; or

(v) a general banking moratorium shall have been declared by federal or State authorities having jurisdiction and be in force; or

(vi) a material disruption in securities settlement, payment or clearance services shall have occurred; or

(vii) a decision by a court of the United States shall be rendered, or a stop order, release, regulation or no-action letter by or on behalf of the SEC or any other governmental agency having jurisdiction of the subject matter shall have been issued or made, to the effect that the issuance, offering or sale of the Bonds, including the underlying obligations as contemplated by this Agreement or by the Limited Offering Memorandum, or any document relating to the issuance, offering or sale of the Bonds, is or would be in violation of any provision of the federal securities laws on the date of Closing, including the Securities Act, the Securities Exchange Act of 1934 (the "Securities Exchange Act") and the Trust Indenture Act; or

(viii) the purchase of and payment for the Bonds by the Underwriter, or the resale of the Bonds by the Underwriter, on the terms and conditions herein provided shall be prohibited by any applicable law, governmental authority, board, agency or

commission, which prohibition shall occur subsequent to the date hereof and shall not be due to the malfeasance, misfeasance, or nonfeasance of the Underwriter.

With respect to the conditions described in subparagraphs (ii), (vii) and (viii) above, the Underwriter is not aware of any current, pending or proposed law or government inquiry or investigation as of the date of execution of this Agreement which would permit the Underwriter to invoke its termination rights hereunder.

9. Closing Documents. At or prior to the Closing, the Underwriter or counsel to the Underwriter shall receive the following documents:

(a) Bond Opinion. The approving opinion of Bond Counsel, dated the Closing Date and substantially in the form included as Appendix C to the Limited Offering Memorandum, together with a reliance letter from Bond Counsel, dated the date of the Closing and addressed to the Underwriter, which may be included in the supplemental opinion required by Section 9(b), to the effect that the foregoing opinion may be relied upon by the Underwriter to the same extent as if such opinion were addressed to it.

(b) Supplemental Opinion. A supplemental opinion of Bond Counsel dated the Closing Date and addressed to the City and the Underwriter, in form and substance acceptable to counsel for the Underwriter, to the following effect:

(i) Except to the extent noted therein, Bond Counsel has not verified and is not passing upon, and does not assume any responsibility for, the accuracy, completeness or fairness of the statements and information contained in the Limited Offering Memorandum but that such firm has reviewed the statements and information describing the Bonds in the Limited Offering Memorandum under the captions or subcaptions "PLAN OF FINANCE — The Bonds," "DESCRIPTION OF THE BONDS," "SECURITY FOR THE BONDS" (except for the last paragraph under the subcaption "General"), "ASSESSMENT PROCEDURES" (except for the subcaptions "Assessment Methodology" and "Assessment Amounts"), "THE DISTRICT," "TAX MATTERS," "LEGAL MATTERS — Legal Proceedings," "LEGAL MATTERS — Legal Opinions," "INVESTMENTS," "CONTINUING DISCLOSURE – The City," "REGISTRATION AND QUALIFICATION OF BONDS FOR SALE," "LEGAL INVESTMENT AND ELIGIBILITY TO SECURE PUBLIC FUNDS IN TEXAS," APPENDIX A and APPENDIX C and Bond Counsel is of the opinion that the information relating to the Bonds and legal issues contained under such captions and subcaptions is an accurate and fair description of the laws and legal issues addressed therein and, with respect to the Bonds, such information conforms to the Bond Ordinance, the Assessment Ordinance, and the Indenture;

(ii) The Bonds are not subject to the registration requirements of the Securities Act, and the Indenture is exempt from qualification pursuant to the Trust Indenture Act;

(iii) The City has full power and authority to adopt the Creation Resolution, the Assessment Ordinance, and the Bond Ordinance (collectively, the foregoing documents are referred to herein as the "City Actions") and perform its obligations thereunder and the City Actions have been duly adopted, are in full force and effect and have not been modified, amended or rescinded; and

(iv) The Indenture, the Development Agreement, the CFA Agreement, the Reimbursement Agreement, the Landowner Agreement, the City Continuing Disclosure Agreement and this Agreement have been duly authorized, executed and delivered by the City and, assuming the due authorization, execution and delivery of such instruments, documents, and agreements by the other parties thereto, constitute the legal, valid, and binding agreements of the City, enforceable in accordance with their respective terms, except as enforcement thereof may be limited by bankruptcy, insolvency, or other laws affecting enforcement of creditors' rights, or by the application of equitable principles if equitable remedies are sought and to the application of Texas law relating to governmental immunity applicable to local governmental entities.

(c) City Legal Opinion. An opinion of an attorney for the City, dated the Closing Date and addressed to the Underwriter, counsel to the Underwriter, the City and the Trustee, with respect to matters relating to the City, substantially in the form of Appendix C hereto or in form otherwise agreed upon by the Underwriter.

(d) Opinion of Developer's Counsel. An opinion of Developer's Counsel, substantially in the form of Appendix D hereto, dated the Closing Date and addressed to the City, Bond Counsel, the Attorney for the City, the Underwriter, counsel to the Underwriter, and the Trustee.

(e) Developer Certificate. The certificate of the Developer dated as of the Closing Date, signed by an authorized officer of the Developer in substantially the form of Appendix E hereto.

(f) City Certificate. A certificate of the City, dated the Closing Date, to the effect that, to an authorized City official's knowledge:

(i) the representations and warranties of the City contained herein and in the City Documents are true and correct in all material respects on and as of the Closing Date as if made on the date thereof;

(ii) the Authorizing Documents and City Documents are in full force and effect and have not been amended, modified, or supplemented;

(iii) except as disclosed in the Limited Offering Memorandum, no litigation or proceeding against the City is pending or, to the knowledge of such person, threatened in any court or administrative body nor is there a basis for litigation which would (a) contest the right of the members or officials of the City to hold and exercise their respective positions, (b) contest the due organization and valid existence of the City or the establishment of the District, (c) contest the

validity, due authorization and execution of the Bonds or the City Documents, or (d) attempt to limit, enjoin or otherwise restrict or prevent the City from levying and collecting the Assessments pledged to pay the principal of and interest on the Bonds, or the pledge thereof; and

(iv) the City has, to such person's knowledge, complied with all agreements and covenants and satisfied all conditions set forth in the City Documents, on its part to be complied with or satisfied hereunder at or prior to the Closing;

(v) all official action of the City relating to the Limited Offering Memorandum, the Bonds and the City Documents have been duly taken by the City, are in full force and effect and have not been modified, amended, supplemented or repealed; and

(vi) to his or her knowledge, no event affecting the City has occurred since the date of the Limited Offering Memorandum which should be disclosed therein for the purpose for which it is to be used or which is necessary to be disclosed therein in order to make the statements and information therein, in light of the circumstances under which they were made, not misleading in any respect.

(g) Trustee's Certificate. A certificate of the Trustee, dated the date of Closing, in form and substance acceptable to counsel for the Underwriter to the following effect:

(i) The Trustee is duly organized and validly existing as a national banking association organized under the laws of the United States of America, having the full power and authority, including trust powers, to accept and perform its duties under the Indenture; and

(ii) No consent, approval, authorization or other action by any governmental authority having jurisdiction over the Trustee that has not been obtained is or will be required for the authentication of the Bonds or the consummation by the Trustee of the other transactions contemplated to be performed by the Trustee in connection with the authentication of the Bonds and the acceptance and performance of the obligations created by the Indenture.

(h) Underwriter Counsel's Opinion. An opinion, dated the Closing Date and addressed to the Underwriter, of Greenberg Traurig, LLP, counsel to the Underwriter, to the effect that:

(i) based on (A) such counsel's review of the Bond Ordinance, the Indenture, and the Limited Offering Memorandum; (B) its discussions with bond counsel and with the Underwriter; (C) its review of the documents, certificates, opinions and other instruments delivered at the closing of the sale of the Bonds on the date hereof; and (D) such other matters as it deems relevant, such counsel is of the opinion that the Bonds are exempt securities under the Securities Act, and the Trust Indenture Act, and it is not necessary, in connection with the offering and sale

of the Bonds, to register the Bonds under the Securities Act and the Indenture is not required to be qualified under the Trust Indenture Act;

(ii) based upon (A) such counsel's review of Rule 15c2-12 and interpretive guidance published by the SEC relating thereto; (B) its review of the continuing disclosure undertaking of the City contained in the City Continuing Disclosure Agreement; and (C) the inclusion in the Limited Offering Memorandum of a description of the specifics of such undertaking, and assuming that the Bond Ordinance, the Indenture, and the City Continuing Disclosure Agreement have been duly adopted by the City and are in full force and effect, such undertaking provides a suitable basis for the Underwriter, to make a reasonable determination that the City has met the qualifications of paragraph (b)(5)(i) of Rule 15c2-12; and

(iii) although such counsel has not verified and is not passing upon, and does not assume any responsibility for, the accuracy, completeness or fairness of the information contained in the Limited Offering Memorandum, it has participated in the preparation of the Limited Offering Memorandum and without independent verification, no facts came to its attention that caused it to believe that the Limited Offering Memorandum (except for the Appendices as well as any other financial, engineering and statistical data contained therein or included therein by reference or any litigation disclosed therein, as to which it expresses no view) as of its date contained any untrue statement of a material fact or omitted to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

(i) Limited Offering Memorandum. The Limited Offering Memorandum and each supplement or amendment, if any, thereto.

(j) Delivery of City Documents and Developer Documents. The City Documents and Developer Documents shall have been executed and delivered in form and content satisfactory to the Underwriter.

(k) Form 8038-G. Evidence that the federal tax information form 8038-G has been prepared by Bond Counsel for filing.

(l) Federal Tax Certificate. A certificate of the City in form and substance satisfactory to Bond Counsel and counsel to the Underwriter setting forth the facts, estimates and circumstances in existence on the date of the Closing, which establish that it is not expected that the proceeds of the Bonds will be used in a manner that would cause the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended (the "Code"), and any applicable regulations (whether final, temporary or proposed), issued pursuant to the Code.

(m) Attorney General Opinion and Comptroller Registration. The approving opinion of the Attorney General of the State regarding the Bonds and the Comptroller of the State's Certificate of Registration for the Initial Bond.

(n) Continuing Disclosure Agreements. The City Continuing Disclosure Agreement and the Continuing Disclosure Agreement of the Developer, shall have been executed by the parties thereto in substantially the forms attached to the Preliminary Limited Offering Memorandum as Appendix D-1 and Appendix D-2.

(o) Letter of Representation of the Appraiser. (i) Letter of Representation of the Appraiser, substantially in the form of Appendix F hereto, addressed to the City, Bond Counsel, the Underwriter, counsel to the Underwriter, and the Trustee, or in form otherwise agreed upon by the Underwriter, and (ii) a copy of the real estate appraisal of the property within Phase #2 attached as Appendix E to the Limited Offering Memorandum.

(p) Letter of Representation of Administrator. Letter of Representation of the Administrator, substantially in the form of Appendix G hereto, addressed to the City, Bond Counsel, the Underwriter, counsel to the Underwriter, and the Trustee, or in form otherwise agreed upon by the Underwriter.

(q) Evidence of Filing of Assessment Ordinance, and Landowner Agreement. Evidence that (i) the Assessment Ordinance, including the Phase #2 Assessment Roll of the District and (ii) the Landowner Agreement, including legal description of Phase #2 of the District by metes and bounds, have been filed of record in the real property records of Denton County, Texas.

(r) Lender Consent Certificate. Lender Consent Certificate of Liberty Bankers Life Insurance Company and any other lienholder on land in Phase #2 of the District, consenting to and acknowledging the creation of the District, the adoption of the Assessment Ordinance, the levy of the Assessments, and the subordination of their respective liens to the lien created by the Assessments in a form acceptable to the Underwriter.

(s) Rule 15c2-12 Certification. A resolution or certificate of the City (which may be included in the Bond Ordinance) whereby the City has deemed the Preliminary Limited Offering Memorandum final as of its date, except for permitted omissions, as contemplated by Rule 15c2-12 in connection with the offering of the Bonds.

(t) Dissemination Agent. Evidence acceptable to the Underwriter in its sole discretion that the City has engaged a dissemination agent acceptable to the Underwriter for the Bonds, with the execution of the City Continuing Disclosure Agreement and the Continuing Disclosure Agreement of the Developer by other parties thereto being conclusive evidence of such acceptance by the Underwriter.

(u) BLOR. A copy of the Blanket Letter of Representation to DTC relating to the Bonds and signed by the City.

(v) Additional Documents. Such additional legal opinions, certificates, instruments, and other documents as the Underwriter or their counsel may reasonably deem necessary.

10. City's Closing Conditions. The obligation of the City hereunder to deliver the Bonds shall be subject to receipt on or before the date of the Closing of the purchase price set forth in Section 1 hereof, the Attorney General Opinion, and the opinion of Bond Counsel described in Section 9(a) hereof.

11. Establishment of Issue Price.

(a) The Underwriter agrees to assist the City in establishing the issue price of the Bonds and shall execute and deliver to the City on or before Closing an "issue price" or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Appendix B, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the City and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Bonds. All actions to be taken by the City under this Section to establish the issue price of the Bonds may be taken on behalf of the City by the City's Financial Advisor identified herein and any notice or report to be provided to the City may be provided to the City's Financial Advisor or Bond Counsel.

(b) The Underwriter confirms that it has offered all the Bonds of each maturity to the public on or before the date of this Agreement at the respective offering price (the "initial offering price"), or at the corresponding yield or yields, set forth in Schedule I attached hereto, except as otherwise set forth therein. At or promptly after the execution of this Agreement, the Underwriter shall report to the City as of the sale date the first price at which the Underwriter has sold to the public at least 10% of each maturity of Bonds (the "10% test"), and shall identify to the City as of the sale date those maturities of the Bonds for which the 10% test has not been satisfied. If different interest coupons apply within a maturity, each separate CUSIP number within that maturity will be treated as a separate maturity for this purpose.

(c) The City and the Underwriter agree that the restrictions set forth in the next sentence shall apply to those maturities of the Bonds for which the 10% test has not been met as of the sale date, which will allow the City to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the "hold-the-offering-price rule"). So long as the hold-the-offering-price rule remains applicable to any maturity of the Bonds, the Underwriter will neither offer nor sell unsold Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

(1) the close of the fifth (5th) business day after the sale date; or

(2) the date on which the Underwriter has sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter shall promptly advise the City when the Underwriter has sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering

price to the public, if such sale occurs prior to the close of the fifth (5th) business day after the sale date.

(d) The Underwriter confirms that any selling group agreement and each third-party distribution agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group, and each broker-dealer that is a party to such third-party distribution agreement, as applicable, to (A) to comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter and as set forth in the related pricing wires, (B) to promptly notify the Underwriter of any sales of Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Bonds to the public, and (C) to acknowledge that, unless otherwise advised by the dealer or broker-dealer, the Underwriter shall assume that each order submitted by the dealer or broker-dealer is a sale to the public. The City acknowledges that, in making the representation set forth in this subsection, the Underwriter will rely on (i) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in a selling group agreement and the related pricing wires and (ii) in the event that the Underwriter is a party to a third-party distribution agreement that was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in the third-party distribution agreement and the related pricing wires. The City further acknowledges that the Underwriter shall not be liable for the failure of any dealer who is a member of a selling group or of any broker-dealer that is a party to a third-party distribution agreement, to comply with its corresponding agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds.

(e) The Underwriter acknowledges that sales of any Bonds to any person that is a related party to the Underwriter shall not constitute sales to the public for purposes of this Section. Further, for purposes of this Section:

(i) "public" means any person other than an underwriter or a related party,

(ii) "underwriter" means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the public),

(iii) a purchaser of any of the Bonds is a "related party to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and

(iv) "sale date" means the date of execution of this Agreement by all parties.

12. Consequences of Termination. If the City shall be unable to satisfy the conditions to the obligations of the Underwriter to purchase, to accept delivery of and to pay for the Bonds contained in this Agreement (unless waived by the Underwriter in its sole discretion), or if the obligations of the Underwriter shall be terminated for any reason permitted by this Agreement, this Agreement shall terminate and the Underwriter and the City shall have no further obligation hereunder, except as further set forth in Sections 13, 15, 16, 21 and 23 hereof.

13. Costs and Expenses.

(a) The Underwriter shall be under no obligation to pay, and the City shall cause to be paid from proceeds of the Bonds the following expenses incident to the issuance of the Bonds and performance of the City's obligations hereunder: (i) the costs of the preparation and printing of the Bonds; (ii) the cost of preparation, printing, and mailing of the Preliminary Limited Offering Memorandum, the final Limited Offering Memorandum and any supplements and amendments thereto; (iii) the fees and disbursements of the City's financial advisor and legal counsel, the Trustee's counsel, Bond Counsel, Developer's Counsel, and the Trustee relating to the issuance of the Bonds, (iv) the Attorney General's review fees, (v) the fees and disbursements of accountants, advisers and any other experts or consultants retained by the City or the Developer, including but not limited to the fees and expenses of the Appraiser and the Administrator, and (vi) the expenses incurred by or on behalf of City employees and representatives that are incidental to the issuance of the Bonds and the performance by the City of its obligations under this Agreement.

(b) The Underwriter shall pay the following expenses: (i) all advertising expenses in connection with the offering of the Bonds; (ii) fees of Underwriter's Counsel; and (iii) all other expenses, including CUSIP fees (including out-of-pocket expenses and related regulatory expenses), incurred by it in connection with its offering and distribution of the Bonds, except as noted in Subsection 13(a) above.

(c) The City acknowledges that the Underwriter will pay from the Underwriter's expense allocation of the underwriting discount the applicable per bond assessment charged by the Municipal Advisory Council of Texas, a nonprofit corporation

whose purpose is to collect, maintain and distribute information relating to issuing entities of municipal securities.

14. Notice. Any notice or other communication to be given to the City under this Agreement may be given by delivering the same in writing to: City of Celina, Texas, 142 N. Ohio Street, Celina, Texas 76201, Attention: City Manager. Any notice or other communication to be given to the Underwriter under this Agreement may be given by delivering the same in writing to: FMSbonds, Inc., 5 Cowboys Way, Suite 300-25, Frisco, Texas 75034, Attention: Tripp Davenport, Director.

15. Entire Agreement. This Agreement is made solely for the benefit of the City and the Underwriter (including their respective successors and assigns), and no other person shall acquire or have any right hereunder or by virtue hereof. All of the City's representations, warranties, and agreements contained in this Agreement shall remain operative and in full force and effect regardless of: (i) any investigations made by or on behalf of the Underwriter, provided the City shall have no liability with respect to any matter of which the Underwriter has actual knowledge prior to the purchase of the Bonds; or (ii) delivery of any payment for the Bonds pursuant to this Agreement. The agreements contained in this Section and in Sections 16 and 18 shall survive any termination of this Agreement.

16. Survival of Representations and Warranties. All representations and warranties of the parties made in, pursuant to or in connection with this Agreement shall survive the execution and delivery of this Agreement, notwithstanding any investigation by the parties. All statements contained in any certificate, instrument, or other writing delivered by a party to this Agreement or in connection with the transactions described in or by this Agreement constitute representations and warranties by such party under this Agreement to the extent such statement is set forth as a representation and warranty in the instrument in question.

17. Counterparts. This Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument. The City and the Underwriter agree that electronic signatures to this Agreement may be regarded as original signatures.

18. Severability. In case any one or more of the provisions contained herein shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof.

19. State Law Governs. The validity, interpretation, and performance of this Agreement shall be governed by the laws of the State of Texas.

20. No Assignment. The rights and obligations created by this Agreement shall not be subject to assignment by the Underwriter or the City without the prior written consent of the other parties hereto.

21. No Personal Liability. None of the members of the City Council, nor any officer, representative, agent, or employee of the City, shall be charged personally by the Underwriter with any liability, or be held liable to the Underwriter under any term or provision of this Agreement,

or because of execution or attempted execution, or because of any breach or attempted or alleged breach of this Agreement.

22. Form 1295. Submitted herewith or on a date prior hereto is a completed Form 1295 in connection with the Underwriter's participation in the execution of this Agreement generated by the Texas Ethics Commission's (the "TEC") electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the "Form 1295"). The City hereby confirms receipt of the Form 1295 from the Underwriter. The Underwriter and the City understand and agree that, with the exception of information identifying the City and the contract identification number, neither the City nor its consultants are responsible for the information contained in the Form 1295; that the information contained in the Form 1295 has been provided solely by the Underwriter; and, neither the City nor its consultants have verified such information.

23. Statutory Verifications. The Underwriter makes the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Underwriter within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification prior to the expiration or earlier termination of this Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Agreement, notwithstanding anything in this Agreement to the contrary.

(a) Not a Sanctioned Company. The Underwriter represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Underwriter and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(b) No Boycott of Israel. The Underwriter hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

(c) No Discrimination Against Firearm Entities. The Underwriter hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

(d) No Boycott of Energy Companies. The Underwriter hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

24. Term of this Agreement. Except for the representations and warranties designated as surviving the term of the Agreement, the term of this Agreement shall end on the 25th day after the end of the underwriting period

25. Attorney General Standing Letter. The Underwriter represents that it has, or will have prior to the date of Closing, on file with the Texas Attorney General a standing letter addressing the representation and verifications contained in Section 21 of this Agreement in a form accepted by the Texas Attorney General. In addition, if the Underwriter or the parent company, a wholly- or majority-owned subsidiary or another affiliate of such Underwriter receives or has received a letter from the Texas Comptroller of Public Accounts pursuant to Chapter 809, Texas Government Code seeking written verification that it does not boycott energy companies (a "Comptroller Request Letter"), such Underwriter shall promptly notify the City and Bond Counsel (if it has not already done so) and provide to the City or Bond Counsel, two business days prior to Closing and additionally upon request by the City or Bond Counsel, written verification to the effect that its standing letter described in the preceding sentence remains in effect and may be relied upon by the City and the Texas Attorney General (the "Bringdown Verification"). The Bringdown Verification shall also confirm that such Underwriter (or the parent company, a wholly- or majority-owned subsidiary or other affiliate of the Underwriter that received the Comptroller Request Letter) intends to timely respond or has timely responded to the Comptroller Request Letter. The Bringdown Verification may be in the form of an e-mail.

[*Remainder of this page intentionally left blank*]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date first set forth above.

FMSbonds, Inc.,
as Underwriter

By: _____
Name: Theodore A. Swinarski
Title: Senior Vice President - Trading

Accepted at _____ a.m./p.m. central time on the date first stated above.

CITY OF CELINA, TEXAS

By: _____
Mayor

SCHEDULE I

$[PAR AMOUNT]
CITY OF CELINA, TEXAS
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025
(SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT PHASE #2 PROJECT)

Interest Accrues From: Date of Delivery

$_____ ____% Term Bonds, Due September 1, 20__, Priced to Yield _____% [(a), (c)]

$_____ ____% Term Bonds, Due September 1, 20__, Priced to Yield _____% [(a), (b), (c)]

$_____ ____% Term Bonds, Due September 1, 20__, Priced to Yield _____% [(a), (b), (c)]

(a) The initial prices or yields of the Bonds are furnished by the Underwriter, have been determined in accordance with the "10% test," and represent the initial offering prices or yields to the public, which may be changed by the Underwriter at any time.

(b) The Bonds maturing on or after September 1, 20__ are subject to redemption, in whole or in part, prior to stated maturity, at the option of the City, on any date on or after September 1, 20__, at the price of par plus accrued interest to the date of redemption, as set forth in the Limited Offering Memorandum under "DESCRIPTION OF THE BONDS — Redemption Provisions."

(c) The Bonds are also subject to extraordinary optional redemption as described in the Limited Offering Memorandum under "DESCRIPTION OF THE BONDS — Redemption Provisions."

The Bonds are subject to mandatory sinking fund redemption on the dates and in the respective Sinking Fund Installments as set forth in the following schedule.

$_____ Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment
September 1, 20__	$
September 1, 20__	$
September 1, 20__†	$

$_____ Term Bonds Maturing September 1, 20__

Redemption Date	Sinking Fund Installment
September 1, 20__	$
September 1, 20__	$
September 1, 20__†	$

† Final Maturity

APPENDIX A

FORM OF DEVELOPER LETTER OF REPRESENTATIONS

$[PAR AMOUNT]
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025
(SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT PHASE #2 PROJECT)

DEVELOPER LETTER OF REPRESENTATIONS

April 3, 2025

City of Celina, Texas
142 N. Ohio Street
Celina, Texas 76201

FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034

Ladies and Gentlemen:

This letter is being delivered to the City of Celina, Texas (the "City") and FMSbonds, Inc. (the "Underwriter"), in consideration for your entering into the Bond Purchase Agreement dated the date hereof (the "Bond Purchase Agreement") for the sale and purchase of the $[PAR AMOUNT] "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2025 (Sutton Fields East Public Improvement District Phase #2 Project)" (the "Bonds"). Pursuant to the Bond Purchase Agreement, the Underwriter has agreed to purchase from the City, and the City has agreed to sell to the Underwriter, the Bonds. In order to induce the City to enter into the Bond Purchase Agreement and as consideration for the execution, delivery, and sale of the Bonds by the City and the purchase of them by the Underwriter, the undersigned, MM Sutton Fields East, LLC, a Texas limited liability company (the "Developer"), makes the representations, warranties, and covenants contained in this Developer Letter of Representations. Unless the context clearly indicates otherwise, each capitalized term used in this Developer Letter of Representations will have the meaning set forth in the Bond Purchase Agreement.

1. Purchase and Sale of Bonds. Inasmuch as the purchase and sale of the Bonds represents a negotiated transaction, the Developer understands, and hereby confirms, that the Underwriter is not acting as a fiduciary of the Developer, but rather is acting solely in its capacity as Underwriter of the Bonds for its own account.

2. Updating of the Limited Offering Memorandum. If, after the date of this Developer Letter of Representations, up to and including the date the Underwriter is no longer required to provide a Limited Offering Memorandum to potential customers who request the same pursuant to Rule 15c2-12 (the earlier of (i) ninety (90) days from the "end of the underwriting period" (as defined in Rule 15c2-12) and (ii) the time when the Limited Offering Memorandum is available to any person from the MSRB, but in no case less than twenty-five (25) days after the "end of the underwriting period" for the Bonds), the Developer becomes aware of any fact or event which might or would cause the Limited Offering Memorandum, as then supplemented or amended, to contain any untrue statement of a material fact or to omit to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading, or if it is necessary to amend or supplement the Limited Offering Memorandum to comply with law, the Developer will notify the Underwriter (and for the purposes of this clause provide the Underwriter with such information as it may from time to time request); however, that for the purposes of this Developer Letter of Representations and any certificate delivered by the Developer in accordance with the Bond Purchase Agreement, the Developer makes no representations with respect to (i) the descriptions in the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum of The Depository Trust Company, New York, New York, or its book-entry-only system and (ii) the information in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum under the captions "THE CITY," "THE DISTRICT," "BONDHOLDERS' RISKS" (except as it pertains to the Developer, the Phase #2 Improvements and the Development, as defined in the Limited Offering Memorandum), "TAX MATTERS," "LEGAL MATTERS — Litigation — The City," "CONTINUING DISCLOSURE — The City" and " — The City's Compliance with Prior Undertakings" and "INFORMATION RELATING TO THE TRUSTEE."

3. Developer Documents. The Developer represents and warrants that it has executed or caused the execution of and delivered each of the below listed documents (individually, a "Developer Document" and collectively, the "Developer Documents") in the capacity provided for in each such Developer Document, and each such Developer Document constitutes a valid and binding obligation of Developer, enforceable against the Developer in accordance with its terms:

(a) this Developer Letter of Representations;

(b) the Development Agreement;

(c) the CFA Agreement;

(d) the Reimbursement Agreement;

(e) the Landowner Agreement; and

(f) the Continuing Disclosure Agreement of the Developer.

The Developer has complied in all material respects with all of the Developer's agreements and covenants and satisfied all conditions required to be complied with or satisfied by the Developer under the Developer Documents on or prior to the date hereof.

4. Developer Representations, Warranties and Covenants. The Developer represents, warrants, and covenants to the City and the Underwriter that:

(a) Due Organization and Existence. The Developer is duly formed and validly existing as a limited liability company under the laws of the State of Texas.

(b) Organizational Documents. The copies of the organizational documents of the Developer provided by the Developer (the "Developer Organizational Documents") to the City and the Underwriter are fully executed, true, correct, and complete copies of such documents and such documents have not been amended or supplemented and are in full force and effect as of the date hereof.

(c) Due Authorization and Approval. By all necessary action, the Developer has duly authorized and approved its execution and delivery of the Developer Documents and the performance by the Developer of its obligations contained in the Developer Documents as of the date hereof, such authorizations and approvals are in full force and effect and have not been amended, modified or rescinded.

(d) No Breach. The execution and delivery of the Developer Documents by Developer does not violate any judgment, order, writ, injunction or decree binding on Developer or any indenture, agreement, or other instrument to which Developer is a party.

(e) No Litigation. Other than as described in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum, there are no proceedings pending or threatened in writing before any court or administrative agency against Developer that is either not covered by insurance or which singularly or collectively would have a material, adverse effect on the ability of Developer to perform its obligations under the Developer Documents in all material respects or that would reasonably be expected to prevent or prohibit the development of the Development in accordance with the description thereof in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum.

(f) Information. The information prepared and submitted by the Developer to the City or the Underwriter in connection with the preparation of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum was, and is, as of this date, true and correct in all material respects.

(g) Preliminary Limited Offering Memorandum. The Developer represents and warrants that the information set forth in the Preliminary Limited Offering Memorandum under the captions and appendices "PLAN OF FINANCE — Development Plan, Status of Development and Plan of Finance," "THE PHASE #2 IMPROVEMENTS," "OVERLAPPING TAXES AND DEBT – Homeowner's Association," "THE DEVELOPMENT," "THE DEVELOPER," "CONTINUING DISCLOSURE – The Developer" and "CONTINUING DISCLOSURE – The Developer's Compliance with Prior Undertakings," and, to the best of the Developer's knowledge after due inquiry, under the captions "BONDHOLDERS' RISKS" (only as it pertains to the Developer, the Phase #2 Improvements and the Development, as defined in the Limited Offering Memorandum) and "LEGAL MATTERS — Litigation — The Developer," "SOURCES OF

INFORMATION" (only as it pertains to the Developer), "APPENDIX D-2," "APPENDIX F," APPENDIX G," and "APPENDIX H" is true and correct and does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading. The Developer agrees to provide a certificate dated the Closing Date affirming, as of such date, the representations contained in this subsection (f) with respect to the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum.

(h) Agreement. The Developer covenants that, while the Bonds are outstanding, the Developer will not bring any action, suit proceeding, inquiry or investigation at law or in equity, before any court, regulatory agency, public board or body which in any way seeks to challenge or overturn the District, the validity of the Developer Documents, the levy or collection of the Assessments or the validity of the Bonds or the proceedings relating to their issuance.

(i) Permits, Licenses, and Approvals. The Developer has obtained and there are currently in force and effect, or the Developer is not aware of any fact that will prevent the Developer from receiving at or prior to the Closing Date or by the date required or necessary therefor, all consents, permits, licenses, certificates and other approvals (governmental or otherwise) required of it that:

a. are necessary to conduct the Developer's business as it is currently being conducted;

b. would constitute a condition precedent to, or the absence of which would materially adversely affect, the performance of its obligations under this Agreement, the Developer Documents and any other material agreement or instrument to which they are a party and which is to be used or contemplated for use in the consummation of the transactions described herein or by the Limited Offering Memorandum relating to the financing and construction of the Phase #2 Improvements (as such term is defined in the Limited Offering Memorandum); or

c. are necessary for the acquisition, construction and operation of the Phase #2 Improvements.

(j) Events of Default. No "Event of Default" or "event of default" by the Developer under any of the Developer Documents, any documents to which Developer is a party described in the Preliminary Limited Offering Memorandum, or under any material documents relating to the financing and construction of the Phase #2 Improvements to which the Developer is a party, or event that, with the passage of time or the giving of notice or both, would constitute such "Event of Default" or "event of default," by the Developer has occurred and is continuing.

(k) Financing. Other than the Assessments, no debt will be issued nor will any additional liens be placed on the property within Phase #2 of the District in order to

complete the construction of the Phase #2 Improvements unless such debt or additional liens are subordinate to the liens created by the levy of the Assessments, and the Developer provides written notice of such subordination to the lender of such subordinate debt and the City.

(l) Taxes and Assessments. All ad valorem taxes and assessments are current on the property owned by the Developer within Phase #2 of the District.

(m) Intentional Actions Regarding Representations and Warranties. The Developer covenants that between the date hereof and the Closing it will not intentionally take actions which will cause the representations and warranties made in this Section or Section 3 to be untrue as of the Closing.

5. Indemnification.

(a) The Developer will indemnify and hold harmless the City and the Underwriter and each of their officers, directors, employees and agents against any losses, claims, damages or liabilities to which any of them may become subject, under the Securities Act or otherwise, insofar as such losses, claims, damages or liabilities (or actions in respect thereof) arise out of or are based upon an untrue statement or alleged untrue statement of a material fact contained or incorporated by reference in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum under the captions "PLAN OF FINANCE — Development Plan, Status of Development and Plan of Finance," "THE PHASE #2 IMPROVEMENTS," "THE DEVELOPMENT," "THE DEVELOPER," "SOURCES OF INFORMATION; MISCELLANEOUS" (only as it pertains to the Developer) "BONDHOLDERS' RISKS" (only as it pertains to the Developer, the Phase #2 Improvements, and the Development), "LEGAL MATTERS — Litigation – The Developer," "CONTINUING DISCLOSURE – The Developer," "CONTINUING DISCLOSURE – The Developer's Compliance with Prior Undertakings," or any amendment or supplement to the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum amending or supplementing the information contained under the aforementioned captions (as qualified above), or arise out of or are based upon the omission or alleged untrue statement or omission to state therein a material fact necessary to make the statements under the aforementioned captions (as qualified above) not misleading under the circumstances under which they were made and will reimburse any indemnified party for any reasonable legal or other expenses reasonably incurred by them in connection with investigating or defending any such action or claim as such expenses are incurred.

(b) Promptly after receipt by an indemnified party under subsection (a) above of notice of the commencement of any action, such indemnified party shall, if a claim in respect thereof is to be made against the indemnifying party under such subsection, notify the indemnifying party in writing of the commencement thereof; but the omission so to notify the indemnifying party shall not relieve the indemnifying party from any liability which it may have to the indemnified party otherwise than under such subsection, unless such indemnifying party was prejudiced by such delay or lack of notice. In case any such action shall be brought against an indemnified party, it shall promptly notify the

indemnifying party of the commencement thereof, the indemnifying party shall be entitled to participate therein and, to the extent that it shall wish, to assume the defense thereof, with counsel reasonably satisfactory to such indemnified party (who shall not, except with the consent of the indemnified party, be counsel to the indemnifying party), and, after notice from the indemnifying party to such indemnified party of its election so to assume the defense thereof, the indemnifying party shall not be liable to such indemnified party under such subsection for any legal expenses of other counsel or any other expenses, in each case subsequently incurred by such indemnified party, in connection with the defense thereof other than reasonable costs of investigation. The indemnifying party shall not be liable for any settlement of any such action effected without its consent, but if settled with the consent of the indemnifying party or if there is a final judgment for the plaintiff in any such action, the indemnifying party will indemnify and hold harmless any indemnified party from and against any loss or liability by reason of such settlement or judgment. The indemnity herein shall survive delivery of the Bonds and shall survive any investigation made by or on behalf of the City, the Developer or the Underwriter.

6. Survival of Representations, Warranties and Covenants. All representations, warranties, and agreements in this Developer Letter of Representations will survive regardless of (a) any investigation or any statement in respect thereof made by or on behalf of the Underwriter, (b) delivery of any payment by the Underwriter for the Bonds hereunder, and (c) any termination of the Bond Purchase Agreement.

7. Binding on Successors and Assigns. This Developer Letter of Representations will be binding upon the Developer and its successors and assigns and inure solely to the benefit of the Underwriter and the City, and no other person or firm or entity will acquire or have any right under or by virtue of this Developer Letter of Representations.

[*Signature page to follow*]

DEVELOPER:

MM SUTTON FIELDS EAST, LLC,
a Texas limited liability company

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: _____
Name: Mehrdad Moayedi
Its Manager

APPENDIX B

$[PAR AMOUNT]
CITY OF CELINA, TEXAS, SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025
(SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT PHASE #2 PROJECT)

ISSUE PRICE CERTIFICATE

The undersigned, on behalf of FMSbonds, Inc. ("FMS"), hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the "Bonds") of the City of Celina, Texas (the "Issuer").

1. ***Sale of the General Rule Maturities***. As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A.

2. ***Initial Offering Price of the Hold-the-Offering-Price Maturities***.

(a) FMS offered the Hold-the-Offering-Price Maturities to the Public for purchase at the respective initial offering prices listed in Schedule A (the "Initial Offering Prices") on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B.

(b) As set forth in the Bond Purchase Agreement, FMS agreed in writing on or prior to the Sale Date that, (i) for each Maturity of the Hold-the-Offering-Price Maturities, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the "hold-the-offering-price rule"), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail or other third-party distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail or other third-party distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) offered or sold any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.

3. ***Defined Terms***.

(a) *General Rule Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the "General Rule Maturities."

(b) *Hold-the-Offering-Price Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the "Hold-the-Offering-Price Maturities."

(c) *Holding Period* means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date, or (ii) the date on which FMS sold at least 10% of such Hold-the-Offering-Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.

(d) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(e) *Public* means any person (including an individual, trust, estate, limited liability company, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(f) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is March 11, 2025.

(g) *Underwriter* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents FMS's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Certificate with respect to the Bonds and with respect to compliance with the federal income tax rules affecting the Bonds, and by Norton Rose Fulbright US LLP in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

EXECUTED and DELIVERED this _____, 2025.

FMSbonds, Inc.

By: _____

Name: _____

Title: _____

SCHEDULE A

SALE PRICES OF THE GENERAL RULE MATURITIES AND INITIAL OFFERING PRICES OF THE HOLD-THE-OFFERING-PRICE MATURITIES

(*Attached*)

SCHEDULE B

PRICING WIRE OR EQUIVALENT COMMUNICATION

(*Attached*)

APPENDIX C

[LETTERHEAD OF MESSER FORT, PLLC]

April 3, 2025

FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034

U.S. Bank Trust Company, National Association
Attention: Bond Operations
111 Fillmore Avenue East
St. Paul, Minnesota 55107-1402

Greenberg Traurig, LLP
2200 Ross Avenue
Suite 5200
Dallas, Texas 75201

City of Celina, Attn: City Manager
142 N. Ohio Street
Celina, Texas 76201

$[PAR AMOUNT]
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025
(SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT PHASE #2 PROJECT)

Ladies and Gentlemen:

This firm has acted as special counsel to the City of Celina, Texas (the "City") and are rendering this opinion for limited purposes in connection with the issuance and sale of $[PAR AMOUNT] "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2025 (Sutton Fields East Public Improvement District Phase #2 Project)" (the "Bonds"), by the City, a political subdivision of the State of Texas.

The Bonds are authorized pursuant to Ordinance No. [_____] and enacted by the City Council of the City (the "City Council") on March 11, 2025 (the "Bond Ordinance") and shall be issued pursuant to the provisions of Subchapter A of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "Act") and the Indenture of Trust dated as of April 1, 2025 (the "Indenture") by and between the City and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"). The Bonds are being sold to FMSbonds, Inc. pursuant to the Bond Purchase Agreement dated March 11, 2025 between the City and FMSbonds, Inc. (the "Bond Purchase Agreement"). This opinion is being delivered pursuant to Section 9(c) of the Bond Purchase Agreement. Capitalized terms not defined herein shall have the same meanings as in the Indenture, unless otherwise stated herein.

In our capacity as special counsel to the City, and for the purposes of rendering this opinion, we have reviewed the following (the "Reviewed Documents"):

(a) Resolution No. [_____] (the "Creation Resolution"), enacted by the City Council on October 12, 2021.

(b) The Phase #2 Assessment Ordinance, adopted by the City Council on March 11, 2025 (the "Assessment Ordinance").

(c) The Bond Ordinance.

(d) The Indenture.

(e) That certain "Sutton Fields East Development Agreement" between the City and the Developer, effective as of October 15, 2021 (the "Development Agreement");

(f) That certain Continuing Disclosure Agreement of Issuer with respect to the Bonds, dated as of March 11, 2025 (the "Continuing Disclosure Agreement of the Issuer"), executed and delivered by the City, MuniCap Inc., as Administrator and HTS Continuing Disclosure Services, a division of Hilltop Securities, Inc., (the "Dissemination Agent");

(h) That certain Sutton Fields East Public Improvement District Phase #2 Improvements Construction, Funding, and Acquisition Agreement between the City and the Developer dated March 11, 2025 (the "CFA Agreement");

(i) That certain Sutton Fields East Public Improvement District Phase #2 Reimbursement Agreement between the City and the Developer dated March 11, 2025 (the "Reimbursement Agreement"); and

(j) That certain Sutton Fields East Public Improvement District Phase #2 Landowner Agreement dated as of March 11, 2025 executed by the City and the Developer (the "Landowner Agreement").

In rendering the opinions expressed below, we have, with your concurrence and without any inquiry or other investigation, made and relied upon the following assumptions: (a) the due authorization, execution and delivery of each of the Reviewed Documents by all parties thereto other than the City; (b) the genuineness of all signatures to the Reviewed Documents; (c) the correctness and truthfulness of all the statements of fact contained in the Reviewed Documents; (d) the authenticity of the Reviewed Documents; (e) the conformity to original documents of the Reviewed Documents submitted to us as copies; and (f) the additional assumptions set forth on **Exhibit A** attached to this letter and the exclusions set forth on **Exhibit B** attached to this letter. Our opinions are limited to matters expressly stated herein and no opinion is to be inferred or may be implied beyond the matters expressly stated.

In rendering the opinions set forth below, we have also relied upon: (a) the representations and warranties contained in the Reviewed Documents; (b) the resolutions and other documents of the parties to the Reviewed Documents authorizing or approving the Reviewed Documents; (c) the Closing Certificate of the Developer delivered pursuant to the Bond Purchase Agreement; (d) the Developer Letter of Representations delivered pursuant to the Bond Purchase Agreement; and (e) the legal opinion delivered pursuant to the Bond Purchase Agreement by Boghetich Law, counsel to the Developer (collectively, the "Reliance Materials"). We have not made any independent or

other investigation, review, analysis, or inquiry as to any of the facts, matters, circumstances or legal opinions or conclusions contained in the Reviewed Documents or Reliance Materials or the accuracy or completeness thereof. Additionally, we have assumed that none of the Reviewed Documents or Reliance Materials contains any untrue statement of a material fact or omits to state a material fact necessary to make the statements made, in light of the circumstances in which they are made, not misleading. We have not made any examination of any accounting or financial matters, and we express no opinion with respect thereto.

The opinions expressed herein are subject to the correctness in understanding that no beneficiary to this opinion letter may rely on this opinion letter to the extent that such beneficiary or its counsel has actual knowledge of any applicable laws, facts, or circumstances which would make any opinion expressed herein incorrect, subject to question, or require further investigation of any laws, facts or circumstances.

Whenever our opinion or advice with respect to the existence or absence of facts is indicated to be based on our knowledge, we are referring to the actual knowledge of the Messer Fort, PLLC attorneys who have given attention to matters concerning the City during the course of our representation of the City in connection with the Reviewed Documents, which knowledge has been obtained by such attorneys in their capacity as such. In particular, our response does not include matters known to any attorney of our firm in a capacity other than as special counsel to the City. Further, the words "our knowledge," "our actual knowledge" and similar expressions used in this opinion letter are intended to be limited to the actual knowledge of Julie Fort of our firm who have been directly involved in representing the City. We have not undertaken any independent investigation to determine the existence or absence of such facts, and no inference as to our knowledge concerning such facts should be drawn from the fact that such limited representation has been undertaken by us.

Based upon and subject to the foregoing and the additional qualifications and assumptions set forth herein, we are of the opinion that:

1. The City is a Texas political subdivision and has all necessary power and authority to enter into and perform its obligations under the Reviewed Documents. The City has taken or obtained all actions, approvals, consents and authorizations required of it by applicable laws in connection with the execution of the Reviewed Documents and the performance of its obligations thereunder.

2. To the best of our knowledge, there is no action, suit, proceeding, inquiry or investigation at law or in equity, before or by any court, public board or body, pending, or threatened against the City: (a) affecting the existence of the City or the titles of its officers to their respective offices, (b) in any way questioning the formation or existence of the District, (c) affecting, contesting or seeking to prohibit, restrain or enjoin the delivery of any of the Bonds, or the payment, collection or application of any amounts pledged or to be pledged to pay the principal of and interest on the Bonds, including the Assessments in Phase #2 of the District pursuant to the provisions of the Assessment Ordinance and the Service and Assessment Plan referenced therein, (d) contesting or affecting the validity or enforceability or the City's performance of the Reviewed Documents, (e) contesting the exclusion of the interest on the Bonds from federal income taxation, or (f) which may result in any material adverse change relating to the financial condition of the City.

3. The Reviewed Documents have been duly authorized, executed and delivered by the City and remain legal, valid and binding obligations of the City enforceable against the City in accordance with their terms. However, the enforceability of the obligations of the City under such Reviewed Documents may be limited or otherwise affected by (a) bankruptcy, insolvency, reorganization, moratorium and other laws affecting the rights of creditors generally, (b) principles of equity, whether considered at law or in equity, or (c) the application of Texas law relating to action by future councils and relating to governmental immunity applicable to governmental entities.

4. The performance by the City of the obligations under the Reviewed Documents will not violate any provision of any Federal or Texas constitutional or statutory provision.

5. No further consent, approval, authorization, or order of any court or governmental agency or body or official is required to be obtained by the City as a condition precedent to the performance by the City of its obligations under the Reviewed Documents.

6. Based upon our limited participation in the preparation of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum (collectively, the "Limited Offering Memorandum"), the statements and information contained in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum with respect to the City under the captions and subcaptions "ASSESSMENT PROCEDURES — Assessment Methodology" (first paragraph only) and "—Assessment Amounts," "THE CITY – Background and City Government" "THE DISTRICT," "LEGAL MATTERS — Litigation — The City," "CONTINUING DISCLOSURE — The City" are a fair and accurate summary of the laws and the documents and facts summarized therein.

7. The execution and delivery of the Reviewed Documents and the compliance with the provisions of the Reviewed Documents under the circumstances contemplated thereby, to the best of our knowledge: (a) do not and will not in any material respect conflict with or constitute on the part of the City a breach of or default under any agreement to which the City is a party or by which it is bound, and (b) do not and will not in any material respect conflict with or constitute on the part of the City a violation, breach of or default under any existing law, regulation, court order or consent decree to which the City is subject.

The foregoing opinions are, with your concurrence, predicated on, limited by and qualified in their entirety by the following:

(a) The foregoing opinions are based on and limited to the laws of the State of Texas, and we render no opinion with respect to the federal laws of the United States or to the laws of any other jurisdiction.

(b) We express no opinion with respect to the enforceability of provisions of the Reviewed Documents that relate to (i) mediation or arbitration; (ii) limitations or restrictions on, or waiver of, legal or equitable remedies; (iii) indemnity or release; (iv) limitations or restrictions on assignment or transfer of rights, interests or property; (v) the rights or obligations of third parties; (vi) evidentiary standards; (vii) waiver of rights to notice or the obligations of good faith, fair, dealing, diligence or reasonableness; (viii) self-help, subrogation, delay or omission to enforce rights or remedies, contribution or severability; (ix) the availability of specific

performance, injunctive relief or any other equitable remedy (regardless of whether such question is considered in a proceeding in equity or at law); (x) fixed, stipulated or liquidated damages; (xi) the making of determinations in the sole and absolute (or similarly described) discretion of a party to the Reviewed Documents; (xii) authorizing any party to exercise any rights other than in accordance with applicable law; (xiii) liability of any party for payment of any amount payable under the Reviewed Documents to the extent such amounts (A) accrue, or are attributable to any period of time, after the termination of any of the Reviewed Documents, (B) allow any other party to recover more than the "benefit of its bargain" or (C) exceed the amount of any party's actual damages; (xiv) rendering inapplicable any otherwise applicable law (other than those laws which by their terms may be rendered inapplicable); (xv) requiring all amendments, waivers and terminations be in writing or requiring disregard of any course of dealing between the parties; (xvi) establishing any obligation of the parties as absolute or unconditional regardless of the occurrence or non-occurrence or existence or non-existence of any event or other state of facts; (xvii) obligations of the parties by reference to and/or incorporation of any provision of any agreement other than the Reviewed Documents, or that consist of or employ provisions (whether operative or definitional) contained in any such other agreement; (xviii) obligating any party to take action it has no legal right to take, or to take or not take an action if taking or failing to take the same would constitute, or aid or abet, a violation of applicable law; (xix) certain agreements of non-signatories, or obligations of signatories with respect to non-signatories or other persons or entities, whether or not signatories, not under the control of such signatories; (xx) selection of venue; (xxi) modifying the time at which any applicable statute of limitation begins to run or at which any cause of action begins to accrue; (xxii) an exemption from any sales or other taxes; (xiii) disclaiming or limiting warranties implied by or required pursuant to law; (xxiv) waiving the defense that an adequate remedy at law exists; and (xxv) waiving any suretyship defenses.

(c) The validity, binding effect, and enforceability of the Reviewed Documents may be limited by (i) applicable bankruptcy, insolvency, reorganization, receivership, moratorium, liquidation, redemption, conservatorship, rearrangement, fraudulent conveyance, or other similar statutes, regulations or laws affecting creditor's rights and remedies generally; (ii) general principles of equity; (iii) judicial discretion; (iv) the exercise by political subdivisions or governmental authorities or corporations acting on their behalf of sovereign or governmental immunity, legislative or governmental powers, police powers, taxing powers, or rights of appropriation; and (v) applicable court decisions relating to a duty or obligation to mitigate damages.

(d) We express no opinion regarding the effect of the laws of usury or similar laws regarding interest rate limitations on the provisions of the Reviewed Documents.

(e) We express no opinion with respect to the matters described on Exhibit B attached to this letter.

(f) The opinions set forth herein are also subject to the qualification that enforceability of the Reviewed Documents may be limited by (i) the provisions of Section 130.002 of the Texas Civil Practice and Remedies Code regarding limitations on indemnifications; (ii) Section 28 of the Texas Property Code regarding prompt payment to contractors and subcontractors; (iii) Section 16.071 of the Texas Civil Practice and Remedies Code regarding the time period for a claimant to give notice of a claim for damages as a condition precedent to the right to sue on a contract; (iv) Section 16.070 of the Texas Civil Practice and Remedies Code regarding permitted contractual limitations on when a claimant may bring suit on a contract; (v) Section 38.02 of the

Texas Civil Practice and Remedies Code providing for the notice time period in order for a claimant to recover attorneys' fees; (vi) the "express negligence" and "clear and conspicuous" rules adopted by the Texas Supreme Court, as applied to any indemnity or release provisions in the Reviewed Documents; (vii) Section 35.52 of the Texas Business and Commerce Code; (viii) Section 162.001 et seq. of the Texas Property Code; (ix) Section 302.002 of the Texas Finance Code; (x) Section 28.009 of the Texas Property Code; and (xi) claims of sovereign or governmental immunity by political subdivisions or governmental authorities or corporations acting on their behalf.

We express no opinion as to the laws of any jurisdiction other than the laws of Texas and the laws of the United States of America. The opinions expressed above concern only the effect of the laws (excluding the principles of conflict of laws) of Texas and the United States of America as currently in effect.

We assume there are no material misstatements in the legal opinions delivered by the other parties and entities to this transaction; and further specifically rely upon Bond Counsel to the City with regard to the Bond Ordinance, Indenture, bond purchase agreement or other documents prepared, delivered or executed in connection with the Bonds and Bond documents, and the Attorney General's review and approval of the transaction.

This opinion letter has been rendered solely for the benefit of the addressees named above in connection with the transactions described therein, and may not be used, circulated, quoted, relied upon or otherwise referred to for any other purpose or by any other person without our prior written consent. This opinion letter does not constitute a warranty or guarantee or an opinion as to matters of fact and should not be construed or relied upon as such. This opinion letter is as of the date hereof only, and we undertake no, and hereby disclaim any, obligation to advise you of any change in any matter set forth herein.

Very truly yours,

MESSER FORT, PLLC
JULIE FORT
ATTORNEY FOR THE CITY

EXHIBIT A TO OPINION LETTER

ADDITIONAL ASSUMPTIONS

In addition to the assumptions contained in the letter to which this Exhibit A is attached, we have, with your concurrence and without any inquiry or other investigation, made and relied upon the following additional assumptions:

1. The legal capacity of all natural persons executing the Reviewed Documents;

2. No undue influence, duress, fraud, or deceit exists with respect to the transactions described in the Reviewed Documents, and there has not been any mutual mistake of fact or misunderstanding with respect to the same;

3. The conduct of the parties to the Reviewed Documents has complied, and will comply, with any requirement of good faith, fair dealing, and conscionability;

4. There are no agreements or understandings, written or oral, among the parties to the Reviewed Documents, and there is no usage or trade or course of prior dealing among the parties to the Reviewed Documents that would, in either case, define, supplement, or qualify the terms of the Reviewed Documents;

5. All statutes and ordinances enacted by an official legislative body were validly enacted and are constitutional, and all rules and regulations promulgated or issued by an official administrative body and not adjudicated invalid or unenforceable are valid and enforceable;

6. All parties to the Reviewed Documents have complied with all legal requirements that are applicable to them to the extent necessary to authorize such parties to enter into the Reviewed Documents and, except as to the Developer, the Reviewed Documents are enforceable against the other parties thereto;

7. There has been no modification of any provision of the Reviewed Documents, and no waiver or release of any right or remedy thereunder;

8. All parties to the Reviewed Documents will act in accordance with, and will refrain from taking any action that is forbidden by, the terms and conditions of the Reviewed Documents; and

9. All parties to the Reviewed Documents will obtain all permits and governmental approvals required in the future, and take all actions similarly required, relevant to subsequent consummation of the transactions evidenced by the Reviewed Documents or performance of the Reviewed Documents.

10. There are no material misstatements in the legal opinions delivered pursuant to the Bond Purchase Agreement by: (i) Norton Rose Fulbright US LLP Bond Counsel to the City; (ii) Boghetich Law, PLLC; and (iii) Greenberg Traurig, LLP counsel to the Underwriter.

EXHIBIT B TO OPINION LETTER

ADDITIONAL EXCLUSIONS

None of the opinions expressed in the letter to which this Exhibit B is attached include any implied opinion unless such implied opinion is both (a) essential to the legal conclusion reached by the express opinions set forth in this letter and (b) based upon prevailing norms and expectations among experienced lawyers in the State of Texas, reasonable in the circumstances. Moreover, unless explicitly addressed in the letter to which this Exhibit B is attached, our opinions specifically do not address any of the following legal issues or the effects thereof on the transactions evidenced by the Bond Purchase Agreement or any other documents prepared, delivered, or executed in connection with the Bonds (the "***Bond Documents***"):

1. Federal and State securities laws and regulations administered by the Securities and Exchange Commission and state "***Blue Sky***" laws and regulations.

2. The compliance or noncompliance by the Underwriter, the Trustee, the City, any party to the Bond Documents, or the purchasers of the Bonds with any federal and state laws or regulations applicable to the transactions evidenced by the Bond Documents;

3. Compliance with fiduciary duty requirements;

4. Decisions, orders, rules, policies, and regulations of any political subdivision, department, agency, organization, or entity of any kind created under or pursuant to federal law and judicial decisions to the extent they deal with any of the foregoing.

5. Title to any asset or property described or referred to in the Bond Documents or the accuracy or sufficiency of its description;

6. The creation, attachment, perfection, priority or enforcement of any lien, security interest or right of offset purported to be granted under the Bond Documents or created by operation of law;

7. The recordation or filing of any Bond Documents or related documents;

8. Federal and state environmental laws and regulations;

9. Federal and state land use and subdivision laws and regulations;

10. Federal and state tax laws and regulations;

11. Federal patent, copyright and trademark, state trademark, and other federal and state intellectual property laws and regulations;

12. Federal and state racketeering laws and regulations (e.g., RICO);

13. Federal and state health and safety laws and regulations (e.g., OSHA);

14. Federal and state labor laws and regulations;

15. Federal and state laws, regulations and policies concerning (i) national and local emergency, (ii) possible judicial deference to acts of sovereign states, and (iii) criminal and civil forfeiture laws; and

16. Other federal and state statutes of general application to the extent they provide for criminal prosecution (e.g., mail fraud and wire fraud statutes).

APPENDIX D

[LETTERHEAD OF BOGHETICH LAW]

April 3, 2025

City of Celina, Texas
142 N. Ohio Street
Celina, Texas 76201

FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034

U.S. Bank Trust Company, National Association
Attention: Bond Operations
111 Fillmore Avenue East
St. Paul, Minnesota 55107-1402

Messer Fort, PLLC
6371 Preston Rd., Suite 200
Frisco, Texas 75034

Norton Rose Fulbright US LLP
2200 Ross Avenue, Suite 3600
Dallas, Texas 75201

Greenberg Traurig, LLP
2200 Ross Avenue
Suite 5200
Dallas, Texas 75201

$[PAR AMOUNT]
CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025
(SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT PHASE #2 PROJECT)

Ladies & Gentlemen:

We have acted as special counsel to MM Sutton Fields East , LLC, a Texas limited liability company (the *"Developer")* in connection with the issuance and sale by the City of Celina, Texas (the *"City"),* of $[PAR AMOUNT] City of Celina, Texas, Special Assessment Revenue Bonds, Series 2025 (Sutton Fields East Public Improvement District Phase #2 Project) (the *"Bonds"),* pursuant to the Indenture of Trust dated as of April 1, 2025 (the *"Indenture"),* by and between the City and U.S. Bank Trust Company, National Association, as trustee (the *"Trustee").* Proceeds from the sale of the Bonds will be used, in part, to fund certain public infrastructure improvements in the development known as "Sutton Fields East" (the *"Development")* located in the City.

The Bonds are being sold by FMSbonds, Inc. (the *"Underwriter"),* pursuant to that certain Bond Purchase Agreement dated March 11, 2025 (the *"Bond Purchase Agreement"),* between the City and the Underwriter.

All capitalized terms used herein and not otherwise defined shall have the meanings ascribed thereto in the Bond Purchase Agreement.

In our capacity as special counsel to the Developer, and for purposes of rendering the opinions set forth herein, we have examined originals or copies, certified or otherwise identified to our satisfaction, of:

(a) The following documents (collectively, the *"Material Documents"):*

(1) the "*Sutton Fields East Development Agreement*" between the City and the Developer, effective as of October 15, 2021;

(2) the *Sutton Fields East Public Improvement District Phase #2 Improvements Construction, Funding, and Acquisition Agreement* between the Developer and the City dated March 11, 2025;

(3) *the Sutton Fields East Public Improvement District Phase #2 Reimbursement Agreement* dated as of March 11, 2025 executed by the City and the Developer;

(4) the *Sutton Fields East Public Improvement District Phase #2 Landowner Agreement* dated as of March 11, 2025 executed by the City and the Developer;

(5) the *Continuing Disclosure Agreement of Developer* dated as of April 1, 2025 among the Developer, Municap, Inc., as Administrator and HTS Continuing Disclosure Services, a division of Hilltop Securities, Inc., as Dissemination Agent; and

(6) the *Developer Letter of Representations* dated as of March 11, 2025;

(b) General Certificate of the Developer and the Closing Certificate of the Developer, each dated as of the date hereof (together, the "*Developer Certificate")*;

(c) The Preliminary Limited Offering Memorandum, dated [PLOM DATE], 2025 relating to the issuance of the Bonds (the *"Preliminary Limited Offering Memorandum")*;

(d) The final Limited Offering Memorandum, dated March 11, 2025, relating to the issuance of the Bonds (collectively with the Preliminary Limited Offering Memorandum, the *"Limited Offering Memorandum")*; and

(e) Such other documents, records, agreements, and certificates of the Developer as we have deemed necessary or appropriate to render the opinions expressed below.

In basing the opinions and other matters set forth herein on "our knowledge," the words "our knowledge" signify that, in the course of our representation of the Developer, the principal attorneys in this firm involved in the current actual transaction do not have actual knowledge or actual notice that any such opinions or other matters are not accurate or that any of the documents, certificates, reports and information on which we have relied are not accurate and complete. Except as otherwise stated herein, we have undertaken no independent investigation or certification of such matters. The words "our knowledge" and similar language used herein are intended to be limited to the knowledge of the attorneys within our firm who have worked on the matters contemplated by our representation as special counsel.

In rendering the opinions set forth herein, we have assumed, without independent investigation (other than the Developer), that: (i) the due authorization, execution, and delivery of

each of the documents referred to in this opinion letter by all parties thereto and that each such document constitutes a valid, binding, and enforceable obligation of each party thereto, (ii) all of the parties to the documents referred to in this opinion letter are duly organized, validly existing, in good standing and have the requisite power, authority (corporate, limited liability company, partnership or other) and legal right to execute, deliver, and perform its obligations under such documents (except to the extent set forth in our opinions set forth herein regarding valid existence and power and authority of the Developer to execute, deliver, and perform its obligations under the Material Documents), (iii) each certificate from governmental officials reviewed by us is accurate, complete, and authentic, and all official public records are accurate and complete, (iv) the legal capacity of all natural persons, (v) the genuineness of all signatures (other than those of the Developer in respect of the Material Documents), (vi) the authenticity and accuracy of all documents submitted to us as originals, (vii) the conformity to original documents of all documents submitted to us as photostatic or certified copies, (viii) that no laws or judicial, administrative, or other action of any governmental authority of any jurisdiction not expressly opined to herein would adversely affect the opinions set forth herein, and (ix) that the execution and delivery by each party of, and performance of its agreements in, the Material Documents do not breach or result in a default under any existing obligation of such party under any agreements, contracts or instruments to which such party is a party to or otherwise subject to or any order, writ, injunction or decree of any court applicable to such party.

In addition, we have assumed that the Material Documents accurately reflect the complete understanding of the parties with respect to the transactions contemplated thereby and the rights and obligations of the parties thereunder. We have also assumed that the terms and conditions of the transaction as reflected in the Material Documents have not been amended, modified or supplemented, directly or indirectly, by any other agreement or understanding of the parties or waiver of any of the material provisions of the Material Documents.

We assume that none of the parties to the Material Documents (other than the Developer) is a party to any court or regulatory proceeding relating to or otherwise affecting the Material Documents or is subject to any order, writ, injunction or decree of any court or federal, state or local governmental agency or commission that would prohibit the execution and delivery of the Material Documents, or the consummation of the transactions therein contemplated in the manner therein provided, or impair the validity or enforceability thereof. We assume that each of the parties to the Material Documents (other than Developer) has full authority to close this transaction in accordance with the terms and provisions of the Material Documents.

We assume that neither the Underwriter nor the City nor their respective counsel has any current actual knowledge of any facts not known to us or any law or judicial decision which would make the opinions set forth herein incorrect, and that no party upon whom we have relied for purposes of this opinion letter has perpetrated a fraud.

We have only been engaged by our clients in connection with the Material Documents (and the transactions contemplated in the Material Documents) and do not represent these clients generally.

Opinions and Assurances

Based solely upon the foregoing, and subject to the assumptions and limitations set forth herein, we are of the opinion that:

1. The Developer is (a), a Texas limited liability company duly formed, validly existing under the laws of the State of Texas and qualified to transact business as a Texas limited liability company, and (b) in good standing under the laws of the State of Texas.

2. The Developer has the limited liability company power and authority under the Texas Business Organizations Code and its organizational documents to execute, deliver and perform its obligations under the Material Documents to which it is a party. The execution and delivery by the Developer of each Material Document to which it is a party, and the performance by the Developer of its agreements set forth therein, have been duly authorized by all necessary limited liability company action under the laws of the State of Texas, the Texas Business Organizations Code and the Developer's organizational documents.

3. The execution and delivery by the Developer of the Material Documents and the performance by the Developer of its obligations under the Material Documents will not (i) violate any applicable law; or (ii) conflict with or result in the breach of any court decree or order of any governmental body identified in the Developer Certificate or otherwise actually known to the lawyers who have provided substantive attention to the representation reflected in this opinion binding upon or affecting the Developer, the conflict with which or breach of which would have a material, adverse effect on the ability of the Developer to perform its obligations under the Material Documents to which it is a party.

4. To our knowledge, no governmental approval which has not been obtained or taken is required to be obtained or taken by the Developer on or before the date hereof as a condition to the performance by the Developer of its obligations under the Material Documents to which it is a party, except for governmental approvals that may be required to comply with certain covenants contained in the Material Documents (including, without limitation, covenants to comply with applicable laws).

5. The Developer has duly executed and delivered each of the Material Documents to which it is a party, and each of the Material Documents constitute the legal, valid, and binding obligations of the Developer, enforceable against the Developer in accordance with their respective terms, subject to the following qualifications: (i) the effect of applicable bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting the rights of creditors generally, (ii) the effect of the exercise of judicial discretion in accordance with general principles of equity (whether applied by a court of law or of equity), and (iii) the effect that enforceability of the indemnification provisions therein may be limited, in whole or in part. The execution, delivery, and performance by the Developer of its obligations under the Material Documents do not violate any existing laws of the State of Texas applicable to the Developer.

6. To our knowledge after reasonable inquiry, there are no actions, suits or proceedings pending or threatened against the Developer identified in the Developer Certificate or otherwise actually known to the lawyers who have provided substantive attention to the representation reflected in this opinion in any court of law or equity, or before or by any

governmental instrumentality with respect to the validity or enforceability against it of such Material Documents or the transactions described therein.

7. The execution and delivery of the Material Documents do not, and the transactions described therein may be consummated and the terms and conditions thereof may be observed and performed in a manner that does not, conflict with or constitute a breach of or default under any loan agreement, Indenture, bond note, resolution, agreement or other instrument to which the Developer is a party or is otherwise subject and which have been identified in the Developer Certificate which violation, breach or default would materially adversely affect the Developer or its performance of its obligations under the transactions described in the Material Documents; nor will any such execution, delivery, adoption, fulfillment, or compliance result in the creation or imposition of any lien, charge, or other security interest or encumbrance of any nature whatsoever upon any of the property or assets of the Developer, except as expressly described in the Material Documents (a) under applicable law or (b) under any such loan agreement, indenture, bond note, resolution, agreement, or other instrument.

8. The information set forth in the Limited Offering Memorandum under the captions "PLAN OF FINANCE — Development Plan, Status of Development and Plan of Finance," "THE PHASE #2 IMPROVEMENTS," "OVERLAPPING TAXES AND DEBT – Homeowner's Association," "THE DEVELOPMENT," "THE DEVELOPER," "CONTINUING DISCLOSURE – The Developer" and "CONTINUING DISCLOSURE – The Developer's Compliance with Prior Undertakings," and, to the best of our knowledge after due inquiry, under the captions "BONDHOLDERS' RISKS" (only as it pertains to the Developer, the Phase #2 Improvements and the Development, as defined in the Limited Offering Memorandum) and "LEGAL MATTERS — Litigation — The Developer," "SOURCES OF INFORMATION" (only as it pertains to the Developer), "APPENDIX D-2," "APPENDIX F," APPENDIX G," and APPENDIX H" adequately and fairly describe the information summarized under such captions or appendices and are correct as to matters of law.

7. Subject to the below qualifications and based upon our participation in the preparation of the Limited Offering Memorandum and our participation at conferences with representatives of the Underwriter and its counsel, of the City and its counsel, and with representatives of the Developer and its lawyers, at which the Limited Offering Memorandum and related matters were discussed, and although we have not independently verified the information in the Limited Offering Memorandum and are not passing upon and do not assume any responsibility for the accuracy, completeness or fairness of the statements contained in the Limited Offering Memorandum and any amendment or supplement thereto, no facts have come to our attention that lead us to believe that the information set forth under the captions referenced in the preceding paragraph as of the date of the Limited Offering Memorandum and the date hereof, contained or contains any untrue statement of a material fact, or omitted or omits to state any material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

Qualifications

In addition to any assumptions, qualifications and other matters set forth elsewhere herein, the opinions set forth above are subject to the following assumptions and qualifications:

(a) We have not examined any court dockets, agency files or other public records regarding the entry of any judgments, writs, decrees or orders or the pendency of any actions, proceedings, investigations or litigation.

(b) We have relied upon the Developer Certificate, as well as the representations of the Developer contained in the Material Documents, with respect to certain facts material to our opinion. Except as otherwise specifically indicated herein, we have made no independent investigation regarding any of the foregoing documents or the representations contained therein.

(c) Our opinion delivered pursuant to Section 3 above is subject to the effect of any applicable bankruptcy, insolvency, reorganization, fraudulent conveyance, moratorium or other laws affecting creditors' rights generally and to the effect of general principles of equity, including (without limitation) remedies of specific performance and injunctive relief and concepts of materiality, reasonableness, good faith and fair dealing (regardless of whether considered in a proceeding in equity or at law).

(d) Except for the Material Documents, we have not reviewed, and express no opinion as to, any other contracts or agreements to which the Developer is a party or by which the Developer is or may be bound.

(e) The opinions expressed herein are based upon and limited to the applicable laws of the State of Texas and the laws of the United States of America, excluding the principles of conflicts of laws thereof, as in effect as of the date hereof, and our knowledge of the facts relevant to such opinions on such date. In this regard, we note that we are members of the Bar of the State of Texas, we do not express any opinion herein as to matters governed by the laws of any other jurisdiction, except the United States of America, we do not purport to be experts in any other laws and we can accept no responsibility for the applicability or effect of any such laws. In addition, we assume no obligation to supplement the opinions expressed herein if any applicable laws change after the date hereof, or if we become aware of any facts or circumstances that affect the opinions expressed herein.

(f) This letter is strictly limited to the matters expressly set forth herein and no statements or opinions should be inferred beyond such matters.

(g) Notwithstanding anything contained herein to the contrary, we express no opinion whatsoever concerning the status of title to any real or personal property.

(h) The opinions expressed herein regarding the enforceability of the Material Documents are subject to the qualification that certain of the remedial, waiver or other provisions thereof may not be enforceable; but such unenforceability will not, in our judgment, render the Material Documents invalid as a whole or substantially interfere with the practical realization of the principal legal benefits provided in the Material Documents, except to the extent of any economic consequences of any procedural delays which may result therefrom.

(i) The opinion expressed herein as to the enforceability of the Material Documents is specifically subject to the qualification that enforceability of the Material Documents is limited by the following: (i) the rights of the United States under the Federal Tax Lien Act of 1966, as amended; (ii) principles of equity, public policy and unconscionability which may limit the

availability of certain remedies; (iii) bankruptcy, insolvency, reorganization, fraudulent conveyance, liquidation, probate, conservatorship and other laws applicable to creditors' rights or the collection of debtors' obligations generally; and (iv) requirements of due process under the United States Constitution, the Constitution of the State of Texas and other laws or court decisions limiting the rights of creditors to repossess, foreclose or otherwise realize upon the property of a debtor without appropriate notice or hearing or both.

(j) We express no opinion as to whether a court would grant specific performance or any other equitable remedy with respect to the enforcement of the Material Documents.

(k) We express no opinion as to the validity, binding effect, or enforceability of: (i) provisions which purport to waive rights or notices, including rights to trial by jury, counterclaims or defenses, jurisdiction or venue; (ii) provisions relating to consent judgments, waivers of defenses or the benefits of statutes of limitations, marshaling of assets, the transferability of any assets which by their nature are nontransferable, sales in inverse order of alienation, or severance; (iii) provisions purporting to waive the benefits of present or of future laws relating to exemptions, appraisement, valuation, stay of execution, redemption, extension of time for payment, setoff and similar debtor protection laws; or (iv) provisions requiring a party to pay fees and expenses regardless of the circumstances giving rise to such fees or expenses or the reasonableness thereof.

(l) The opinions expressed herein are subject to the effect of generally applicable rules of law that provide that forum selection clauses in contracts are not necessarily binding on the court(s) in the forum selected.

(m) We express no opinion as to the enforceability of any provisions in the Material Documents purporting to entitle a party to indemnification in respect of any matters arising in whole or in part by reason of any negligent, illegal or wrongful act or omission of such party.

This opinion is furnished to those parties addressed in this letter solely in connection with the transactions, for the purposes and on the terms described above and may not be relied upon for any other purpose or by any other person in any manner or for any purpose.

Very truly yours,
Boghetich Law, PLLC

By: _____
Name:_____
Its: _____

APPENDIX E

CLOSING CERTIFICATE OF DEVELOPER

MM Sutton Fields East , LLC, a Texas limited liability company (the "Developer") DOES HEREBY CERTIFY the following as of the date hereof. All capitalized terms not otherwise defined herein shall have the meaning given to such term in the Limited Offering Memorandum.

1. The Developer is a limited liability company organized, validly existing and in good standing under the laws of the State of Texas.

2. Representatives of the Developer have provided information to the City of Celina, Texas (the "City") and FMSbonds, Inc. (the "Underwriter") to be used in connection with the offering by the City of its $[PAR AMOUNT] aggregate principal amount of Special Assessment Revenue Bonds, Series 2025 (Sutton Fields East Public Improvement District Phase #2 Project) (the "Bonds"), pursuant to the City's Preliminary Limited Offering Memorandum, dated [PLOM DATE], 2025 and Limited Offering Memorandum dated March 11, 2025 (together, the "Limited Offering Memorandum").

3. The Developer has delivered to the Underwriter and the City true, correct, complete and fully executed copies of the Developer's organizational documents, and such documents have not been amended or supplemented and are in full force and effect as of the date hereof.

4. The Developer has delivered to the Underwriter and the City a (i) Certificate of Status from the Texas Secretary of State and (ii) verification of franchise tax account status from the Texas Comptroller of Public Accounts for the Developer.

5. The Developer has executed or caused the execution of, and delivered each of the below listed documents (individually, a "Developer Document" and collectively, the "Developer Documents") in the capacity provided for in each such Developer Document, and each such Developer Document constitutes a valid and binding obligation of the Developer, enforceable against the Developer in accordance with its terms:

(a) that certain Developer Letter of Representations;

(b) the Development Agreement;

(c) the CFA Agreement;

(d) the Reimbursement Agreement;

(e) the Landowner Agreement; and

(f) the Continuing Disclosure Agreement.

6. The Developer has complied in all material respects with all of the Developer's agreements and covenants and satisfied all conditions required to be complied with or satisfied by the Developer under the Developer Documents on or prior to the date hereof.

7. The representations and warranties of the Developer contained in the Developer Documents are true and correct in all material respects on and as of the date hereof.

8. The execution and delivery of the Developer Documents by the Developer does not violate any judgment, order, writ, injunction or decree binding on the Developer or any indenture, agreement, or other instrument to which the Developer is a party. There are no proceedings pending or threatened in writing before any court, regulatory body, public board or body pending, or, to the best knowledge of the Developer, threatened against or affecting the Developer or any of their affiliates wherein an unfavorable decision, ruling or finding would (i) have a material adverse effect on (A) the ability of the Developer to perform its obligations under the Developer Documents in all material respects, (B) the financial condition or operations of the Developer or its managing member, (ii) adversely affect (A) the transactions contemplated by, or the validity or enforceability of, the Bonds, the Indenture, the Service and Assessment Plan, Development Agreement, the CFA Agreement, the Reimbursement Agreement, the Continuing Disclosure Agreement of the Developer; or the Landowner Agreement, or otherwise described in the Limited Offering Memorandum or (B) the tax-exempt status of interest on the Bonds or (iii) or that would reasonably be expected to prevent or prohibit the development of the District in accordance with the description thereof in the Limited Offering Memorandum.

9. The Developer has reviewed and approved the information contained in the Limited Offering Memorandum under the captions and appendices "PLAN OF FINANCE — Development Plan, Status of Development and Plan of Finance," "THE PHASE #2 IMPROVEMENTS," "OVERLAPPING TAXES AND DEBT – Homeowner's Association," "THE DEVELOPMENT," "THE DEVELOPER," "CONTINUING DISCLOSURE – The Developer" and "CONTINUING DISCLOSURE – The Developer's Compliance with Prior Undertakings," and, to the best of the Developer's knowledge after due inquiry, under the captions "BONDHOLDERS' RISKS" (only as it pertains to the Developer, the Phase #2 Improvements and the Development, as defined in the Limited Offering Memorandum) and "LEGAL MATTERS — Litigation — The Developer," "SOURCES OF INFORMATION" (only as it pertains to the Developer), "APPENDIX D-2," "APPENDIX F," APPENDIX G," and "APPENDIX H" and certifies that the same does not contain any untrue statement of a material fact or omit to state any material fact necessary in order to make the statements made therein, in the light of the circumstances under which they are made, not misleading respecting such Developer and the District, provided, however, that the foregoing certification is not a certification as to the accuracy, completeness or fairness of any of the other statements contained in the Limited Offering Memorandum.

10. The Developer is in compliance in all material respects with all provisions of applicable law in all material respects relating to the Developer in connection with the Development. Except as otherwise described in the Limited Offering Memorandum: (a) there is no default of any zoning condition, land use permit or development agreement binding upon the Developer or any portion of the Development that would materially and adversely affect the Developer's ability to complete or cause to be completed the development of such portion of the Development as described in the Limited Offering Memorandum; and (b) we have no reason to believe that any additional permits, consents and licenses required to complete the Development as and in the manner described in the Limited Offering Memorandum will not be reasonably obtainable in due course.

11. The Developer is not insolvent and have not made an assignment for the benefit of creditors, filed or consented to a petition in bankruptcy, petitioned or applied (or consented to any third party petition or application) to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction.

12. The levy of the Assessments (as defined in the Limited Offering Memorandum) on property in Phase #2 of the District owned by Developer will not conflict with or constitute a breach of or default under any agreement, indenture or other instrument to which the Developer is a party or to which the Developer or any of its property or assets is subject.

13. The Developer is not in default under any mortgage, trust indenture, lease or other instrument to which it or any of its assets is subject, which default would have a material and adverse effect on the Bonds or the development of the Development.

14. The Developer has no knowledge of any physical condition of the Development owned or to be developed by the Developer that currently requires, or currently is reasonably expected to require in the process of development investigation or remediation under any applicable federal, state or local governmental laws or regulations relating to the environment in any material and adverse respect.

Dated: April 3, 2025

[*Signature page to follow*]

DEVELOPER:

MM SUTTON FIELDS EAST , LLC,
a Texas limited liability company

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: _____
Name: Mehrdad Moayedi
Its Manager

[*Signature page of Closing Certificate of Developer*]

APPENDIX F

[LETTERHEAD OF INTEGRA REALTY RESOURCES]

April 3, 2025

City of Celina, Texas
142 N. Ohio Street
Celina, Texas 76201

FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034

Norton Rose Fulbright US LLP
2200 Ross Avenue
Suite 3600
Dallas, TX 75201-7932

U.S. Bank Trust Company, National Association
Attention: Bond Operations
111 Fillmore Avenue East
St. Paul, Minnesota 55107-1402

Greenberg Traurig, LLP
2200 Ross Avenue
Suite 5200
Dallas, Texas 75201

Re: City of Celina, Texas, Special Assessment Revenue Bonds, Series 2025 (Sutton Fields East Public Improvement District Phase #2 Project) (the "Bonds")

Ladies and Gentlemen:

The undersigned, _____, appraiser of the property contained in Phase #2 of the Sutton Fields East Public Improvement District (the "District"), does hereby represent the following:

1. On behalf of Integra Realty Resources Dallas, I have supplied certain information contained in the Preliminary Limited Offering Memorandum for the Bonds, dated [PLOM DATE], 2025, and the Limited Offering Memorandum for the Bonds, dated on or about March 11, 2025 (together, the "Limited Offering Memorandum"), relating to the issuance of the Bonds by the City of Celina, Texas, as described above. The information I have provided is the real estate appraisal of the property in Phase #2 of the District, located in APPENDIX E to the Limited Offering Memorandum, and the description thereof, set forth under the caption "APPRAISAL".

2. To the best of my professional knowledge and belief, as of the date of my appraisal report, the portion of the Limited Offering Memorandum described above does not contain an untrue statement of a material fact as to the information and data set forth therein, and does not omit to state a material fact necessary to make the statements made therein, in the light of the circumstances under which they were made, not misleading.

3. I agree to the inclusion of the Appraisal in the Limited Offering Memorandum and the use of the name of my firm in the Limited Offering Memorandum for the Bonds.

4. I agree that, to the best of my ability, I will inform you immediately should I learn of any event(s) or information of which you are not aware subsequent to the date of this letter and prior to the actual time of delivery of the Bonds (anticipated to occur on or about April 3, 2025) which would render any such information in the Limited Offering Memorandum untrue, incomplete, or incorrect, in any material fact or render any statement in the appraisal materially misleading.

5. The undersigned hereby represents that he has been duly authorized to execute this letter of representations.

Sincerely yours,

_INTEGRA REALTY RESOURCES DALLAS

By: _____
Its: _____

APPENDIX G

[LETTERHEAD OF ADMINISTRATOR]

April 3, 2025

City of Celina, Texas
142 N. Ohio Street
Celina, Texas 76201

FMSbonds, Inc.
5 Cowboys Way, Suite 300-25
Frisco, Texas 75034

Norton Rose Fulbright US LLP
2200 Ross Avenue
Suite 3600
Dallas, TX 75201-7932

U.S. Bank Trust Company, National Association
Attention: Bond Operations
111 Fillmore Avenue East
St. Paul, Minnesota 55107-1402

Greenberg Traurig, LLP
2200 Ross Avenue
Suite 5200
Dallas, Texas 75201

Re: City of Celina, Texas, Special Assessment Revenue Bonds, Series 2025 (Sutton Fields East Public Improvement District Phase #2 Project) (the "Bonds")

Ladies and Gentlemen:

The undersigned, an authorized representative of MuniCap, Inc. ("MuniCap," consultant in connection with the creation by the City of Celina, Texas (the "City"), of the Sutton Fields East Public Improvement District (the "District"), does hereby represent the following:

1. MuniCap has supplied certain information contained in the Preliminary Limited Offering Memorandum, dated [PLOM DATE], 2025 (the "Preliminary Limited Offering Memorandum"), and the final Limited Offering Memorandum, dated on or about March 11, 2025 (together with the Preliminary Limited Offering Memorandum, the "Limited Offering Memorandum"), both in connection with the Bonds, relating to the issuance of the Bonds by the City, as described above. The information MuniCap provided for the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum is located (a) under the captions "ASSESSMENT PROCEDURES — Assessment Methodology" and "— Assessment Amounts," "ASSESSMENT AND COLLECTION DATA FOR THE DISTRICT," "OVERLAPPING TAXES AND DEBT," and "THE ADMINISTRATOR," and (b) in the Service and Assessment Plan (the "SAP") for the City located in APPENDIX B to the Limited Offering Memorandum.

2. To our professional knowledge and belief, the portions of the Limited Offering Memorandum described above do not contain an untrue statement of a material fact as to the information and data set forth therein, and do not omit to state a material fact necessary to make the statements made therein, in the light of the circumstances under which they were made, not misleading.

3. We agree to the inclusion of the SAP in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and to the use of the name of our firm in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum for the Bonds.

4. We agree that, to the best of our ability, we will inform you immediately should we learn of any event(s) or information of which you are not aware subsequent to the date of this letter and prior to the actual time of delivery of the Bonds (anticipated to occur on or about April 3, 2025) which would render any such information in the Limited Offering Memorandum untrue, incomplete, or incorrect, in any material fact or render any such information materially misleading.

5. The undersigned hereby represents that he or she has been duly authorized to execute this letter of representation.

Sincerely yours,

MUNICAP, INC.

By: _____

Its: _____

EXHIBIT C

CONTINUING DISCLOSURE AGREEMENT

CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025
(SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT
PHASE #2 PROJECT)

CONTINUING DISCLOSURE AGREEMENT OF THE ISSUER

This Continuing Disclosure Agreement of the Issuer dated as of April 1, 2025 (this "Disclosure Agreement") is executed and delivered by and between the City of Celina, Texas (the "Issuer"), MuniCap, Inc., (the "Administrator"), and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc. (in such capacity, the "Dissemination Agent") with respect to the Issuer's "Special Assessment Revenue Bonds, Series 2025 (Sutton Fields East Public Improvement District Phase #2 Project)" (the "Bonds"). The Issuer, the Administrator, and the Dissemination Agent covenant and agree as follows:

SECTION 1. Purpose of the Disclosure Agreement. This Disclosure Agreement is being executed and delivered by the Issuer, the Administrator, and the Dissemination Agent for the benefit of the Owners (defined below) and beneficial owners of the Bonds. Unless and until a different filing location is designated by the MSRB (defined below) or the SEC (defined below), all filings made by the Dissemination Agent pursuant to this Disclosure Agreement shall be filed with the MSRB through EMMA (defined below).

SECTION 2. Definitions. In addition to the definitions set forth above and in the Indenture of Trust dated as of April 1, 2025, relating to the Bonds (the "Indenture"), which apply to any capitalized term used in this Disclosure Agreement, as amended or supplemented, including the Exhibits hereto, unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"Additional Bonds" shall have the meaning assigned to such term in the Indenture.

"Administrative Expenses" shall have the meaning assigned to such term in the Indenture.

"Administrator" shall mean an employee of the Issuer or third-party designee of the Issuer who shall have the responsibilities provided in the Service and Assessment Plan, this Indenture, or any other agreement or document approved by the Issuer related to the duties and responsibilities of the administration of the District. The initial Administrator is MuniCap, Inc.

"Annual Financial Information" shall mean annual financial information as such term is used in paragraph (b)(5)(i) of the Rule and specified in Section 4(a) of this Disclosure Agreement.

"Annual Installment" shall have the meaning assigned to such term in the Indenture.

"Annual Service Plan Update" shall have the meaning assigned to such term in the Indenture.

"Assessments" shall have the meaning assigned to such term in the Indenture.

"Assessed Property" shall have the meaning assigned to such term in the Indenture.

"Audited Financial Statements" shall mean the audited financial statements of the Issuer that have been prepared in accordance with generally accepted accounting principles applicable from time to time to the Issuer and that have been audited by an independent certified public accountant.

"Authorized Improvements" shall have the meaning assigned to such term in the Indenture.

"Business Day" shall mean any day other than a Saturday, Sunday or legal holiday in the State of Texas observed as such by the Issuer or the Trustee.

"Developer" shall mean MM Sutton Fields East, LLC, a Texas limited liability company, and its designated successors and assigns.

"Disclosure Agreement of Developer" shall mean the Continuing Disclosure Agreement of Developer relating to the Bonds dated as of April 1, 2025 executed and delivered by the Developer, the Administrator and the Dissemination Agent.

"Disclosure Representative" shall mean the Director of Finance of the Issuer or his or her designee, or such other officer or employee as the Issuer, may designate in writing to the Dissemination Agent from time to time.

"Dissemination Agent" shall mean HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., acting solely in its capacity as dissemination agent, or any successor Dissemination Agent designated in writing by the Issuer and which has filed with the Trustee a written acceptance of such designation.

"District" shall mean Sutton Fields East Public Improvement District.

"EMMA" shall mean the Electronic Municipal Market Access System available on the internet at http://emma.msrb.org.

"Financial Obligation" shall mean a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of a debt obligation or any such derivative instrument; provided that "financial obligation" shall not include municipal securities as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

"Fiscal Year" shall mean the Issuer's fiscal year, currently the calendar year from October 1 through September 30.

"Foreclosure Proceeds" shall have the meaning assigned to such term in the Indenture.

"Listed Events" shall mean any of the events listed in Section 5(a) of this Disclosure Agreement.

"MSRB" shall mean the Municipal Securities Rulemaking Board or any other entity designated or authorized by the SEC to receive continuing disclosure reporting pursuant to the Rule.

"Outstanding" shall have the meaning assigned to such term in the Indenture.

"Owner" shall have the meaning assigned to such term in the Indenture.

"Phase #2" shall have the meaning assigned to such term in the Indenture.

"Phase #2 Improvements" shall mean the Authorized Improvements which only benefit property within Phase #2 of the District, as described in Section III of the Service and Assessment Plan.

"Participating Underwriter" shall mean FMSbonds, Inc. and its successors and assigns.

"PID Act" means Chapter 372, Texas Local Government Code, as amended.

"Rule" shall mean Rule 15c2-12 adopted by the SEC under the Securities Exchange Act of 1934, as the same may be amended from time to time.

"SEC" shall mean the United States Securities and Exchange Commission.

"Service and Assessment Plan" shall have the meaning assigned to such term in the Indenture.

"Trustee" shall mean U.S. Bank Trust Company, National Association, Dallas, Texas, and its successors, and any other corporation or association that may at any time be substituted in its place.

SECTION 3. Provision of Annual Financial Information and Audited Financial Statements.

(a) Commencing with the Fiscal Year ending September 30, 2025, the Issuer shall provide or cause to be provided to the MSRB, in the electronic or other format required by the MSRB (i) not later than six (6) months after the end of the Issuer's Fiscal Year, its Annual Financial Information and (ii) not later than twelve (12) months after the end of the Issuer's Fiscal Year, its Audited Financial Statements. In each case, the Annual Financial Information and the Audited Financial Statements, as applicable, may be submitted as a single document or as separate documents comprising a package and may include by reference other information as provided in Section 4 of this Disclosure Agreement. If the Issuer's Fiscal Year changes, it shall file notice of such change (including the date of the new Fiscal Year) with the MSRB prior to the next date by which the Issuer otherwise would be required to provide the Annual Financial Information or Audited Financial Statements, as applicable, pursuant to Section 4 of this Disclosure Agreement.

All documents provided to the MSRB shall be accompanied by identifying information as prescribed by the MSRB.

(b) Upon delivery by the Issuer of the Annual Financial Information or the Audited Financial Statements, as applicable, to the Dissemination Agent together, with written instructions to file such information or financial statements, as applicable, with the MSRB, the Dissemination Agent shall:

(i) determine the filing address or other filing location of the MSRB each year prior to filing the Annual Financial Information or the Audited Financial Statements, as applicable, on the respective dates required in subsection (a); and

(ii) file the Annual Financial Information or the Audited Financial Statements, as applicable, on the respective dates required, containing or incorporating by reference the information set forth in Section 4 hereof;

(c) If the Issuer has provided the Dissemination Agent with the completed Annual Financial Information or the Audited Financial Statements, as applicable, together with written instructions to file such financial information or financial statements with the MSRB and the Dissemination Agent has filed such financial information or financial statements with the MSRB, then the Dissemination Agent shall file a report with the Issuer certifying that the Annual Financial Information or the Audited Financial Statements, as applicable, has been provided pursuant to this Disclosure Agreement, stating the date it was provided and that it was filed with the MSRB, which such financial information or financial statements shall include a filing receipt from the MSRB.

SECTION 4. Content and Timing of Annual Financial Information and Audited Financial Statements. The Annual Financial Information and the Audited Financial Statements shall contain or incorporate by reference, and the Issuer agrees to provide or cause to be provided to the Dissemination Agent, the following:

(a) *Annual Financial Information*. Within six (6) months after the end of each Fiscal Year, the Annual Financial Information of the Issuer (any or all of which may be unaudited) being:

(i) Tables setting forth the following information, as of the end of such Fiscal Year:

(A) For the Bonds, the maturity date or dates, the interest rate or rates, the original aggregate principal amount and principal amount remaining Outstanding;

(B) The amounts in the funds and accounts under the Indenture securing the Bonds and a description of the related investments; and

(C) The assets and liabilities of the Trust Estate.

(ii) Financial information and operating data with respect to the Issuer of the general type, in substantially similar form to that shown in the tables provided under Sections 4(a)(ii)(A) and 4(a)(ii)(B) of Exhibit B attached hereto. Such information shall

be provided: (a) as of the end of the Fiscal Year (for tables in Section 4(a)(ii)(A) of Exhibit B), and (b) both as of the end of the Fiscal Year and through February 1 of the calendar year immediately succeeding such Fiscal Year (for tables in Section 4(a)(ii)(B) of Exhibit B).

(iii) Updates to the information in the Service and Assessment Plan or the Annual Service Plan Update as most recently amended or supplemented, including any changes to the methodology for levying the Assessments in Phase #2.

(iv) Until building permits have been issued for parcels or lots representing, in the aggregate, ninety-five percent (95%) of the total the Assessments levied within Phase #2, the Annual Financial Information (in the Annual Service Plan Update or otherwise) shall include the number of certificates of occupancy ("COs") issued for new homes completed in Phase #2 during such Fiscal Year and the aggregate number of COs issued for new homes completed within Phase #2 since filing the initial Annual Financial Information for Fiscal Year ending September 30, 2025.

(v) If the total amount of delinquencies greater than 150 days equals or exceeds ten percent (10%) of the amount of Assessments due in any fiscal year, a list of delinquent property owners.

(vi) A description of any amendment to this Disclosure Agreement and a copy of any restatements to the Issuer's audited financial statements during such Fiscal Year.

(b) *Audited Financial Statements*. Within twelve (12) months after the end of each Fiscal Year, the Audited Financial Statements of the Issuer, prepared in accordance with generally accepted accounting principles applicable from time to time to the Issuer. If such audited financial statements are not complete within twelve (12) months after the end of each Fiscal Year, then the Issuer shall provide unaudited financial statements within such period and shall provide audited financial statements for the applicable Fiscal Year when and if the audit report on such statements becomes available.

See Exhibit B hereto for a form for submitting the information set forth in the preceding paragraphs. The Issuer has designated MuniCap, Inc., as the initial Administrator. The Administrator, and if no Administrator is designated, Issuer's staff, shall prepare the Annual Financial Information. In all cases, the Issuer shall have the sole responsibility for the content, design and other elements comprising substantive contents of the Annual Financial Information and Audited Financial Statements under this Section 4.

Any or all of the items listed above may be included by specific reference to other documents, including disclosure documents of debt issues of the Issuer, which have been submitted to and are publicly accessible from the MSRB. If the document included by reference is a final offering document, it must be available from the MSRB. The Issuer shall clearly identify each such other document so included by reference.

SECTION 5. Reporting of Significant Events.

(a) Pursuant to the provisions of this Section 5, each of the following is a Listed Event with respect to the Bonds:

1. Principal and interest payment delinquencies.

2. Non-payment related defaults, if material.

3. Unscheduled draws on debt service reserves reflecting financial difficulties.

4. Unscheduled draws on credit enhancements reflecting financial difficulties.

5. Substitution of credit or liquidity providers, or their failure to perform.

6. Adverse tax opinions, the issuance by the IRS of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds.

7. Modifications to rights of Owners, if material.

8. Bond calls, if material, and tender offers.

9. Defeasances.

10. Release, substitution, or sale of property securing repayment of the Bonds, if material.

11. Rating changes.

12. Bankruptcy, insolvency, receivership or similar event of the Issuer.

13. The consummation of a merger, consolidation, or acquisition of the Issuer, or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.

14. Appointment of a successor or additional trustee under the Indenture or the change of name of a trustee, if material.

15. Incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, any of which affect security holders, if material.

16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties.

Any sale by the Developer of real property within Phase #2 in the ordinary course of the Developer's business will not constitute a Listed Event for the purposes of paragraph (10) above.

For these purposes, any event described in paragraph (12) above is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the Issuer in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer.

The Issuer intends the words used in paragraphs (15) and (16) above and the definition of Financial Obligation to have the same meanings as when they are used in the Rule, as evidenced by SEC Release No. 34-83885, dated August 20, 2018. For the avoidance of doubt, the incurrence of Additional Bonds without the filing of a corresponding official statement with the MSRB will constitute the incurrence of a material Financial Obligation for which a notice of a Listed Event in accordance with this Section 6 must be filed with the MSRB.

Upon the occurrence of a Listed Event, the Issuer shall promptly notify the Dissemination Agent in writing and the Issuer shall direct the Dissemination Agent, in writing, to immediately file a notice of such occurrence with the MSRB. The Dissemination Agent shall file such notice no later than the Business Day immediately following the day on which it receives written notice of such occurrence from the Issuer. Any such notice is required to be filed within ten (10) Business Days of the occurrence of such Listed Event.

Additionally, the Issuer shall notify the MSRB, in a timely manner, of any failure by the Issuer to provide Audited Financial Statements (or unaudited financial statements, if Audited Financial Statements are not available) or Annual Financial Information, as applicable, as required under this Disclosure Agreement. See Exhibit A hereto for a form for submitting "Notice to MSRB of Failure to File."

Any notice under the preceding paragraphs shall be accompanied with the text of the disclosure that the Issuer desires to make, the written authorization of the Issuer for the Dissemination Agent to disseminate such information as provided herein, and the date the Issuer desires for the Dissemination Agent to disseminate the information (which date shall not be more than ten (10) Business Days after the occurrence of the Listed Event or failure to file).

In all cases, the Issuer shall have the sole responsibility for the content, design and other elements comprising substantive contents of all disclosures made pursuant to Sections 4 and 5 of this Disclosure Agreement. In addition, the Issuer shall have the sole responsibility to ensure that any notice required to be filed under this Section 5 is filed within ten (10) Business Days of the occurrence of the Listed Event.

(b) The Dissemination Agent shall, promptly, and not more than three (3) Business Days after obtaining actual knowledge of the occurrence of any Listed Event with respect to the Bonds, notify the Disclosure Representative in writing of such Listed Event. The Dissemination Agent shall not be required to file a notice of the occurrence of such Listed Event with the MSRB unless and until it receives written instructions from the Disclosure Representative to do so. If the

Dissemination Agent has been instructed by the Disclosure Representative on behalf of the Issuer to report the occurrence of a Listed Event under this subsection (b), the Dissemination Agent shall file a notice of such occurrence with the MSRB no later than the Business Day immediately following the day on which it receives written instructions from the Issuer. It is agreed and understood that the duty to make or cause to be made the disclosures herein is that of the Issuer and not that of the Trustee or the Dissemination Agent. It is agreed and understood that the Dissemination Agent has agreed to give the foregoing notice to the Issuer as an accommodation to assist it in monitoring the occurrence of such event but is under no obligation to investigate whether any such event has occurred. As used above, "actual knowledge" means the actual fact or statement of knowing, without a duty to make any investigation with respect thereto. In no event shall the Dissemination Agent be liable in damages or in tort to the Issuer, the Participating Underwriter, the Trustee, or any Owner or beneficial owner of any interests in the Bonds as a result of its failure to give the foregoing notice or to give such notice in a timely fashion.

(c) If in response to a notice from the Dissemination Agent under subsection (b), the Issuer determines that the Listed Event under number 2, 7, 8 (as to Bond calls only), 10, 13, 14, or 15 of subparagraph (a) above is not material under applicable federal securities laws, the Issuer shall promptly, but in no case more than five (5) Business Days after occurrence of the event, notify the Dissemination Agent and the Trustee (if the Dissemination Agent is not the Trustee) in writing and instruct the Dissemination Agent not to report the occurrence pursuant to subsection (b).

SECTION 6. Termination of Reporting Obligations. The obligations of the Issuer, the Administrator, and the Dissemination Agent under this Disclosure Agreement shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds, when the Issuer is no longer an obligated person with respect to the Bonds, or upon delivery by the Disclosure Representative to the Dissemination Agent of an opinion of nationally recognized bond counsel to the effect that continuing disclosure is no longer required. So long as any of the Bonds remain Outstanding, the Dissemination Agent may assume that the Issuer is an obligated person with respect to the Bonds until it receives written notice from the Disclosure Representative stating that the Issuer is no longer an obligated person with respect to the Bonds, and the Dissemination Agent may conclusively rely upon such written notice with no duty to make investigation or inquiry into any statements contained or matters referred to in such written notice. If such termination occurs prior to the final maturity of the Bonds, the Issuer shall give notice of such termination in the same manner as for a Listed Event with respect to the Bonds under Section 5(a).

SECTION 7. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent or successor Dissemination Agent to assist it in carrying out its obligations under this Disclosure Agreement, and may discharge such Dissemination Agent. If the Issuer discharges the Dissemination Agent, the Issuer shall use best efforts to appoint a successor Dissemination Agent within 30 days of such discharge. If at any time there is not any other designated Dissemination Agent, the Issuer shall be the Dissemination Agent. The initial Dissemination Agent appointed hereunder shall be HTS Continuing Disclosure Services, a division of Hilltop Securities Inc. The Issuer will give prompt written notice to the Developer, or any other party responsible for providing quarterly information pursuant to the Disclosure

Agreement of Developer, of any change in the identity of the Dissemination Agent under the Disclosure Agreement of Developer.

SECTION 8. Amendment; Waiver. Notwithstanding any other provisions of this Disclosure Agreement, the Issuer and the Dissemination Agent may amend this Disclosure Agreement (and the Dissemination Agent shall not unreasonably withhold its consent to any amendment so requested by the Issuer), and any provision of this Disclosure Agreement may be waived, provided that the following conditions are satisfied:

(a) If the amendment or waiver relates to the provisions of Sections 3(a), 4, or 5(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or the type of business conducted;

(b) The undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the delivery of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) The amendment or waiver either (i) is approved by the Owners of the Bonds in the same manner as provided in the Indenture for amendments to the Indenture with the consent of Owners, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Owners or beneficial owners of the Bonds.

In the event of any amendment or waiver of a provision of this Disclosure Agreement, the Issuer shall describe such amendment in the next related Annual Financial Information or Audited Financial Statements, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 5(a), and (ii) the Audited Financial Statements for the fiscal year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. No amendment which adversely affects the Dissemination Agent may be made without its prior written consent (which consent will not be unreasonably withheld or delayed).

SECTION 9. Additional Information. Nothing in this Disclosure Agreement shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in any Annual Financial Information and Audited Financial Statements or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Agreement. If the Issuer chooses to include any information in any Annual Financial Information, Audited Financial Statements or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Agreement, the Issuer shall have no obligation under this Disclosure Agreement to update such information or include it in any future

Annual Financial Information, Audited Financial Statements or notice of occurrence of a Listed Event.

SECTION 10. Default. In the event of a failure of the Issuer to comply with any provision of this Disclosure Agreement, the Dissemination Agent or any Owner or beneficial owner of the Bonds may, and the Trustee (at the request of any Participating Underwriter or the Owners of at least twenty-five percent (25%) aggregate principal amount of Outstanding Bonds and upon being indemnified to its satisfaction) shall, take such actions as may be necessary and appropriate to cause the Issuer to comply with its obligations under this Disclosure Agreement. A default under this Disclosure Agreement shall not be deemed an Event of Default under the Indenture with respect to the Bonds, and the sole remedy under this Disclosure Agreement in the event of any failure of the Issuer to comply with this Disclosure Agreement shall be an action for mandamus or specific performance. A default under this Disclosure Agreement by the Issuer shall not be deemed a default under the Disclosure Agreement of Developer by the Developer, and a default under the Disclosure Agreement of Developer by the Developer shall not be deemed a default under this Disclosure Agreement by the Issuer.

SECTION 11. Duties, Immunities and Liabilities of Dissemination Agent and Administrator.

(a) The Dissemination Agent shall not be responsible in any manner for the content of any notice or report (including without limitation the Annual Financial Information and the Audited Financial Statements) prepared by the Issuer pursuant to this Disclosure Agreement. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement, and no implied covenants shall be read into this Disclosure Agreement with respect to the Dissemination Agent. To the extent permitted by law, the Issuer agrees to hold harmless the Dissemination Agent, its officers, directors, employees and agents, but only with funds to be provided by the Developer or from Administrative Expenses collected from the property owners in Phase #2, against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct; provided, however, that nothing herein shall be construed to require the Issuer to indemnify the Dissemination Agent for losses, expenses or liabilities arising from information provided to the Dissemination Agent by the Developer or the failure of the Developer to provide information to the Dissemination Agent as and when required under the Disclosure Agreement of Developer. The obligations of the Issuer under this Section shall survive resignation or removal of the Dissemination Agent and payment in full of the Bonds. Nothing in this Disclosure Agreement shall be construed to mean or to imply that the Dissemination Agent is an "obligated person" under the Rule. The Dissemination Agent shall not be responsible for the Issuer's failure to submit a complete Annual Financial Information or Audited Financial Statements to the MSRB. The Dissemination Agent is not acting in a fiduciary capacity in connection with the performance of its respective obligations hereunder. The fact that the Dissemination Agent may have a banking or other business relationship with the Issuer or any person with whom the Issuer contracts in connection with the transaction described in the Indenture, apart from the relationship created by the Indenture or this Disclosure Agreement, shall not be construed to mean that the Dissemination Agent has actual knowledge of any event described in Section 5 above, except as may be provided by written notice to the Dissemination

Agent pursuant to this Disclosure Agreement.

The Dissemination Agent may, from time to time, consult with legal counsel of its own choosing in the event of any disagreement or controversy, or question or doubt as to the construction of any of the provisions hereof or their respective duties hereunder, and the Dissemination Agent shall not incur any liability and shall be fully protected in acting in good faith upon the advice of such legal counsel.

The Issuer, the Administrator and the Dissemination Agent agree that the legal expenses of the Dissemination Agent, which it is expressly entitled to be paid under this paragraph 11(a), are Administrative Expenses.

(b) The Administrator shall not have any duty with respect to the content of any disclosures made pursuant to the terms hereof. The Administrator shall have only such duties as are specifically set forth in this Disclosure Agreement, and no implied covenants shall be read into this Disclosure Agreement with respect to the Administrator. To the extent permitted by law, the Issuer agrees to hold harmless the Administrator, its officers, directors, employees and agents, but only with funds to be provided by the Developer or from Administrative Expenses collected from the property owners in Phase #2, against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including reasonable attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Administrator's negligence or willful misconduct; provided, however, that nothing herein shall be construed to require the Issuer to indemnify the Administrator for losses, expenses or liabilities arising from information provided to the Administrator by third parties, or the failure of any third party to provide information to the Administrator as and when required under this Disclosure Agreement, or the failure of the Developer to provide information to the Administrator as and when required under the Disclosure Agreement of Developer. The obligations of the Issuer under this Section shall survive resignation or removal of the Administrator and payment in full of the Bonds. Nothing in this Disclosure Agreement shall be construed to mean or to imply that the Administrator is an "obligated person" under the Rule. The Administrator is not acting in a fiduciary capacity in connection with the performance of its respective obligations hereunder. The Administrator shall not in any event incur any liability with respect to (i) any action taken or omitted to be taken in good faith upon advice of legal counsel given with respect to any question relating to duties and responsibilities of the Administrator hereunder, or (ii) any action taken or omitted to be taken in reliance upon any document delivered to the Administrator and believed to be genuine and to have been signed or presented by the proper party or parties.

The Administrator may, from time to time, consult with legal counsel of its own choosing in the event of any disagreement or controversy, or question or doubt as to the construction of any of the provisions hereof or their respective duties hereunder, and the Administrator shall not incur any liability and shall be fully protected in acting in good faith upon the advice of such legal counsel.

The Issuer, the Administrator and the Dissemination Agent agree that the legal expenses of the Dissemination Agent, which it is expressly entitled to be paid under this paragraph 11(b), are Administrative Expenses.

(c) UNDER NO CIRCUMSTANCES SHALL THE DISSEMINATION AGENT, THE ADMINISTRATOR, OR THE ISSUER BE LIABLE TO THE OWNER OR BENEFICIAL OWNER OF ANY BOND OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE ISSUER, THE ADMINISTRATOR, OR THE DISSEMINATION AGENT, RESPECTIVELY, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS DISCLOSURE AGREEMENT, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE. THE DISSEMINATION AGENT OR THE ADMINISTRATOR IS UNDER NO OBLIGATION NOR IS IT REQUIRED TO BRING SUCH AN ACTION.

SECTION 12. Assessments Timeline. The basic expected timeline for the collection of Assessments and the anticipated procedures for pursuing the collection of delinquent Assessments is set forth in Exhibit C which is intended to illustrate the general procedures expected to be followed in enforcing the payment of delinquent Assessments. Failure to adhere to such expected timeline shall not constitute a default by the Issuer under this Disclosure Agreement, the Indenture, the Bonds or any other document related to the Bonds.

SECTION 13. No Personal Liability. No covenant, stipulation, obligation or agreement of the Issuer, the Administrator, or Dissemination Agent contained in this Disclosure Agreement shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future council members, officer, agent or employee of the Issuer, the Administrator, or Dissemination Agent in other than that person's official capacity.

SECTION 14. Severability. In case any section or provision of this Disclosure Agreement, or any covenant, stipulation, obligation, agreement, act or action, or part thereof made, assumed, entered into, or taken thereunder or any application thereof, is for any reasons held to be illegal or invalid, such illegality or invalidity shall not affect the remainder thereof or any other section or provision thereof or any other covenant, stipulation, obligation, agreement, act or action, or part thereof made, assumed, entered into, or taken thereunder (except to the extent that such remainder or section or provision or other covenant, stipulation, obligation, agreement, act or action, or part thereof is wholly dependent for its operation on the provision determined to be invalid), which shall be construed and enforced as if such illegal or invalid portion were not contained therein, nor shall such illegality or invalidity of any application thereof affect any legal and valid application thereof, and each such section, provision, covenant, stipulation, obligation, agreement, act or action, or part thereof shall be deemed to be effective, operative, made, entered into or taken in the manner and to the full extent permitted by law.

SECTION 15. Sovereign Immunity. The Dissemination Agent and the Administrator agree that nothing in this Disclosure Agreement shall constitute or be construed as a waiver of the Issuer's sovereign or governmental immunities regarding liability or suit.

SECTION 16. Beneficiaries. This Disclosure Agreement shall inure solely to the benefit of the Issuer, the Administrator, the Dissemination Agent, the Participating Underwriter, and the Owners and the beneficial owners from time to time of the Bonds and shall create no rights

in any other person or entity. Nothing in this Disclosure Agreement is intended or shall act to disclaim, waive or otherwise limit the duties of the Issuer under federal and state securities laws.

SECTION 17. Dissemination Agent and Administrator Compensation. The fees and expenses incurred by the Dissemination Agent and the Administrator for their respective services rendered in accordance with this Disclosure Agreement constitute Administrative Expenses and will be included in the Annual Installments as provided in the annual updates to the Service and Assessment Plan. The Issuer shall pay or reimburse the Dissemination Agent and the Administrator, but only with funds to be provided from the Administrative Expenses component of the Annual Installments collected from the property owners in Phase #2, for the fees and expenses for their respective services rendered in accordance with this Disclosure Agreement.

SECTION 18. The Dissemination Agent and Administrator each respectively make the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Disclosure Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Dissemination Agent or Administrator, as applicable, within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Disclosure Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Disclosure Agreement, notwithstanding anything in this Disclosure Agreement to the contrary.

a. Not a Sanctioned Company. The Dissemination Agent and Administrator each respectively represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Dissemination Agent, Administrator and each of their respective parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

b. No Boycott of Israel. The Dissemination Agent and Administrator each respectively hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Disclosure Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

c. No Discrimination Against Firearm Entities. The Dissemination Agent and Administrator each respectively hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Disclosure Agreement. As used in the foregoing verification, "discriminate

against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

d. No Boycott of Energy Companies. The Dissemination Agent and Administrator each respectively hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Disclosure Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

SECTION 19. Disclosure of Interested Parties. Pursuant to Section 2252.908(c)(4), Texas Government Code, as amended, the Dissemination Agent hereby certifies it is a publicly traded business entity and is not required to file a Certificate of Interested Parties Form 1295 related to this Disclosure Agreement.

Submitted herewith is a completed Form 1295 in connection with the Administrator's participation in the execution of this Disclosure Agreement generated by the Texas Ethics Commission's (the "TEC") electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the "Form 1295"). The Issuer hereby confirms receipt of the Form 1295 from the Administrator, and the Issuer agrees to acknowledge such form with the TEC through its electronic filing application not later than the thirtieth (30th) day after the receipt of such form. The Administrator and the Issuer understand and agree that, with the exception of information identifying the Issuer and the contract identification number, neither the Issuer nor its consultants are responsible for the information contained in the Form 1295; that the information contained in the Form 1295 has been provided solely by the Administrator; and, neither the Issuer nor its consultants have verified such information.

SECTION 20. Governing Law. This Disclosure Agreement shall be governed by the laws of the State of Texas.

SECTION 21. Counterparts. This Disclosure Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. The Issuer, the Administrator and the Dissemination Agent agree that electronic signatures to this Disclosure Agreement may be regarded as original signatures.

[*Signature pages follow*.]

CITY OF CELINA, TEXAS
(as Issuer)

By: _____
City Manager

HTS CONTINUING DISCLOSURE SERVICES,
a division of Hilltop Securities Inc.
(as Dissemination Agent)

By: _____
Authorized Officer

MUNICAP, INC.,
(as Administrator)

By: _____
Authorized Officer

EXHIBIT A

NOTICE TO MSRB OF FAILURE TO FILE
[ANNUAL FINANCIAL INFORMATION][AUDITED FINANCIAL STATEMENTS]

Name of Issuer:	City of Celina, Texas
Name of Bond Issue:	Special Assessment Revenue Bonds, Series 2025 (Sutton Fields East Public Improvement District Phase #2 Project)
Date of Delivery:	_____, 20__
CUSIP Numbers:	[Insert CUSIP Numbers]

NOTICE IS HEREBY GIVEN that the City of Celina, Texas, has not provided [an Annual Financial Information] [Audited Financial Statements] with respect to the above-named bonds as required by the Continuing Disclosure Agreement of Issuer dated as of April 1, 2025, between the Issuer, MuniCap, Inc., as Administrator and HTS Continuing Disclosure Services, a division of Hilltop Securities Inc., as Dissemination Agent. The Issuer anticipates that [the Annual Financial] [Audited Financial Statements] will be filed by _____.

Dated: _____

HTS Continuing Disclosure Services, a division of
Hilltop Securities Inc.,
on behalf of the City of Celina, Texas
(solely in its capacity as Dissemination Agent)

By: _____

Title: _____

cc: City of Celina, Texas

EXHIBIT B

CITY OF CELINA, TEXAS,
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025
(SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT
PHASE #2 PROJECT)

ANNUAL FINANCIAL INFORMATION*

Delivery Date: _____, 20___

CUSIP Nos: [Insert CUSIP Nos]

DISSEMINATION AGENT

Name: _____
Address: _____
City: _____
Telephone: _____
Contact Person _____

Section 4(a)(i)(A)

BONDS OUTSTANDING

CUSIP Number	Maturity Date	Interest Rate	Original Principal Amount	Outstanding Principal Amount	Outstanding Interest Amount

Section 4(a)(i)(B)

INVESTMENTS

Fund/Account Name	Investment Description	Par Value	Book Value	Market Value

* Excluding Audited Financial Statements of the Issuer

Section 4(a)(i)(A)

ASSETS AND LIABILITIES OF PLEDGED TRUST ESTATE

ASSETS

Bonds (Principal Balance)	_____
Funds and Accounts [list]	_____
TOTAL ASSETS	_____

LIABILITIES

Outstanding Bond Principal	_____
Outstanding Program Expenses (if any)	_____
TOTAL LIABILITIES	_____

EQUITY

Assets Less Liabilities	_____
Parity Ratio	_____

Form of Accounting ☐ Cash ☐ Accrual ☐ Modified Accrual

Section 4(a)(ii)(A)

FINANCIAL INFORMATION AND OPERATING DATA WITH RESPECT TO THE ISSUER OF THE GENERAL TYPE AS OF THE END OF THE FISCAL YEAR

Debt Service Requirements on the Bonds

Year Ending (September 30)	Principal	Interest	Total

Top Phase #2 Assessment Payers[(1)]

Property Owner	No. of Parcels/Lots	Percentage of Parcels/Lots	Outstanding Assessments	Percentage of Total Assessments

[(1)] Does not include those owing less than one percent (1%) of total Assessments.

Assessed Value of the Phase #2 of the District

The [YEAR] certified total assessed value for the land in the Phase #2 of the District is approximately $[AMOUNT] according to the Denton Central Appraisal District.

Section 4(a)(ii)(B)

FINANCIAL INFORMATION AND OPERATING DATA WITH RESPECT TO THE ISSUER OF THE GENERAL TYPE AS OF THE END OF THE FISCAL YEAR AND AS OF FEBRUARY 1 OF THE NEXT SUCCEEDING YEAR

Foreclosure History Related to the Assessments

Time Period	Parcels in Foreclosure Proceedings	Delinquent Phase #2 Assessment Amount in Foreclosure Proceedings	Foreclosure Sales	Foreclosure Proceeds Received
[FISCAL YEAR END]		$		$
[FEB. 1 OF CURRENT YEAR][1]		$		$

[1] As of February 1, 20__.

Collection and Delinquency History of Assessments

Time Period	Total Phase #2 Assessment Levied	Parcels Levied[1]	Delinquent Amount as of 2/1	Delinquent % as of 2/1	Delinquent Amount as of 8/1	Delinquent % as of 8/1	Total Assessments Collected[2]
[FISCAL YEAR END]	$		$	%	$	%	$
[FEB 1. OF CURRENT YEAR][3]	$		$	%	N/A	N/A	$

[1] Pursuant to Section 31.031, Texas Tax Code, certain veterans, persons aged 65 or older, and the disabled, who qualify for an exemption under either Section 11.13(c), 11.32, or 11.22, Texas Tax Code, are eligible to pay property taxes in four equal installments ("Installment Payments"). Effective January 1, 2018, pursuant to Section 31.031(a-1), Texas Tax Code, the Installment Payments are each due before February 1, April 1, June 1, and August 1. Each unpaid Installment Payment is delinquent and incurs penalties and interest if not paid by the applicable date.
[2] [Does/does not] include interest and penalties.
[3] Collected as of February 1, 20__.

History of Prepayment of Assessments

Time Period	Number of Prepayments	Amount of Prepayments	Bond Call Date	Amount of Bonds Redeemed
[FISCAL YEAR END]		$		$
[FEB. 1 OF CURRENT YEAR][1]		$		$

[1] As of February 1, 20__.

ITEMS REQUIRED BY SECTION 4(a)(iii) - (vi)
[Insert a line item for each applicable listing]

EXHIBIT C

BASIC EXPECTED TIMELINE FOR ASSESSMENT COLLECTIONS AND PURSUIT OF DELINQUENCIES[1]

Date	Delinquency Clock (Days)	Activity
January 31		Assessments are due.
February 1	1	Assessments delinquent if not received. Upon receipt but no later than February 15, Issuer forwards payment to Trustee for all collections received, along with detailed breakdown. Subsequent payments and relevant details will follow monthly thereafter. Issuer and/or Administrator should be aware of actual and specific delinquencies Administrator should be aware if Reserve Fund needs to be utilized for debt service payments during the corresponding Fiscal Year. **If there is to be a shortfall of any Annual Installments due to be paid that Fiscal Year, the Dissemination Agent should be immediately notified in writing**. Issuer and/or Administrator should determine if previously collected surplus funds, if any, plus actual Annual Installment collections will be fully adequate for debt service in the corresponding March and September.
March 1	28/29	Issuer and/or Administrator should be aware of actual and specific delinquencies. Trustee pays bond interest payments to Owners. Issuer, or the Trustee on behalf of the Issuer, to notify Dissemination Agent in writing of the occurrence of draw on the Reserve Fund and, following receipt of

[1] Illustrates anticipated dates and procedures for pursuing the collection of delinquent Assessments, which dates and procedures shall be in accordance with Chapters 31, 32, 33 and 34, Texas Tax Code, as amended (the "Code"), and the County Tax/Assessor Collector's procedures, and are subject to adjustment by the Issuer. If the collection and delinquency procedures under the Code are subsequently modified, whether due to an executive order of the Governor of Texas or an amendment to the Code, such modifications shall control.

		such notice, Dissemination Agent to notify MSRB of such draw or the Reserve Fund.
April 1	**59/60**	At this point, if total delinquencies are under 5% and if there is adequate funding for September payments, no further action is anticipated for collection of Assessments except that the Issuer or Administrator, working with the City Attorney or an appropriate designee, will begin process to cure delinquency. **For properties delinquent by more than one year or if the delinquency exceeds $10,000 the matter will be referred for commencement of foreclosure, in accordance with the County Tax/Assessor Collector's procedures.** **If there are over 5% delinquencies or if there is insufficient funding in the Pledged Revenue Fund for transfer to the Principal and Interest Account of the Bond Fund such amounts as shall be required for the full March and September payments, the collection-foreclosure procedure will proceed against all delinquent properties, in accordance with the County Tax/Assessor Collector's procedures.**
July 1	**152/153**	Issuer, or the Administrator on behalf of the Issuer, determines whether or not any Annual Installments are delinquent and, if such delinquencies exist, the Issuer commences as soon as practicable appropriate and legally permissible actions to obtain such delinquent Annual Installments, in accordance with the County Tax/Assessor Collector's procedures. **Issuer and/or Administrator to notify Dissemination Agent in writing for disclosure to MSRB of all delinquencies.** **Preliminary Foreclosure activity commences, and Issuer to notify Dissemination Agent in writing of the commencement of preliminary foreclosure activity.** If Dissemination Agent has not received Foreclosure Schedule and Plan of Collections, Dissemination Agent to request same from the Issuer. If the Issuer has not provided the Dissemination Agent with Foreclosure Schedule and Plan of Collections, and

		if instructed by the Owners under Section 11.2 of the Indenture, Dissemination Agent requests that the Issuer commence foreclosure or provide plan for collection.
August 15	197/198	The designated lawyers or law firm will be preparing the formal foreclosure documents and will provide periodic updates to the Dissemination Agent for dissemination to those Owners who have requested to be notified of collections progress. The goal for the foreclosure actions is a filing by no later than August 15 (day 197/198). **Foreclosure action to be filed with the court**. **Issuer notifies Trustee and Dissemination Agent of Foreclosure filing status in writing. Dissemination Agent notifies Owners**. If Owners and Dissemination Agent have not been notified of a foreclosure action, Dissemination Agent will notify the Issuer that it is appropriate to file action.

A committee of not less than 25% of the Owners may request a meeting with the City Manager or Director of Finance to discuss the Issuer's actions in pursuing the repayment of any delinquencies. This would also occur after day 30 if it is apparent that a Reserve Fund draw is required. Further, if delinquencies exceed 5%, Owners may also request a meeting with the Issuer at any time to discuss the Issuer's plan and progress on collection and foreclosure activity. If the Issuer is not diligently proceeding with the foreclosure process, the Owners may seek an action for mandamus or specific performance to direct the Issuer to pursue the collections of delinquent Special Assessments.

EXHIBIT D

CONSTRUCTION, FUNDING, AND ACQUISITION AGREEMENT

SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT PHASE #2 CONSTRUCTION, FUNDING, AND ACQUISITION AGREEMENT

THIS SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT PHASE #2 CONSTRUCTION, FUNDING, AND ACQUISITION AGREEMENT (this "Agreement"), dated as of March 11, 2025, is by and between the **CITY OF CELINA, TEXAS**, a home-rule municipality of the State of Texas (the "City"), and **MM SUTTON FIELDS EAST, LLC**, a Texas limited liability company, (the "Developer").

ARTICLE I
DEFINITIONS

The following terms shall have the meanings ascribed to them in this Article I for purposes of this Agreement. Unless otherwise indicated, any other terms, capitalized or not, when used herein shall have the meanings ascribed to them in the Indenture (as hereinafter defined).

"Act" means the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended.

"Actual Costs" means the costs of the Phase #2 Improvements actually paid or incurred for construction and installation of the Phase #2 Improvements in accordance with the Service and Assessment Plan.

"Administrator" means, initially, MuniCap, Inc., or any other individual or entity designated by the City to administer the District.

"Annual Service Plan Update" means the annual update to the Service and Assessment Plan conducted by the Administrator pursuant to the Service and Assessment Plan.

"Bond Ordinance" means the ordinance adopted by the City Council on March 11, 2025 authorizing the issuance of the Bonds pursuant to the Indenture.

"Bonds" means the City's bonds designated "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2025 (Sutton Fields East Public Improvement District Phase #2 Project)".

"Budgeted Costs" means the anticipated, agreed upon costs of the Phase #2 Improvements as shown in Section III of the Service and Assessment Plan.

"Certification for Payment" means a certificate, substantially in the form of **Exhibit A** hereto or otherwise approved by the Developer, delivered to a City Representative and the Trustee, specifying the amount of work performed related to the Phase #2 Improvements and the Actual Costs thereof, and requesting payment for such Actual Costs of Phase #2 Improvements from money on deposit in an account of the Project Fund.

"City Inspector" means an individual employed by or an agent of the City whose job is, in part or in whole, to inspect infrastructure to be owned by the City for compliance with all rules and regulations applicable to the development and the infrastructure inspected.

"City Manager" means the City Manager of the City, or its designee.

"City Representative" means the City Manager, or any other official or agent of the City later authorized by the City to undertake the action referenced herein.

"Closing Date" means April 3, 2025.

"Closing Disbursement Request" means the certificate, substantially in the form of **Exhibit B** hereto or otherwise approved by the Developer, delivered to a City Representative and the Trustee at the time of the Closing Date, specifying the costs incurred in the establishment, administration, and operation of the District or issuing the Bonds, and requesting payment for such costs from money on deposit in the Costs of Issuance Account of the Project Fund.

"Construction Contracts" means the contracts for the construction of a Phase #2 Improvement. "Construction Contract" means any one of the Construction Contracts.

"Cost" means the Budgeted Costs or the cost of a Phase #2 Improvement as reflected in a Construction Contract, if greater than the Budgeted Costs.

"Costs of Issuance Account" means the account of such name in the Project Fund created under Section 6.1 of the Indenture.

"Cost Overrun" means, with respect to each Phase #2 Improvement, the Actual Cost, as appropriate, of such Phase #2 Improvement in excess of the Budgeted Cost.

"Developer Improvement Account" means the account of such name in the Project Fund created under Section 6.1 of the Indenture.

"Development Agreement" means that certain Sutton Fields East Development Agreement executed by and between the City and MM Sutton Fields East, LLC approved by the City on August 10, 2021, as the same may be amended from time to time.

"District" shall mean the Sutton Fields East Public Improvement District created October 12, 2025.

"Final Completion" means the time at which the construction of a Phase #2 Improvement (or specified segment, section or part thereof) has progressed to the point where such Phase #2 Improvement (or a specified segment, section or part thereof) is sufficiently complete in accordance with the Construction Contracts related thereto so that such Phase #2 Improvement (or a specified segment, section or part thereof) can be utilized for the purposes for which it is intended and is in compliance with existing City or Mustang SUD standards and specifications for dedication to the City or Mustang SUD, as applicable.

"Indenture" means that certain Indenture of Trust by and between the City and U.S. Bank Trust Company, National Association, Dallas, Texas as trustee, dated as of April 1, 2025 relating to the Bonds.

"Mustang SUD" means Mustang Special Utility District.

"Mustang SUD Inspector" means an individual employed by or an agent of Mustang SUD whose job is, in part or in whole, to inspect infrastructure to be owned by Mustang SUD for compliance with all rules and regulations applicable to the development and the infrastructure inspected.

"Person" or **"Persons"** means any individual, corporation, partnership, limited liability company, joint venture, association, joint-stock company, trust, unincorporated organization or government or any agency or political subdivision thereof.

"Phase #2 Improvements" means improvements authorized by Section 372.003 of the Act, including and as listed in Section III of the Service and Assessment Plan. An individual Phase #2 Improvement, including a completed segment, section or part, shall be referred to as a Phase #2 Improvement.

"Phase #2 Improvements Account" means the account of such name in the Project Fund created under Section 6.1 of the Indenture.

"Plans" means the plans, specifications, schedules and related construction contracts for the Phase #2 Improvements, respectively, approved pursuant to the applicable standards, ordinances, procedures, policies and directives of the City or Mustang SUD, as applicable, the Development Agreement, and any other applicable governmental entity.

"Project Fund" means the fund, including the accounts created and established under such fund, where monies from the proceeds of the sale of the Bonds and any funds received from the Developer, excluding those deposited in other funds in accordance with the Indenture, shall be deposited, and the fund by such name created under the Indenture.

"Reimbursement Agreement" means the Sutton Fields East Public Improvement District Phase #2 Reimbursement Agreement dated as of March 11, 2025, by and between the City and the Developer providing for the construction and financing of certain Phase #2 Improvements by the Developer for which the Developer will later be reimbursed by the City pursuant to the Act.

"Service and Assessment Plan" means the Sutton Fields East Public Improvement District Service and Assessment Plan dated January 11, 2022, and updated for Phase #2 on March 11, 2025, adopted by a City ordinance on March 11, 2025 by the City Council, prepared pursuant to the Act.

ARTICLE II
RECITALS

Section 2.01. The District and the Phase #2 Improvements.

(a) The City has created the District under the Act for the financing of, among other things, the acquisition, construction and installation of the Phase #2 Improvements.

(b) The City has authorized the issuance of the Bonds in accordance with the provisions of the Act, the Bond Ordinance and the Indenture, the proceeds of which Bonds shall be used, in part, to finance all or a portion of the Phase #2 Improvements in accordance with the terms and limitations of the Development Agreement, this Agreement, and the Service and Assessment Plan.

(c) Concurrently with the issuance of the Bonds, the Developer and the City have entered into the Reimbursement Agreement to provide for the construction and financing of certain Phase #2 Improvements.

(d) All Phase #2 Improvements are eligible to be financed with proceeds of the Bonds and the Reimbursement Agreement, to the extent specified herein.

(e) The proceeds from the issuance and sale of the Bonds and funds received from the Developer concurrently with the closing of the Bonds shall be deposited in accordance with the Indenture.

(f) The Developer will undertake, oversee, or ensure the construction and development of the Phase #2 Improvements for acquisition and acceptance by the City or Mustang SUD, as applicable, in accordance with the terms and conditions contained in the Development Agreement and this Agreement.

Section 2.02. Agreements. In consideration of the mutual promises and covenants set forth herein, and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Developer agree that the foregoing recitals, as applicable to each, are true and correct and further make the agreements set forth herein.

ARTICLE III
FUNDING

Section 3.01. Bonds.

(a) The City, in connection with this Agreement, is proceeding with the issuance and delivery of the Bonds.

(b) The projects to be partially financed with the proceeds of the Bonds are the Phase #2 Improvements. The payment of costs from the proceeds of the Bonds for such Phase #2 Improvements shall be made from the Phase #2 Improvements Account of the Project Fund established under the Indenture.

(c) The payment of costs of the Phase #2 Improvements from the Development Improvement Account of the Project Fund established under the Indenture shall be made in accordance with the provisions of Section 5.03 hereof and the terms of the Indenture.

(d) The City's obligation with respect to the payment of the Phase #2 Improvements shall be limited to the lesser of the Actual Costs or Budgeted Costs, and shall be payable solely from amounts on deposit for the payment of such costs as provided herein and in the Indenture. The Developer agrees and acknowledges that it is responsible for all Cost Overruns and all expenses related to the Phase #2 Improvements, qualified, however, by the distribution of Cost Underrun (as defined in Section 4.04 hereof) monies, as detailed in Section 4.04.

(e) The City shall have no responsibility whatsoever to the Developer with respect to the investment of any funds held in the Project Fund by the Trustee under the provisions of the Indenture, including any loss of all or a portion of the principal invested or any penalty for liquidation of an investment.

(f) The Developer acknowledges that any lack of availability of amounts in the funds or accounts established in the Indenture to pay the Costs of the Phase #2 Improvements shall in no way diminish any obligation of the Developer with respect to the construction of or contributions for the Phase #2 Improvements required by this Agreement, the Development Agreement, or any other agreement to which the Developer is a party or any governmental approval to which the Developer or any land within the District is subject.

Section 3.02 Accounts. All disbursements from the Phase #2 Improvements Account of the Project Fund and the Developer Improvement Account of the Project Fund shall be made by the City in accordance with provisions of the Development Agreement, the Service and Assessment Plan, this Agreement, and the Indenture.

ARTICLE IV
CONSTRUCTION OF THE PHASE #2 IMPROVEMENTS

Section 4.01. Duty of Developer to Construct.

(a) All Phase #2 Improvements shall be constructed by or at the direction of the Developer in accordance with the Plans and in accordance with this Agreement and the Development Agreement. The Developer shall perform, or cause to be performed, all of its obligations and shall conduct, or cause to be conducted, all operations with respect to the construction of Phase #2 Improvements in a good, workmanlike and commercially reasonable manner, with the standard of diligence and care normally employed by duly qualified persons utilizing their commercially reasonable efforts in the performance of comparable work and in accordance with generally accepted practices appropriate to the activities undertaken. The Developer shall employ, at all times, adequate staff or consultants with the requisite experience necessary to administer and coordinate all work related to the design, engineering, acquisition, construction and installation of all Phase #2 Improvements to be acquired and accepted by the City or Mustang SUD, from the Developer, as provided in this Agreement.

(b) The Developer shall not be relieved of its obligation to construct or cause to be constructed each Phase #2 Improvement and, upon completion, inspection, and acceptance, convey each such Phase #2 Improvement to the City or Mustang SUD, in accordance with the terms hereof, even if there are insufficient funds in the Project Fund or other funds or accounts created under the Indenture to pay the Actual Costs thereof. In any event, this Agreement shall not affect any obligation of the Developer under any other agreement to which the Developer is a party or any governmental approval to which the Developer or any land within the District is subject, with respect to the Phase #2 Improvements required in connection with the development of the land within the District.

Section 4.02. No Competitive Bidding. The Phase #2 Improvements shall not require competitive bidding pursuant to Section 252.022(a)(9) of the Texas Local Government Code, as amended.

Section 4.03. Independent Contractor. In performing this Agreement, the Developer is an independent contractor and not the agent or employee of the City or Mustang SUD with respect to the Phase #2 Improvements.

Section 4.04. Remaining Funds After Completion of a Phase #2 Improvement. Upon the Final Completion of a Phase #2 Improvement and payment of all outstanding invoices for such Phase #2 Improvement, if the Actual Cost of such Phase #2 Improvement is less than the Budgeted Cost (a "Cost Underrun"), any remaining Budgeted Cost may be made available to pay Cost Overruns on any other Phase #2 Improvement. The City shall promptly confirm to the Administrator that such remaining amounts are available to pay such Cost Overruns, and the Developer, the Administrator and the City Representative will agree how to use such moneys to secure the payment and performance of the work for other Phase #2 Improvements and shall include an update reflecting such change in the subsequent Annual Service Plan Update. Any Cost Underrun for any Phase #2 Improvement is available to pay Cost Overruns on any other Phase #2 Improvement.

Section 4.05. Contracts and Change Orders. The Developer shall be responsible for entering into all contracts and any supplemental agreements (herein referred to as "change orders") required for the construction of the Phase #2 Improvements. Developer or its contractors may approve and implement any change orders, even if such change order would increase the Cost of a Phase #2 Improvement, but the Developer shall be solely responsible for payment of any Cost Overruns resulting from such change orders except to the extent amounts are available, or become available, pursuant to Section 4.04. If any change order is for work that requires changes to be made by an engineer to the construction and design documents and plans previously approved under Section 4.01, then such revisions made by an engineer must be submitted to the City for approval by the City's engineer prior to execution of the change order.

ARTICLE V
ACQUISITION, CONSTRUCTION, AND PAYMENT

Section 5.01. Payment Requests for Disbursements at Closing. In order to receive disbursement from the Costs of Issuance Account of the Project Fund at closing of the Bonds

related to costs of issuance of the Bonds or costs incurred in the creation of the District, the Developer shall execute a Closing Disbursement Request, substantially in the form of **Exhibit B** hereto or otherwise acceptable and agreed to by the City, to be delivered to the City no less than five (5) business days prior to the scheduled Closing Date for the Bonds for payment in accordance with the provisions of the Indenture. In order to receive disbursement for a Phase #2 Improvement from the Phase #2 Improvements Account of the Project Fund or the Developer Improvement Account of the Project Fund at closing of the Bonds, the Developer shall execute a Certification for Payment, substantially in the form of **Exhibit A** hereto or otherwise agreed to by the City, to be delivered to the City no later than ten (10) business days prior to the scheduled Closing Date for the Bonds for payment in accordance with the provisions of the Indenture. Upon approval by the City, the City shall submit a Closing Disbursement Request or a Certification for Payment, as applicable, to the Trustee for disbursement to be made from the Costs of Issuance Account of the Project Fund, or the Phase #2 Improvements Account of the Project Fund or the Developer Improvement Account of the Project Fund, as applicable.

Section 5.02. Certification for Payment for a Phase #2 Improvement.

(a) No payment hereunder shall be made from the Project Fund to the Developer for work on a Phase #2 Improvement until a Certification for Payment is received from the Developer. Upon receipt of a Certification for Payment substantially in the form of **Exhibit A** hereto (and all accompanying documentation required by the City) from the Developer, the City Inspector (for a City owned Phase #2 Improvement) and/or the Mustang SUD Inspector (for a Mustang SUD owned Phase #2 Improvement) shall conduct a review in order to confirm that such request is complete, that the work with respect to such Phase #2 Improvement identified therein for which payment is requested was completed in accordance with all applicable governmental laws, rules and regulations and applicable Plans therefor and with the terms of this Agreement, the Development Agreement, and to verify and approve the Actual Cost of such work specified in such Certification for Payment (collectively, the "Developer Compliance Requirements"). The City Inspector and/or the City Representative shall also conduct such review as is required in his discretion to confirm the matters certified in the Certification for Payment. The Developer agrees to cooperate with the City Inspector, the Mustang SUD Inspector, and/or City Representative in conducting each such review and to provide the City Inspector, the Mustang SUD Inspector, and/or City Representative with such additional information and documentation as is reasonably necessary for the City Inspector, the Mustang SUD Inspector, and/or City Representative to conclude each such review.

(b) Within fifteen (15) business days of receipt of any Certification for Payment, the City Representative shall either (i) approve and execute the Certification for Payment and forward the same to the Administrator for approval and delivery to the Trustee for payment to the Developer in accordance with Section 5.03(a) hereof or (ii) in the event the City Representative disapproves the Certification for Payment, give written notification to the Developer of the City Representative's disapproval, in whole or in part, of such Certification for Payment, specifying the reasons for such disapproval and the additional requirements to be satisfied for approval of such Certification for Payment. If a Certification for Payment seeking reimbursement is approved only in part, the City Representative shall specify the extent to which the Certification for Payment is approved and shall deliver such partially approved Certification for Payment to the Administrator

for approval in accordance with Section 5.03 hereof and delivery to the Developer in accordance with Section 5.02(c) hereof, and any such partial work shall be processed for payment under Section 5.03 notwithstanding such partial disapproval.

(c) If the City Representative disapproves the Certification for Payment, the disapproval must be in writing, stating the reason(s) for disapproval. The disapproval may be appealed to the City Council by the Developer in writing within thirty (30) days after Developer's receipt of the City's disapproval pursuant to Section 5.02(b) of this Agreement. Disapproval of the Certification for Payment by the City Council shall be attempted to be resolved by half-day mediation between the parties in the event an agreement is not otherwise reached by the parties, with the mediator's fee being paid by Developer. The Certification for Payment shall not be forwarded to the Trustee for payment until the dispute is resolved by the City and the Developer.

(d) The Developer shall deliver the approved or partially approved Certification for Payment to the Trustee for payment and the Trustee shall make such payment from the Project Fund in accordance with Section 5.03 below.

Section 5.03. Payment for a Phase #2 Improvement.

(a) Upon receipt of a reviewed and approved Certification for Payment, the Trustee shall make payment from the following funds: (1) first from the Phase #2 Improvements Account of the Project Fund; and then (2) second from the Developer Improvement Account of the Project Fund and designated in the Certification for Payment pursuant to the terms of the Certification for Payment and the Indenture in an amount not to exceed the Budgeted Cost for the particular Phase #2 Improvement, unless a Cost Overrun amount has been approved for a particular Phase #2 Improvement. If a Cost Overrun amount has been approved, then the amount reimbursed shall not exceed the Budgeted Amount plus the approved Cost Overrun amount.

(b) Approved Certifications for Payment that await reimbursement shall not accrue interest.

(c) Notwithstanding any other provisions of this Agreement, when payment is made, the Trustee shall make payment (i) directly to the general contractor or supplier of materials or services, or (ii) jointly to Developer (or any permitted assignee of such Developer) and the general contractor or supplier of materials or services, as indicated in an approved Certification for Payment, out of available and appropriate funds in the Project Fund. If the request for payment results in ninety percent (90%) or more of the Budgeted Costs for such Phase #2 Improvement identified in such request for payment being paid, then Trustee shall hold the payment until work with respect to that Phase #2 Improvement has been completed and accepted by the City. If an unconditional lien release related to the items referenced in the Certification for Payment is attached to such Certification for Payment, the Trustee shall make such payment to the Developer or any permitted assignee of the Developer. In the event the Developer provides a general contractor's or supplier of materials' unconditional lien release for a portion of the work covered by a Certification for Payment, the Trustee will make such payment directly to the Developer or any permitted assignee of the Developer to the extent of such lien release.

(d) Withholding Payments.

Nothing in this Agreement shall be deemed to prohibit the Developer or the City from contesting in good faith the validity or amount of any mechanics or materialman's lien and/or judgment nor limit the remedies available to the Developer or the City with respect thereto, including the withholding of any payment that may be associated with the exercise of such remedy, so long as such delay in performance shall not subject the Phase #2 Improvement to foreclosure, forfeiture, or sale. In the event that any such mechanics or materialman's lien and/or judgment with respect to any Phase #2 Improvement is contested, the Developer shall post or cause delivery of a surety bond in the amount reasonably determined by the City or City may decline to accept the Phase #2 Improvements until such mechanics or materialman's lien and/or judgment is satisfied.

ARTICLE VI
OWNERSHIP AND TRANSFER OF A PHASE #2 IMPROVEMENT

Section 6.01. Phase #2 Improvement to be Owned by the City or Mustang SUD – Title Evidence. If required by the City or Mustang SUD, the Developer shall furnish to the City or Mustang SUD, as applicable, a preliminary title report for land with respect to a Phase #2 Improvement to be acquired and accepted by the City or Mustang SUD, as applicable, from the Developer, and not previously dedicated or otherwise conveyed to the City or Mustang SUD, as applicable, for review and approval at least thirty (30) calendar days prior to the transfer of title of a Phase #2 Improvement to the City or Mustang SUD, as applicable. The City shall approve the preliminary title report unless it reveals a matter which, in the reasonable judgment of the City, could materially affect the City's clean title or use and enjoyment of any part of the property or easement covered by the preliminary title report. Mustang SUD is expected to follow its standard procedures to approve the title report. In the event the City or Mustang SUD, as applicable, does not approve the preliminary title report, the City or Mustang SUD, as applicable, shall not be obligated to accept title to the Phase #2 Improvement until the Developer has cured such objections to title to the reasonable satisfaction of the City, or Mustang SUD, as applicable.

Section 6.02. Phase #2 Improvement Constructed on City Land or Developer Land. If the Phase #2 Improvement is on land owned by the City, the City hereby grants to the Developer a license to enter upon such land for purposes related to construction (and maintenance pending acquisition and acceptance by the City) of the Phase #2 Improvement. If the Phase #2 Improvement is on land owned by the Developer, the Developer hereby grants to the City a nonexclusive easement to enter upon such land for purposes related to inspection and maintenance (pending acquisition and acceptance by the City) of the Phase #2 Improvement. The grant of the permanent easement shall not relieve the Developer of any obligation to grant the City or Mustang SUD title to property and/or easements related to the Phase #2 Improvement as required by the Development Agreement or as should, in the City's reasonable judgment, be granted to provide for convenient access to and routine and emergency maintenance of such Phase #2 Improvement. The provisions for inspection and acceptance of such Phase #2 Improvement otherwise provided herein shall apply.

ARTICLE VII

REPRESENTATIONS, WARRANTIES AND COVENANTS

Section 7.01. Representations, Covenants and Warranties of the Developer. The Developer represents and warrants for the benefit of the City as follows:

(a) Organization. The Developer consists of one limited liability company duly formed, organized and validly existing under the laws of the State of Texas, is in compliance with the laws of the State of Texas, and has the power and authority to own its properties and assets and to fulfill its obligations in this Agreement and the Development Agreement and to carry on its business in the State of Texas as now being conducted as hereby contemplated.

(b) Authority. The Developer has the power and authority to enter into this Agreement and has taken all action necessary to cause this Agreement to be executed and delivered, and this Agreement has been duly and validly executed and delivered by the Developer.

(c) Binding Obligation. This Agreement is a legal, valid and binding obligation of the Developer, enforceable against the Developer in accordance with its terms, subject to bankruptcy and other equitable principles.

(d) Compliance with Law. The Developer shall not commit, suffer or permit any act to be done in, upon or to the lands in the District or the Phase #2 Improvements in violation of any law, ordinance, rule, regulation or order of any governmental authority or any covenant, condition or restriction now or hereafter affecting the lands in the District or the Phase #2 Improvements.

(e) Requests for Payment. The Developer represents and warrants that (i) it will not request payment from the Project Fund for the acquisition construction or installation of any improvements that are not part of the costs associated with the Phase #2 Improvements, and (ii) it will diligently follow all procedures set forth in this Agreement with respect to the Certification for Payments.

(f) Financial Records. For a period of two years after completion of the Phase #2 Improvements, the Developer covenants to maintain proper books of record and account for the construction of the Phase #2 Improvements and all Costs related thereto. Such accounting books shall be maintained in accordance with generally accepted accounting principles, and shall be available for inspection by the City or its agents at any reasonable time during regular business hours on reasonable notice.

(g) Plans. The Developer represents that it has obtained or will obtain approval of the Plans from all appropriate departments of the City and from any other public entity or public utility from which such approval must be obtained. The Developer further agrees that, subject to the terms hereof, the Phase #2 Improvements have been or will be constructed in full compliance with such Plans and any change orders thereto consistent with the Act, this Agreement and the Development Agreement. Developer shall provide as-built plans for all Phase #2 Improvements to the City.

(h) Additional Information. The Developer agrees to cooperate with all reasonable written requests for nonproprietary information by the initial purchaser of the Bonds, the City Manager and the City Representative related to the status of construction of the Phase #2 Improvements within the District, the anticipated completion dates for future improvements and any other matter that the initial purchaser of the Bonds or City Representative deems material to the investment quality of the Bonds.

(i) Continuing Disclosure Agreement. The Developer agrees to provide the information required pursuant to the Continuing Disclosure Agreement executed by the Developer in connection with the Bonds.

(j) Tax Certificate. The City will deliver a certificate relating to the Bonds (such certificate, as it may be amended and supplemented from time to time, being referred to herein as the "Tax Certificate") containing covenants and agreements designed to satisfy the requirements of 26 U.S. Code Sections 103 and 141 through 150, inclusive, and the federal income tax regulations issued thereunder relating to the use of the proceeds of the Bonds or of any monies, securities or other obligations on deposit to the credit of any of the funds and accounts created by the Indenture or this Agreement or otherwise that may be deemed to be proceeds of the Bonds within the meaning of 26 U.S. Code Section 148 (collectively, "Bond Proceeds").

The Developer covenants to provide, or cause to be provided, such facts and estimates as the City reasonably considers necessary to enable it to execute and deliver its Tax Certificate. The Developer further covenants that (i) such facts and estimates will be based on its reasonable expectations on the date of issuance of the Bonds and will be, to the best of the knowledge of the officers of the Developer providing such facts and estimates, true, correct and complete as of that date, and (ii) the Developer will make reasonable inquires to ensure such truth, correctness and completeness. The Developer covenants that it will not make, or (to the extent that it exercises control or direction) permit to be made, any use or investment of the Bond Proceeds (including, but not limited to, the use of the Phase #2 Improvements) that would cause any of the covenants or agreements of the City contained in the Tax Certificate to be violated or that would otherwise have an adverse effect on the tax-exempt status of the interest payable on the Bonds for federal income tax purposes.

(k) Financial Resources. The Developer represents and warrants that it has the financial resources, or the ability to obtain sufficient financial resources, to meet its obligations under this Agreement, the Service and Assessment Plan and the Development Agreement.

Section 7.02. Indemnification and Hold Harmless. THE DEVELOPER SHALL INDEMNIFY AND HOLD HARMLESS THE CITY INSPECTOR, THE CITY, ITS OFFICIALS, EMPLOYEES, OFFICERS, REPRESENTATIVES AND AGENTS (EACH AN "INDEMNIFIED PARTY"), FROM AND AGAINST ALL ACTIONS, DAMAGES, CLAIMS, LOSSES OR EXPENSES OF EVERY TYPE AND DESCRIPTION TO WHICH THEY MAY BE SUBJECTED OR PUT: (I) BY REASON OF, OR RESULTING FROM THE BREACH OF ANY PROVISION OF THIS AGREEMENT BY THE DEVELOPER; (II) THE NEGLIGENT DESIGN, ENGINEERING, AND/OR CONSTRUCTION BY THE DEVELOPER OR ANY ARCHITECT, ENGINEER OR CONTRACTOR HIRED BY THE DEVELOPER OF ANY OF

THE PHASE #2 IMPROVEMENTS ACQUIRED FROM THE DEVELOPER HEREUNDER; (III) THE DEVELOPER'S NONPAYMENT UNDER CONTRACTS BETWEEN THE DEVELOPER AND ITS CONSULTANTS, ENGINEERS, ADVISORS, CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS IN THE PROVISION OF THE PHASE #2 IMPROVEMENTS; (IV) ANY CLAIMS OF PERSONS EMPLOYED BY THE DEVELOPER OR ITS AGENTS TO CONSTRUCT THE PHASE #2 IMPROVEMENTS; OR (V) ANY CLAIMS AND SUITS OF THIRD PARTIES, INCLUDING BUT NOT LIMITED TO DEVELOPER'S RESPECTIVE PARTNERS, OFFICERS, DIRECTORS, EMPLOYEES, REPRESENTATIVES, AGENTS, SUCCESSORS, ASSIGNEES, VENDORS, GRANTEES AND/OR TRUSTEES, REGARDING OR RELATED TO THE PHASE #2 IMPROVEMENTS OR ANY AGREEMENT OR RESPONSIBILITY REGARDING THE PHASE #2 IMPROVEMENTS, INCLUDING CLAIMS AND CAUSES OF ACTION WHICH MAY ARISE OUT OF THE SOLE OR PARTIAL NEGLIGENCE OF AN INDEMNIFIED PARTY (THE "CLAIMS"). NOTWITHSTANDING THE FOREGOING, NO INDEMNIFICATION IS GIVEN HEREUNDER FOR ANY ACTION, DAMAGE, CLAIM, LOSS OR EXPENSE DETERMINED BY A COURT OF COMPETENT JURISDICTION TO BE DIRECTLY ATTRIBUTABLE TO THE WILLFUL MISCONDUCT OR GROSS NEGLIGENCE OF ANY INDEMNIFIED PARTY, DEVELOPER IS EXPRESSLY REQUIRED TO DEFEND CITY AGAINST ALL SUCH CLAIMS, AND CITY IS REQUIRED TO REASONABLY COOPERATE AND ASSIST DEVELOPER IN PROVIDING SUCH DEFENSE.

IN ITS REASONABLE DISCRETION, CITY SHALL HAVE THE RIGHT TO APPROVE OR SELECT DEFENSE COUNSEL TO BE RETAINED BY DEVELOPER IN FULFILLING ITS OBLIGATIONS HEREUNDER TO DEFEND AND INDEMNIFY THE INDEMNIFIED PARTIES, UNLESS SUCH RIGHT IS EXPRESSLY WAIVED BY CITY IN WRITING. THE INDEMNIFIED PARTIES RESERVE THE RIGHT TO PROVIDE A PORTION OR ALL OF THEIR/ITS OWN DEFENSE, AT THEIR/ITS SOLE COST; HOWEVER, INDEMNIFIED PARTIES ARE UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY AN INDEMNIFIED PARTY IS NOT TO BE CONSTRUED AS A WAIVER OF DEVELOPER'S OBLIGATION TO DEFEND THE INDEMNIFIED PARTIES OR AS A WAIVER OF DEVELOPER'S OBLIGATION TO INDEMNIFY THE INDEMNIFIED PARTIES, PURSUANT TO THIS AGREEMENT. DEVELOPER SHALL RETAIN CITY-APPROVED DEFENSE COUNSEL WITHIN SEVEN (7) BUSINESS DAYS OF WRITTEN NOTICE FROM AN INDEMNIFIED PARTY THAT IT IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS AGREEMENT. IF DEVELOPER FAILS TO RETAIN COUNSEL WITHIN SUCH TIME PERIOD, THE INDEMNIFIED PARTIES SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON ITS OWN BEHALF, AND DEVELOPER SHALL BE JOINTLY AND SEVERALLY LIABLE FOR ALL REASONABLE COSTS INCURRED BY INDEMNIFIED PARTIES.

THIS SECTION 7.02 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

THE PARTIES AGREE AND STIPULATE THAT THIS INDEMNIFICATION COMPLIES WITH THE CONSPICUOUSNESS REQUIREMENT AND THE EXPRESS NEGLIGENCE TEST, AND IS VALID AND ENFORCEABLE AGAINST THE DEVELOPER.

Section 7.03. Use of Monies by City; Changes to Indenture. The City agrees not to take any action or direct the Trustee to take any action to expend, disburse or encumber the monies held in the Project Fund and any monies to be transferred thereto for any purpose other than the purposes permitted by the Indenture. Prior to the acceptance of all the Phase #2 Improvements, the City agrees not to modify or supplement the Indenture without the approval of the Developer if as a result or as a consequence of such modification or supplement: (a) the amount of monies that would otherwise have been available under the Indenture for disbursement for the Costs of the Phase #2 Improvements is reduced, delayed or deferred, (b) the obligations or liabilities of the Developer are or may be increased or otherwise adversely affected in any manner, or (c) the rights of the Developer are or may be modified, limited, restricted or otherwise substantially adversely affected in any manner.

Section 7.04. No Reduction of Assessments. The Developer agrees not to take any action or actions to reduce the total amount of such Assessments to be levied as of the effective date of this Agreement.

ARTICLE VIII
TERMINATION

Section 8.01. Mutual Consent. This Agreement may be terminated by the mutual, written consent of the City and the Developer, in which event the City may either execute contracts for or perform any remaining work related to the Phase #2 Improvements not accepted by the City or other appropriate entity and use all or any portion of funds on deposit in the Project Fund or other amounts transferred to the Project Fund under the terms of the Indenture to pay for same, and the Developer shall have no claim or right to any further payments for the Costs of a Phase #2 Improvement hereunder, except as otherwise may be provided in such written consent.

Section 8.02. City's Election for Cause.

(a) The City, upon notice to Developer and the passage of the cure period identified in subsection (b) below, may terminate this Agreement, without the consent of the Developer if the Developer shall breach any material covenant or default in the performance of any material obligation hereunder.

(b) If any such breach or default described in Section 8.02(a) occurs, the City shall give written notice of its knowledge of such breach or default to the Developer (and any mortgagee or trust deed beneficiary specified in writing by the Developer to the City to receive such notice). Upon receipt of such notice, Developer agrees to promptly meet and confer with the City Inspector and other appropriate City staff and consultants as to available options to assure timely completion, subject to the terms of this Agreement, of the Phase #2 Improvements. The City shall allow the Developer a minimum of forty-five (45) days to eliminate or to mitigate such breach or default to the reasonable satisfaction of the City ("Cure Period"). The Cure Period may be extended, at the sole discretion of the City, if the Developer, to the reasonable satisfaction of the City, is proceeding with diligence to eliminate or mitigate such breach or default. If at the end of the Cure Period (and any extension thereof), as determined reasonably by the City, the Developer has not eliminated or

completely mitigated such grounds to the reasonable satisfaction of the City, the City may then terminate this Agreement. Upon termination of this Agreement, the City shall (i) provide written notice of such termination to the Developer (and any mortgagee or trust deed beneficiary specified in writing by the Developer to the City to receive such notice) and (ii) instruct the Trustee to cease making payments for the Actual Costs and/or Budgeted Costs, as appropriate, of Phase #2 Improvements, provided that the Developer shall receive payment of the Actual Costs or Budgeted Costs, as appropriate, of any Phase #2 Improvements that were accepted by the City at the time of termination, so long as the Developer has complied with the requirements of the Development Agreement, this Agreement and the Indenture.

(c) If this Agreement is terminated by the City for cause, the City may either execute contracts for or perform any remaining work related to the Phase #2 Improvements not accepted by the City and use all or any portion of the funds on deposit in the Project Fund or other amounts transferred to the Project Fund and the Developer shall have no claim or right to any further payments for the Phase #2 Improvements hereunder, except as otherwise may be provided upon the mutual written consent of the City and the Developer or as provided for in the Reimbursement Agreement. The City shall have no obligation to perform any work related to a Phase #2 Improvement or to incur any expense or cost in excess of the remaining balance of the Project Fund.

Section 8.03. Termination Upon Redemption or Defeasance of Bonds. This Agreement will terminate automatically and with no further action by the City or the Developer upon the redemption or defeasance of all outstanding Bonds (including any refunding bonds issued to fund the Bonds) issued under the Indenture.

Section 8.04. Construction of the Phase #2 Improvements Upon Termination of this Agreement. Notwithstanding anything to the contrary contained herein, upon the termination of this Agreement pursuant to this Article VIII, the Developer shall perform its obligations with respect to the Phase #2 Improvements in accordance with this Agreement and the Development Agreement.

Section 8.05. Force Majeure. Whenever performance is required of a party hereunder, that party shall use all due diligence and take all necessary measures in good faith to perform, but if completion of performance is delayed by reasons of floods, earthquakes or other acts of God, war, civil commotion, riots, strikes, picketing or other labor disputes, damage to work in progress by casualty or by other cause beyond the reasonable control of the party (financial inability excepted) ("Force Majeure"), then the specified time for performance shall be extended by the amount of the delay actually so caused. The extension of time to perform allowed by this Section 8.05 shall not apply unless, within ten (10) business days of the occurrence of an event of Force Majeure, the party needing additional time to perform notifies the other party of the event of Force Majeure and the amount of additional time reasonably required as a result of the occurrence of the event of Force Majeure.

ARTICLE IX
MISCELLANEOUS

Section 9.01. Limited Liability of City. The Developer agrees that any and all obligations of the City arising out of or related to this Agreement are special obligations of the City, and the City's obligations to make any payments hereunder are restricted entirely to the moneys, if any, in the Project Fund and from no other source. Neither the City, the City Inspector, City Representative nor any other City employee, officer, official or agent shall incur any liability hereunder to the Developer or any other party in their individual capacities by reason of their actions hereunder or execution hereof.

Section 9.02. Audit. The City Inspector, City Representative or a finance officer of the City shall have the right, during normal business hours and upon the giving of three business days' prior written notice to a Developer, to review all books and records of the Developer pertaining to costs and expenses incurred by the Developer with respect to any of the Phase #2 Improvements and any bids taken or received for the construction thereof or materials therefor.

Section 9.03. Notices. Any notice, payment or instrument required or permitted by this Agreement to be given or delivered to any party shall be deemed to have been received when personally delivered or transmitted by telecopy or facsimile transmission (which shall be immediately confirmed by telephone and shall be followed by mailing an original of the same within 24 hours after such transmission) or 72 hours following deposit of the same in any United States Post Office, registered or certified mail, postage prepaid, addressed as follows:

To the City:
Attn: City Manager
City of Celina, Texas
142 N. Ohio Street
Celina, Texas 75009

With a copy to:
Attn: Julie Fort
Messer, Fort & McDonald
6371 Preston Road, Suite 200
Frisco, TX 75034

And to:
Attn: Bond Counsel
Robert Dransfield
Norton Rose Fulbright US LLP
2200 Ross Avenue, Suite 3600
Dallas, Texas 75201

To the Developer:
Attn: Mehrdad Moayedi
MM Sutton Fields East, LLC
1800 Valley View Lane, Suite 300
Farmers Branch, Texas 75234

With a copy to: Attn: Travis Boghetich
Boghetich Law, PLLC
1800 Valley View Lane, Suite 360
Farmers Branch, Texas 75234

Any party may change its address or addresses for delivery of notice by delivering written notice of such change of address to the other party.

The City shall advise the Developer of the name and address of any person who is to receive any notice or other communication pursuant to this Agreement.

Section 9.04. Severability. If any part of this Agreement is held to be illegal or unenforceable by a court of competent jurisdiction, the remainder of this Agreement shall be given effect to the fullest extent possible.

Section 9.05. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto. Any receivables due under this Agreement may be assigned by the Developer without the consent of, but upon written notice to the City pursuant to Section 9.03 of this Agreement. The obligations, requirements, or covenants of this Agreement shall be able to be assigned to an affiliate or related entity of the Developer, or any lien holder on the Property, without prior written consent of the City. The obligations, requirements, or covenants of this Agreement shall not be assigned by the Developer to a non-affiliate or non-related entity of the Developer without prior written consent of the City Manager, (which consent shall not be unreasonably withheld if assignee demonstrates financial ability to perform), except pursuant to a collateral assignment to any person or entity providing construction financing to the Developer for a Phase #2 Improvement, provided such person or entity expressly agrees to assume all obligations of the Developer hereunder if there is a default under such financing and such Person elects to complete the Phase #2 Improvement. No such assignment shall be made by the Developer or any successor or assignee of the Developer that results in the City being an "obligated person" within the meaning of Rule 15c2-12 of the United States Securities and Exchange Commission without the express written consent of the City. In any event, any such assignment shall be in writing, shall clearly identify the scope of the rights and/or obligations assigned and may not otherwise amend the terms of this Agreement. The City may assign, by a separate writing, certain rights as described in this Agreement and in the Indenture to the Trustee, and the Developer hereby consents to such assignment.

Section 9.06. Other Agreements. The obligations of the Developer hereunder shall be those of a party hereto and not as an owner of property in the District. Nothing herein shall be construed as affecting the City's or the Developer's rights or duties to perform their respective obligations under other agreements, use regulations, ordinances or subdivision requirements relating to the development of the lands in the District, including the applicable Construction Contracts and the Development Agreement. To the extent there is a conflict between this Agreement and the Development Agreement, the Development Agreement shall control. To the extent there is a conflict between this Agreement and the Indenture, the Indenture shall control.

Section 9.07. Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by any other party, or the failure by a party to exercise its rights upon the default of any other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by such other party with the terms of this Agreement thereafter.

Section 9.08. Merger. No other agreement, statement or promise made by any party or any employee, officer or agent of any party with respect to any matters covered hereby that is not in writing and signed by all the parties to this Agreement shall be binding.

Section 9.09. Parties in Interest. Nothing in this Agreement, expressed or implied, is intended to or shall be construed to confer upon or to give to any person or entity other than the City and the Developer any rights, remedies or claims under or by reason of this Agreement or any covenants, conditions or stipulations hereof, and all covenants, conditions, promises and agreements in this Agreement contained by or on behalf of the City or the Developer shall be for the sole and exclusive benefit of the City and the Developer.

Section 9.10. Amendment. Except as otherwise provided in Section 9.05, upon agreement by the parties, this Agreement may be amended, from time to time in a manner consistent with the Act, the Indenture, and the Bond Ordinance by written supplement hereto and executed in counterparts, each of which shall be deemed an original.

Section 9.11. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original.

Section 9.12. Effective Date. This Agreement has been dated as of the date first above written solely for the purpose of convenience of reference and shall become effective upon its execution and delivery, on the Closing Date of the Bonds, by the parties hereto. All representations and warranties set forth therein shall be deemed to have been made on the Closing Date of the Bonds.

Section 9.13. Term. The term of this Agreement, other than the provisions contained in Section 7.02, which shall survive the termination of this Agreement, shall be thirty (30) years or until all amounts under the Reimbursement Agreement have been paid and upon redemption or defeasance of the Bonds (including any refunding bonds issued to refund the Bonds) issued under the Indenture. If the Developer defaults under this Agreement, the Reimbursement Agreement, or the Development Agreement, this Agreement, the Reimbursement Agreement, and the Development Agreement shall not terminate with respect to the costs of the Phase #2 Improvements that have been approved by the City pursuant to a Certification for Payment prior to the date of termination based on such default.

Section 9.14 No Waiver of Powers or Immunity. The City does not waive or surrender any of its governmental powers, immunities, or rights except as necessary to allow Developer to enforce its remedies under this Agreement.

Section 9.15. Statutory Verifications. The Developer makes the following representation and verifications to enable the City to comply with Chapters 2252, 2271, 2274, and 2276, Texas

Government Code, as heretofore amended (the "Government Code"), in entering into this Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Developer within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Agreement, notwithstanding anything in this Agreement to the contrary.

(a) Not a Sanctioned Company. The Developer represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Developer and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(b) No Boycott of Israel. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

(c) No Discrimination Against Firearm Entities. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

(d) No Boycott of Energy Companies. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

Section 9.16. Form 1295. Submitted herewith is a completed Form 1295 in connection with the Developer's participation in the execution of this Agreement generated by the Texas Ethics Commission's (the "TEC") electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the "Form 1295"). The City hereby confirms receipt of the Form 1295 from the Developer, and the City agrees to acknowledge such form with the TEC through its electronic filing application not later than the 30th day after the receipt of such form. The Developer and the City understand and agree that, with the exception of information identifying the City and the contract identification number, neither the City nor its consultants are responsible for the information contained in the

Form 1295; that the information contained in the Form 1295 has been provided solely by the Developer; and, neither the City nor its consultants have verified such information.

[EXECUTION PAGES FOLLOW]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of _____, 2025.

CITY OF CELINA, TEXAS

By: _____
Name: Ryan Tubbs
Title: Mayor

ATTEST:

_____
Name: Jeovanna Rubio
Title: Assistant City Secretary

(City Seal)

APPROVED AS TO FORM

_____
Julie Fort, City Attorney

DEVELOPER:

MM Sutton Fields East, LLC
a Texas limited liability company

By: MMM Ventures, LLC
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC
a Delaware limited liability company
Its Manager

By: _____
Name: Mehrdad Moayedi
Its: Manager

EXHIBIT A
CERTIFICATION FOR PAYMENT FORM – PHASE #2 IMPROVEMENTS

CERTIFICATION FOR PAYMENT NO. _____

The undersigned is a lawfully authorized representative for MM Sutton Fields East, LLC (the "Developer") and requests payment from the [Phase #2 Improvements Account of the Project Fund] [Developer Improvement Account of the Project Fund] from U.S. Bank Trust Company, National Association, Dallas, Texas (the "Trustee") in the amount of _____ for labor, materials, fees, and/or other general costs related to the construction and installation of the following Phase #2 Improvements related to the Sutton Fields East Public Improvement District (the "Phase #2 Improvements"):

[insert specific Phase #2 Improvement this request is for here]

Unless otherwise defined, any capitalized terms used herein shall have the meanings ascribed to them in the Sutton Fields East Public Improvement District Phase #2 Construction, Funding, and Acquisition Agreement.

In connection to the above referenced payment, the Developer represents and warrants to the City as follows:

1. The undersigned is a duly authorized officer of the Developer, is qualified to execute this Certification for Payment Form on behalf of the Developer, and is knowledgeable as to the matters set forth herein.

2. The payment requested for the below referenced Phase #2 Improvement(s) has not been the subject of any prior payment request submitted for the same work to the City or, if previously requested, no disbursement was made with respect thereto.

3. The itemized amounts listed for the Phase #2 Improvement(s) below is a true and accurate representation of the Actual Costs incurred by Developer with the construction and installation of said Phase #2 Improvement(s) identified above, and such costs are (i) in compliance with the Sutton Fields East Public Improvement District Construction, Funding and Acquisition Agreement, and (ii) consistent with the Service and Assessment Plan.

4. The Developer is in compliance with the terms and provisions of the Sutton Fields East Public Improvement District Construction, Funding and Acquisition Agreement, the Indenture, or the Service and Assessment Plan.

5. All conditions set forth in the Indenture (as defined in the Sutton Fields East Public Improvement District Construction, Funding and Acquisition Agreement) for the payment hereby requested have been satisfied.

6. The work with respect to the Phase #2 Improvement(s) identified above (or its completed segment, portion or segment) has been completed and the City or Mustang

Special Utility District has inspected or may begin inspection of the Phase #2 Improvement(s). If this request for payment results in ninety percent (90%) or more of the Budgeted Costs for the Phase #2 Improvement(s) identified above being paid, then the work with respect to the Phase #2 Improvement(s) have been completed and the City has inspected and accepted the Phase #2 Improvement(s).

7. The Developer agrees to cooperate with the City in conducting its review of the requested payment, and agrees to provide additional information and documentation as is reasonably necessary for the City to complete said review.

Payments requested are as follows:

Payee / Description of Phase #2 Improvement	**Total Cost of Phase #2 Improvement**	**Budgeted Cost of Phase #2 Improvement**	**Amount to be paid from the Project Fund**

Attached hereto, are receipts, purchase orders, change orders, and similar instruments which support and validate the above requested payments.

Pursuant to the Sutton Fields East Public Improvement District Phase #2 Construction, Funding, and Acquisition Agreement, after receiving this Payment Request, the City is authorized to inspect the Phase #2 Improvement (or completed segment, portion or segment) and confirm that said work has been completed in accordance with all applicable governmental laws, rules, and Plans.

I hereby declare that the above representations and warranties are true and correct.

MM SUTTON FIELDS EAST, LLC

By:_____
Name: _____
Title: _____
Date: _____

APPROVAL OF REQUEST BY CITY

The City is in receipt of the attached Certification for Payment. After reviewing the Certification for Payment, the City approves the Certification for Payment and shall include said payments in the City Certificate submitted to the Trustee directing payments to be made from the appropriate Project Fund account. The City's approval of the Certification for Payment shall not have the effect of estopping or preventing the City from asserting claims under the Sutton Fields East Public Improvement District Phase #2 Construction, Funding, and Acquisition Agreement, the Indenture, the Service and Assessment Plan, any other agreement between the parties or that there is a defect in the Phase #2 Improvements.

CITY OF CELINA, TEXAS

By: _____
Name: _____
Title: _____
Date: _____

EXHIBIT B

FORM OF CLOSING DISBURSEMENT REQUEST

The undersigned is an agent for MM Sutton Fields East, LLC, (the "Developer") and requests payment from:

the Costs of Issuance Account of the Project Fund (as defined in the Sutton Fields East Public Improvement District Phase #2 Construction, Funding, and Acquisition Agreement) from U.S. Bank Trust Company, National Association (the "Trustee") in the amount of _____DOLLARS ($_____) for costs incurred in the establishment, administration, and operation of the Sutton Fields East Public Improvement District (the "District"), as follows:

Closing Costs Description	**Cost**	**PID Allocated Cost**
TOTAL		

In connection to the above referenced payments, the Developer represents and warrants to the City as follows:

1. The undersigned is a duly authorized officer of the Developer, is qualified to execute this Closing Disbursement Request on behalf of the Developer, and is knowledgeable as to the matters set forth herein.

2. The payment requested for the above referenced establishment, administration, and operation of the District at the time of the delivery of the Bonds has not been the subject of any prior payment request submitted to the City.

3. The amount listed for the above itemized costs is a true and accurate representation of the Actual Costs incurred by Developer with the establishment of the District at the time of the delivery of the Bonds, and such costs are in compliance with the Service and Assessment Plan.

4. The Developer is in compliance with the terms and provisions of the Sutton Fields East Public Improvement District Phase #2 Construction, Funding, and Acquisition Agreement, the Indenture, or the Service and Assessment Plan.

5. All conditions set forth in the Indenture (as defined in the Sutton Fields East Public Improvement District Phase #2 Construction, Funding, and Acquisition Agreement) for the payment hereby requested have been satisfied.

6. The Developer agrees to cooperate with the City in conducting its review of the requested payment, and agrees to provide additional information and documentation as is reasonably necessary for the City to complete said review.

Payments requested hereunder shall be made as directed below:

a. X amount to Person or Account Y for Z goods or services.
b. Payment instructions

I hereby declare that the above representations and warranties are true and correct.

MM SUTTON FIELDS EAST, LLC

By: _____
Name: _____
Title: _____
Date: _____

APPROVAL OF REQUEST BY CITY

The City is in receipt of the attached Closing Disbursement Request. After reviewing the Closing Disbursement Request, the City approves the Closing Disbursement Request and shall include said payments in the City Certificate submitted to the Trustee directing payments to be made from the Costs of Issuance Account of the Project Fund upon delivery of the Bonds. The City's approval of the Closing Disbursement Request shall not have the effect of estopping or preventing the City from asserting claims under the Sutton Fields East Public Improvement District Construction, Funding and Acquisition Agreement, the Indenture, the Service and Assessment Plan, or any other agreement between the parties or that there is a defect in a Phase #2 Improvement.

CITY OF CELINA, TEXAS

By: _____
Name: _____
Title: _____
Date: _____

EXHIBIT E

LANDOWNER AGREEMENT

SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT
PHASE #2 LANDOWNER AGREEMENT

This **SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT PHASE #2 LANDOWNER AGREEMENT** (the "Agreement"), is entered into as of March 11, 2025 between the **CITY OF CELINA, TEXAS** (the "City"), a home rule municipality of the State of Texas (the "State"), and **MM SUTTON FIELDS EAST, LLC**, a Texas limited liability company (the "Landowner").

RECITALS:

WHEREAS, capitalized terms used but not defined herein shall have the meanings given to them in the Service and Assessment Plan (as defined herein); and

WHEREAS, Landowner owns the Assessed Parcels described by a metes and bounds description attached as **Exhibit I** to this Agreement and which is incorporated herein for all purposes, comprising all of the non-exempt, privately-owned land described in **Exhibit I** (the "Landowner Parcel") which is located within the Sutton Fields East Public Improvement District (the "District") in the City; and

WHEREAS, the City Council has adopted an assessment ordinance for the Phase #2 Improvements (including all exhibits and attachments thereto, the "Phase #2 Improvements Assessment Ordinance") and the *Sutton Fields East Public Improvement District Service and Assessment Plan*, dated January 11, 2022, and updated for Phase #2 on March 11, 2025 (the "Service and Assessment Plan") and which is incorporated herein for all purposes and has levied an assessment on each Assessed Parcel in Phase #2 of the District that will be pledged for the payment of certain infrastructure improvements and to pay the costs of constructing the Phase #2 Improvements that will benefit the Phase #2 Assessed Property;

WHEREAS, the Declaration of Covenants, Conditions and Restrictions attached to this Agreement as **Exhibit II** and which is incorporated herein for all purposes**,** includes the statutory notification required by Texas Property Code, Section 5.014, as amended, to be provided by the seller of residential property that is located in a public improvement district established under Chapter 372 of the Texas Local Government Code, as amended (the "PID Act"), to the purchaser.

NOW, THEREFORE, for and in consideration of the mutual promises, covenants, obligations and benefits hereinafter set forth, the City and the Landowner hereby contract, covenant and agree as follows:

DEFINITIONS; APPROVAL OF AGREEMENTS

Definitions. Capitalized terms used but not defined herein (including each exhibit hereto) shall have the meanings ascribed to them in the Service and Assessment Plan.

Affirmation of Recitals. The findings set forth in the Recitals of this Agreement are hereby incorporated as the official findings of the City Council.

I.
AGREEMENTS OF LANDOWNER

A. Affirmation and Acceptance of Agreements and Findings of Benefit. Landowner hereby ratifies, confirms, accepts, agrees to, and approves:

(i) the creation and boundaries of the District, and the boundaries of the Landowner Parcel, as shown on **Exhibit I,** and the location and development of the Phase #2 Improvements on the Landowner Parcel and on the property within Phase #2 of the District;

(ii) the determinations and findings as to the benefits by the City Council in the Service and Assessment Plan and the Phase #2 Improvements Assessment Ordinance; and

(iii) the Phase #2 Improvements Assessment Ordinance and the Service and Assessment Plan.

B. Acceptance and Approval of Assessments and Lien on Property. Landowner consents to, agrees to, acknowledges and accepts the following:

(i) each Assessment levied by the City on the Landowner Parcel within Phase #2 of the District, as shown on the assessment roll attached as Appendix H to the Service and Assessment Plan (the "Assessment Roll");

(ii) the Phase #2 Improvements specially benefit Phase #2 of the District and the Landowner's Parcel, in an amount at least equal to the Assessment levied on the Landowner's Parcel within Phase #2 of the District as such Assessment is shown on the Assessment Roll;

(iii) each Assessment is final, conclusive and binding upon Landowner and any subsequent owner of the Landowner's Parcel, regardless of whether such landowner may be required to prepay a portion of, or the entirety of, such Assessment upon the occurrence of a mandatory prepayment event as provided in the Service and Assessment Plan;

(iv) the obligation to pay the Assessment levied on the Landowner's Parcel owned by it when due and in the amount required by and stated in the Service and Assessment Plan and the Phase #2 Improvements Assessment Ordinance;

(v) each Assessment or reassessment, with interest, the expense of collection, and reasonable attorney's fees, if incurred, is a first and prior lien against the Landowner's Parcel, superior to all other liens and monetary claims except liens or monetary claims for state, county, school district, or municipal ad valorem taxes, and is a personal liability of and charge against the owner of the Landowner's Parcel regardless of whether such owner is named;

(vi) the Assessment lien on the Landowner Parcel is a lien and covenant that runs with the land and is effective from the date of the Phase #2 Improvements Assessment Ordinance and continues until the Assessment is paid and may be enforced by the

governing body of the City in the same manner that an ad valorem tax lien against real property may be enforced by the City;

(vii) delinquent installments of the Assessment shall incur and accrue interest, penalties, and attorney's fees as provided in the PID Act;

(viii) the owner of the Landowner Parcel may pay at any time the entire Assessment, with interest that has accrued on the Assessment, on any parcel in the Landowner Parcel;

(ix) the Annual Installments of the Assessments (as defined in the Service and Assessment Plan and Assessment Roll) may be adjusted, decreased and extended; and, the assessed parties shall be obligated to pay their respective revised amounts of the annual installments, when due, and without the necessity of further action, assessments or reassessments by the City, the same as though they were expressly set forth herein; and

(x) Landowner has received, or hereby waives, all notices required to be provided to it under Texas law, including the PID Act, prior to the Effective Date (defined herein).

C. Mandatory Prepayment of Assessments. Landowner agrees and acknowledges that Landowner or subsequent landowners may have an obligation to prepay an Assessment upon the occurrence of a mandatory prepayment event, at the sole discretion of the City and as provided in the Service and Assessment Plan, as amended or updated.

D. Notice of Assessments. Landowner further agrees as follows:

(i) the Declaration of Covenants, Conditions and Restrictions in the form attached hereto as **Exhibit II** shall be terms, conditions and provisions running with the Landowner's Parcel and shall be recorded (the contents of which shall be consistent with the Phase #2 Improvements Assessment Ordinance and the Service and Assessment Plan as reasonably determined by the City), in the records of the County Clerk of Denton County, as a lien and encumbrance against such Landowner's Parcel, and Landowner hereby authorizes the City to so record such documents against the Landowner's Parcel owned by Landowner;

(ii) in the event of any subdivision, sale, transfer or other conveyance by the Landowner of the right, title or interest of the Landowner in the Landowner's Parcel or any part thereof, the Landowner's Parcel, or any such part thereof, shall continue to be bound by all of the terms, conditions and provisions of such Declaration of Covenants, Conditions and Restrictions and any purchaser, transferee or other subsequent owner shall take such Landowner's Parcel subject to all of the terms, conditions and provisions of such Declaration of Covenants, Conditions and Restrictions; and

(iii) Landowner shall comply with and shall contractually obligate (and promptly provide written evidence of such contractual provisions to the City) any party who purchases the Landowner Parcel, or any portion thereof, for the purpose of constructing residential properties that are eligible for "homestead" designations under State law, to comply with the Homebuyer Education Program described on **Exhibit III** to

this Agreement. Such compliance obligation shall terminate as to each Lot (as defined in the Service and Assessment Plan) if, and when, (i) a final certificate of occupancy for a residential unit on such Lot is issued by the City, and (ii) there is a sale of a Lot to an individual homebuyer, it being the intent of the undersigned that the Homebuyer Education Program shall apply only to a commercial builder who is in the business of constructing and/or selling residences to individual home buyers (a "Builder") but not to subsequent sales of such residence and Lot by an individual home buyer after the initial sale by a Builder.

Notwithstanding the provisions of this Section, upon the Landowner's request and the City's consent, in the City's sole and absolute discretion, the Declaration of Covenants, Conditions and Restrictions may be included with other written restrictions running with the land on property within the District, provided they contain all the material provisions and provide the same material notice to prospective property owners as does the document attached as **Exhibit II.**

II.
OWNERSHIP AND CONSTRUCTION OF THE PHASE #2 IMPROVEMENTS

A. Ownership and Transfer of Phase #2 Improvements. Landowner acknowledges that the portion of the Phase #2 Improvements and the land (or easements, as applicable) needed therefor shall be owned by the City and/or Mustang Special Utility District ("MSUD") as constructed and/or conveyed to the City and/or MSUD and Landowners will execute such conveyances and/or dedications of public rights of way and easements as may be reasonably required to evidence such ownership, as generally described on the current plats of the property within the District.

B. Grant of Easement and License, Construction of Phase #2 Improvements.

(i) Any subsequent owner of the Landowner's Parcel shall, upon the request of the City, MSUD, or Landowner, grant and convey to the City, MSUD, or Landowner and its contractors, materialmen and workmen a temporary license and/or easement, as appropriate, to construct the Phase #2 Improvements on the property within Phase #2, to stage on the property within Phase #2, construction trailers, building materials and equipment to be used in connection with such construction of the Phase #2 Improvements and for passage and use over and across parts of the property within Phase #2 of the District as shall be reasonably necessary during the construction of the Phase #2 Improvements. Any subsequent owner of the Landowner's Parcel may require that each contractor constructing the Phase #2 Improvements cause such owner of the Landowner's Parcel to be indemnified and/or named as an additional insured under liability insurance reasonably acceptable to such owner of the Landowner's Parcel. The right to use and enjoy any easement and license provided above shall continue until the construction of the Phase #2 Improvements is complete; provided, however, any such license or easement shall automatically terminate upon the recording of the final plat for the Landowner's Parcel in the real property records of Denton County, Texas.

(ii) Landowner hereby agrees that any right or condition imposed by the Development Agreement, or other agreement, with respect to the Assessments has been

satisfied, and that Landowner shall not have any rights or remedies against the City under the Development Agreement or any law or principles of equity concerning the Assessments, with respect to the formation of the District, approval of the Service and Assessment Plan and the City's levy and collection of the Assessments.

III.
COVENANTS AND WARRANTIES; MISCELLANEOUS

A. Special Covenants and Warranties of Landowner.

Landowner represents and warrants to the City as follows:

(i) Landowner is duly organized, validly existing and, as applicable, in good standing under the laws of the state of its organization and has the full right, power and authority to enter into this Agreement, and to perform all the obligations required to be performed by Landowner hereunder.

(ii) This Agreement has been duly and validly executed and delivered by, and on behalf of, Landowner and, assuming the due authorization, execution and delivery thereof by and on behalf of the City and the Landowner, constitutes a valid, binding and enforceable obligation of such party enforceable in accordance with its terms. This representation and warranty is qualified to the extent the enforceability of this Agreement may be limited by applicable bankruptcy, insolvency, moratorium, reorganization or other similar laws of general application affecting the rights of creditors in general.

(iii) Neither the execution and delivery hereof, nor the taking of any actions contemplated hereby, will conflict with or result in a breach of any of the provisions of, or constitute a default, event of default or event creating a right of acceleration, termination or cancellation of any obligation under, any instrument, note, mortgage, contract, judgment, order, award, decree or other agreement or restriction to which Landowner is a party, or by which Landowner or the Landowner's Parcel is otherwise bound.

(iv) Landowner is, subject to all matters of record in the Denton County, Texas Real Property Records, the sole owner of the Landowner's Parcel.

(v) The Landowner's Parcel owned by Landowner is not subject to, or encumbered by, any covenant, lien, encumbrance or agreement which would prohibit (i) the creation of the District, (ii) the levy of the Assessments, or (iii) the construction of the Phase #2 Improvements on those portions of the property within Phase #2 of the District which are to be owned by the City and/or MSUD, as generally described on the current plats of the property within the District (or, if subject to any such prohibition, the approval or consent of all necessary parties thereto has been obtained).

(vi) Landowner covenants and agrees to execute any and all documents necessary, appropriate or incidental to the purposes of this Agreement, as long as such documents are consistent with this Agreement and do not create additional liability of any type to, or reduce the rights of, such Landowner by virtue of execution thereof.

B. Waiver of Claims Concerning Phase #2 Improvements. The Landowner, with full knowledge of the provisions, and the rights thereof pursuant to such provisions, of applicable law, waives any claims against the City and its successors, assigns and agents, pertaining to the installation of the Phase #2 Improvements.

C. Notices.

Any notice or other communication to be given to the City or Landowner under this Agreement shall be given by delivering the same in writing to:

To the City:
City of Celina, Texas
Attn: City Manager
City of Celina, Texas
142 N. Ohio Street
Celina, Texas 75009
Telephone: (972) 382-2682

With a copy to:
City Attorney
Attn: Julie Fort
Messer, Fort
6371 Preston Road, Suite 200
Frisco, TX 75034

To the Landowner:
MM Sutton Fields East, LLC
Attn: Mehrdad Moayedi
1800 Valley View Lane, Suite 300
Farmers Branch, Texas 75234

And to:
Boghetich Law, PLLC
Attn: Travis Boghetich
1800 Valley View Lane, Suite 360
Farmers Branch, Texas 75234

Any notice sent under this Agreement (except as otherwise expressly required) shall be written and mailed, or sent by electronic or facsimile transmission confirmed by mailing written confirmation at substantially the same time as such electronic or facsimile transmission, or personally delivered to an officer of the recipient at the address set forth herein.

Each recipient may change its address by written notice in accordance with this Section. Any communication addressed and mailed in accordance with this provision shall be deemed to be given when so mailed, any notice so sent by electronic or facsimile transmission shall be deemed to be given when receipt of such transmission is acknowledged, and any communication so delivered in person shall be deemed to be given when receipted for, or actually received by, the addressee.

D. Parties in Interest.

This Agreement is made solely for the benefit of the City and the Landowner and is not assignable, except, in the case of Landowner, in connection with the sale or disposition of all or substantially all of the parcels which constitute the Landowner's Parcel. However, the parties expressly agree and acknowledge that the City, the Landowner, each current owner of any parcel which constitutes the Landowner's Parcel, and the holders of or trustee for any bonds secured by Phase #2 Assessment Revenues to finance the costs of the Phase #2 Improvements, are express beneficiaries of this Agreement and shall be entitled to pursue any and all remedies at law or in equity to enforce the obligations of the parties hereto. This Agreement shall be recorded in the real property records of Denton County, Texas.

E. Amendments.

This Agreement may be amended only by written instrument executed by the City and the Landowner. No termination or amendment shall be effective until a written instrument setting forth the terms thereof has been executed by the then-current owners of the property within the District and recorded in the Real Property Records of Denton County, Texas.

F. Effective Date.

This Agreement shall become and be effective (the "Effective Date") upon the date of final execution by the latter of the City and the Landowner and shall be valid and enforceable on said date and thereafter.

G. Estoppels. Within 10 days after written request from a party hereto, the other party shall provide a written certification, indicating whether this Agreement remains in effect as to Landowner's Parcel, and whether any party is then in default hereunder.

H. Termination. This Agreement shall terminate and be of no further force and effect as to the Landowner's Parcel upon payment in full of the Assessment(s) against such Landowner's Parcel.

I. Representations.

a. The Landowner makes the following representation and verifications to enable the City to comply with Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Landowner within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Agreement, notwithstanding anything in this Agreement to the contrary.

b. Not a Sanctioned Company. The Landowner represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas

Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Landowner and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

c. No Boycott of Israel. The Landowner hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

d. No Discrimination Against Firearm Entities. The Landowner hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

e. No Boycott of Energy Companies. The Landowner hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

J. Form 1295 Certificate. Landowner represents that it has complied with Texas Government Code, Section 2252.908 and in connection therewith, the Landowner has completed a Texas Ethics Commission Form 1295 Certificate generated by the Texas Ethics Commission's electronic filing system in accordance with the rules promulgated by the Texas Ethics Commission. The Landowner further agrees to print the completed certificate and execute the completed certificate in such form as is required by Texas Government Code, Section 2252.908 and the rules of the Texas Ethics Commission and provide to the City at the time of delivery of an executed counterpart of this Agreement, a duly executed completed Form 1295 Certificate. The Parties agree that, except for the information identifying the City and the contract identification number, the City is not responsible for the information contained in the Form 1295 completed by the Landowner. The information contained in the Form 1295 completed by the Landowner has been provided solely by the Landowner and the City has not verified such information.

[Signature pages to follow]

EXECUTED by the City and Landowner on the Effective Date.

CITY OF CELINA, TEXAS

By: _____
Name: Ryan Tubbs
Title: Mayor

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on the __ day of _____, 2025 by Ryan Tubbs, Mayor of the City of Celina, Texas on behalf of said City.

_____
Notary Public, State of Texas

(SEAL)

_____
Name printed or typed

Commission Expires:_____

[Signature Page Landowner Agreement]

LANDOWNER:

MM SUTTON FIELDS EAST, LLC,
a Texas limited liability company

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: _____
Name: Mehrdad Moayedi
Its: Manager

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the _____ day of _____, 2025 by Mehrdad Moayedi, as Manager of 2M Ventures, LLC, a Delaware limited liability company, as Manager of MMM Ventures, LLC, a Texas limited liability company, as Manager of MM Sutton Fields East, LLC, a Texas limited liability company, on behalf of said company.

_____
Notary Public, State of Texas

[Signature Page Landowner Agreement]

LANDOWNER AGREEMENT - EXHIBIT I

METES AND BOUNDS DESCRIPTION OF LANDOWNER'S PARCEL

LANDOWNER AGREEMENT - EXHIBIT II

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This **DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS** (as it may be amended from time to time, this "Declaration") is made as of _____, 2025 by **MM SUTTON FIELDS EAST, LLC**, a Texas limited liability company (the "Landowner").

RECITALS:

A. The Landowner holds record title to that portion of the real property located in Denton County, Texas, which is described in **Exhibit I** (the "Landowner's Parcel").

B. The City Council of the City of Celina (the "City Council") upon a petition requesting the establishment of a public improvement district covering the property within the District to be known as the Sutton Fields East Public Improvement District (the "District") by the then current owners of 100% of the appraised value of the taxable real property and 100% of the area of all taxable real property within the area requested to be included in the District created such District, in accordance with the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act").

C. The City Council has adopted an assessment ordinance to levy assessments for certain public improvements (including all exhibits and attachments thereto, the "Phase #2 Improvements Assessment Ordinance") and the Service and Assessment Plan included as an exhibit to the Phase #2 Improvements Assessment Ordinance (as amended from time to time, the "Service and Assessment Plan"), and has levied the assessments (as amended from time to time, the "Assessments") on property in Phase #2 of the District.

D. The statutory notification required by Texas Property Code, Section 5.014, as amended, to be provided by the seller of residential property that is located in a public improvement district established under Chapter 372 of the Texas Local Government Code, as amended, to the purchaser, is incorporated into these Covenants, Conditions and Restrictions.

DECLARATIONS:

NOW, THEREFORE, the Landowner hereby declares that the Landowner's Parcel is and shall be subject to, and hereby imposes on the Landowner's Parcel, the following covenants, conditions and restrictions:

1. Acceptance and Approval of Assessments and Lien on Property:

(a) Landowner accepts each Assessment levied on the Landowner's Parcel owned by such Landowner.

(b) The Assessment (including any reassessment, the expense of collection, and reasonable attorney's fees, if incurred) is (a) a first and prior lien (the "Assessment Lien") against the property assessed, superior to all other liens or claims except for liens or claims for state, county, school district or municipality ad valorem property

taxes whether now or hereafter payable, and (b) a personal liability of and charge against the owners of the property to the extent of their ownership regardless of whether the owners are named. The Assessment Lien is effective from the date of the Phase #2 Improvements Assessment Ordinance until the Assessments are paid and may be enforced by the City in the same manner as an ad valorem property tax levied against real property that may be enforced by the City. The owner of any assessed property may pay, at any time, the entire Assessment levied against any such property. Foreclosure of an ad valorem property tax lien on property within Phase #2 of the District will not extinguish the Assessment or any unpaid but not yet due annual installments of the Assessment, and will not accelerate the due date for any unpaid and not yet due annual installments of the Assessment.

It is the clear intention of all parties to these Declarations of Covenants, Conditions and Restrictions, that the Assessments, including any annual installments of the Assessments (as such annual installments may be adjusted, decreased or extended), are covenants that run with the Landowner's Parcel and specifically binds the Landowner, its successors and assigns.

In the event of delinquency in the payment of any annual installment of the Assessment, the City is empowered to order institution of an action in district court to foreclose the related Assessment Lien, to enforce personal liability against the owner of the real property for the Assessment, or both. In such action the real property subject to the delinquent Assessment may be sold at judicial foreclosure sale for the amount of such delinquent property taxes and Assessment, plus penalties, interest and costs of collection.

2. Landowner or any subsequent owner of the Landowner's Parcel waives:

(a) any and all defects, irregularities, illegalities or deficiencies in the proceedings establishing the District and levying and collecting the Assessments or the annual installments of the Assessments;

(b) any and all notices and time periods provided by the PID Act including, but not limited to, notice of the establishment of the District and notice of public hearings regarding the levy of Assessments by the City Council concerning the Assessments;

(c) any and all defects, irregularities, illegalities or deficiencies in, or in the adoption of, the Phase #2 Improvements Assessment Ordinance by the City Council;

(d) any and all actions and defenses against the adoption or amendment of the Service and Assessment Plan, the City's finding of a 'special benefit' pursuant to the PID Act and the Service and Assessment Plan, and the levy of the Assessments; and

(e) any right to object to the legality of any of the Assessments or the Service and Assessment Plan or to any of the previous proceedings connected therewith which occurred prior to, or upon, the City Council's levy of the Assessments.

3. **Amendments:** This Declaration may be terminated or amended only by a document duly executed and acknowledged by the then-current owner(s) of the Landowner's Parcel and the City. No such termination or amendment shall be effective until a written instrument setting forth the terms thereof has been executed by the parties by whom approval is required as set forth above and recorded in the real Property Records of Denton County, Texas.

4. **Third Party Beneficiary:** The City is a third party beneficiary to this Declaration and may enforce the terms hereof.

5. **Notice to Subsequent Purchasers:** Upon the sale of a dwelling unit within the District, the purchaser of such property shall be provided a written notice that reads substantially similar to the following:

TEXAS PROPERTY CODE SECTION 5.014

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO THE CITY OF CELINA, DENTON COUNTY, TEXAS CONCERNING THE PROPERTY AT [Street Address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Sutton Fields East Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of Celina, Texas. The exact amount of each annual installment will be approved each year by the City Council of the City of Celina, Texas in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Celina, Texas.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Signature of Purchaser(s) _____ Date: _____

[SIGNATURES APPEAR ON FOLLOWING PAGE]

EXECUTED by the undersigned on the date set forth below to be effective as of the date first above written.

LANDOWNER:

MM SUTTON FIELDS EAST, LLC,
a Texas limited liability company

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: _____
Name: Mehrdad Moayedi
Its: Manager

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the _____ day of _____, 2025 by Mehrdad Moayedi, as Manager of 2M Ventures, LLC, a Delaware limited liability company, as Manager of MMM Ventures, LLC, a Texas limited liability company, as Manager of MM Sutton Fields East, LLC, a Texas limited liability company, on behalf of said company.

_____
Notary Public, State of Texas

LANDOWNER AGREEMENT - EXHIBIT III

HOMEBUYER EDUCATION PROGRAM

As used in this **Exhibit III**, the recorded Notice of the Authorization and Establishment of the Sutton Fields East Public Improvement District and the Declaration of Covenants, Conditions and Restrictions in **Exhibit II** of this Agreement are referred to as the "Recorded Notices."

1. Any Landowner, who is a Builder, shall attach the Recorded Notices and the final Assessment Roll for such Assessed Parcel (or if the Assessment Roll is not available for such Assessed Parcel, then a schedule showing the maximum 30 year payment for such Assessed Parcel) as an addendum to any residential homebuyer's contract.

2. Any Landowner who is a Builder shall provide evidence of compliance with Paragraph 1 above, signed by such residential homebuyer, to the City.

3. Any Landowner who is a Builder shall prominently display signage in its model homes, if any, substantially in the form of the Recorded Notices.

4. If prepared and provided by the City, any Landowner who is a Builder shall distribute informational brochures about the existence and effect of the District in prospective homebuyer sales packets.

5. Any Landowner who is a Builder shall include Assessments in estimated property taxes, if such Builder estimates monthly ownership costs for prospective homebuyers.

EXHIBIT F

REIMBURSEMENT AGREEMENT

SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT
PHASE #2 REIMBURSEMENT AGREEMENT

This Sutton Fields East Public Improvement District Phase #2 Reimbursement Agreement (this "Reimbursement Agreement") is executed between the **CITY OF CELINA, TEXAS** (the "City") and **MM SUTTON FIELDS EAST, LLC**, a Texas limited liability company (the "Developer") to be effective as of March 11, 2025 (individually referred to as a "Party" and collectively as the "Parties").

RECITALS

WHEREAS, capitalized terms used in this Reimbursement Agreement shall have the meanings given to them in this Reimbursement Agreement or in the *Sutton Fields East Public Improvement District Service and Assessment Plan*, dated January 11, 2022, and updated for Phase #2 on March 11, 2025, as the same may be amended from time to time (the "SAP") as originally approved by Ordinance No. 2022-11 passed and approved by the City Council of the City (the "City Council") on January 11, 2022 ("Ordinance No. 2022-11"); and

WHEREAS, on October 12, 2021, the City Council passed and approved Resolution No. 2021-96R (the "Creation Resolution") authorizing the creation of the Sutton Fields East Public Improvement District (the "District") covering approximately 110 acres of land described by metes and bounds attached to said Creation Resolution (the "District Property"); and

WHEREAS, the purpose of the District is to finance public improvements (the "Authorized Improvements") as provided by Chapter 372, Texas Local Government Code, as amended (the "Act") that promote the interests of the City and confer a special benefit on the Assessed Property within the District; and

WHEREAS, the District Property is being developed in phases, and special assessments for each phase have been or will be levied against the Assessed Property within such phase to pay the costs of Authorized Improvements that confer a special benefit on the Assessed Property within such phase; and

WHEREAS, Phase #2 Improvements (as defined in the SAP) are to be constructed within Phase #2 of the District Property, as described and depicted in the SAP; and

WHEREAS, on February 11, 2025, the City Council passed and approved a resolution determining, among other things, the estimated costs of the Phase #2 Improvements, including costs related to the issuance of the Series 2025 Bonds (defined herein) to be approximately $9,221,538.00 (the "Phase #2 Improvements Costs"); and

WHEREAS, in addition to approving the SAP, Ordinance No. _____ levied assessments against property within Phase #2 (the "Phase #2 Assessed Property") for the Phase #2 Improvements in accordance with the Phase #2 Assessment Roll attached as Appendix H to the SAP; and

WHEREAS, on March 11, 2025, the City Council adopted Ordinance No. _____ authorizing the issuance and sale of its "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2025 (Sutton Fields East Public Improvement District Phase #2 Project)" (the "Series 2025 Bonds") to finance a portion of the Phase #2 Improvements Costs; and

WHEREAS, a portion of the Phase #2 Assessment Revenues are dedicated and pledged, on a basis senior to the lien securing the obligation created under this Reimbursement Agreement in accordance with the provisions of the Series 2025 Bond Indenture, to secure repayment of the Series 2025 Bonds as provided in the Phase #2 Assessment Roll and the Series 2025 Bonds are secured under the Indenture of Trust, dated April 1, 2025 (the "Series 2025 Bond Indenture") between the City and U.S. Bank Trust Company, National Association, Dallas, Texas, as trustee (the "Trustee"); and

WHEREAS, the Parties have entered into that certain "Sutton Fields East Public Improvement District Phase #2 Construction, Funding, and Acquisition Agreement" dated as of March 11, 2025 (the "Construction Funding Agreement") for the construction of the Phase #2 Improvements; and

WHEREAS, the Parties intend for a portion of the Phase #2 Improvements Costs that are not financed by the Series 2025 Bonds to be financed under the terms of this Reimbursement Agreement and the Construction Funding Agreement; and

WHEREAS, the City has established a project fund segregated from all other funds of the City (the "Project Fund") for the Phase #2 Improvements and has established a "Phase #2 Improvements Account" and a "Developer Improvement Account" within such Project Fund under the Series 2025 Bond Indenture; and

WHEREAS, the City has established a fund segregated from all other funds of the City for the deposit of the Phase #2 Assessment Revenues (the "Pledged Revenue Fund") and has established a "Bond Pledged Revenue Account" and a "Developer Reimbursement Pledged Revenue Account" within such Pledged Revenue Fund under the Series 2025 Bond Indenture; and

WHEREAS, the City has established a fund segregated from all other funds of the City for the purpose of paying and reimbursing the Developer (the "Reimbursement Fund") for a portion of the costs of the Phase #2 Improvements paid from the Developer Improvement Account of the Project Fund under the Series 2025 Bond Indenture; and

WHEREAS, pursuant to the Series 2025 Bond Indenture, amounts deposited in the Developer Reimbursement Pledged Revenue Account of the Pledged Revenue Fund shall be transferred to the Reimbursement Fund pursuant to a completed Reimbursement Payment Request (defined herein) and used solely and exclusively to pay and reimburse the Developer for a portion of the costs of the Phase #2 Improvements paid from the Developer Improvement Account of the Project Fund, plus interest, as set forth in this Reimbursement Agreement.

NOW THEREFORE, FOR VALUABLE CONSIDERATION THE RECEIPT AND ADEQUACY OF WHICH ARE ACKNOWLEDGED, THE PARTIES AGREE AS FOLLOWS:

1. The recitals in the "WHEREAS" clauses of this Reimbursement Agreement are true and correct, reflect the intent of the Parties, and are incorporated as part of this Reimbursement Agreement for all purposes.

2. The City shall cause to be deposited into the Pledged Revenue Fund all Phase #2 Assessment Revenues collected (excluding Delinquent Collection Costs and Administrative Expenses) as provided in the Series 2025 Bond Indenture.

3. Developer shall make, or cause to be made, a deposit of $_____ to the Developer Improvement Account of the Project Fund (the "Developer Deposit") on the Closing Date (as defined in the Series 2025 Bond Indenture) of the Series 2025 Bonds. The Phase #2 Improvements Costs shall be paid first from the Phase #2 Improvements Account of the Project Fund and then from the Developer Improvement Account of the Project Fund in accordance with the Series 2025 Bond Indenture and the Construction Funding Agreement.

4. Strictly subject to the terms, conditions, and requirements herein and in the Series 2025 Bond Indenture, and solely from the Phase #2 Assessment Revenues as herein provided, the City agrees to pay to the Developer, and the Developer shall be entitled to receive from the City, the amount equal to the actual costs of the Phase #2 Improvements incurred by the Developer, but not to exceed the budgeted costs, of the Phase #2 Improvements, as set forth in the SAP, actually paid from the Developer Improvement Account of the Project Fund (the "Reimbursement Amount") plus interest on the unpaid balance in accordance with the terms of this Reimbursement Agreement until September 1, 20____ (the "Maturity Date"); provided, however, the principal amount of the Reimbursement Amount shall not exceed **$**_____. The Reimbursement Amount shall be payable to the Developer solely from: (i) the Phase #2 Assessment Revenues deposited in the Developer Reimbursement Pledged Revenue Account of the Pledged Revenue Fund and transferred to the Reimbursement Fund as provided in Article VI of the Series 2025 Bond Indenture; (ii) the net proceeds (after payment of costs of issuance, including the costs paid or incurred by the City) of one or more series of bonds (the "Future Phase #2 Bonds") issued by the City and secured by the Phase #2 Assessment Revenues; or (iii) a combination of items (i) and (ii) immediately above. The Phase #2 Improvements Costs are authorized by the Act and approved by the City Council and represents the total cost of the Phase #2 Improvements which are eligible public improvements that are being undertaken and financed by the District for the special benefit of the Phase #2 Assessed Property and that upon completion will be dedicated in fee and accepted by the City and/or Mustang Special Utility District ("Mustang SUD"), as applicable. The unpaid Reimbursement Amount shall bear simple interest per annum at the rate of (x) ____% for years one through five following the execution of this Reimbursement Agreement, and (y) ____% for years six through thirty-one or until Future Phase #2 Bonds are sold, if ever. If any

portion of the Reimbursement Amount remains unpaid after the City has elected to sell Future Phase #2 Bonds, the interest paid to the Developer shall be the same as the interest rate on the Future Phase #2 Bonds; provided, however, that such rate shall not exceed _____%. The interest rate has been approved by the City Council and is authorized by the Act and was determined based upon the Bond Buyer Revenue Bond Index published in *The Bond Buyer*, a daily publication that publishes this interest rate index, which the highest average index rate for tax-exempt bonds reported in the previous month was _____%. The interest rate of ___% and ____% contained herein comply with Section 372.023 (e)(1) and Section 372.023 (e)(2) of the Act. Reimbursement to the Developer from the Reimbursement Fund as set forth in this section shall be made pursuant to a completed reimbursement form (the "Reimbursement Payment Request"), as set forth in **Exhibit A** attached hereto.

5. The Reimbursement Amount, plus interest, as described above (collectively, the "Unpaid Balance") is payable to the Developer and secured under this Reimbursement Agreement solely as described in paragraph 4 above. Interest shall accrue on the amounts of the Unpaid Balance equal to the amount withdrawn from the Developer Improvement Account of the Project Fund pursuant to a Certification for Payment (as defined in the Construction Funding Agreement) from the date of each withdrawal until payment from the Reimbursement Fund. The Unpaid Balance shall be payable, if funds are available, as set forth in the Construction Funding Agreement and this Agreement. No other City funds, revenue, taxes, income, or property shall be used even if the Unpaid Balance is not paid in full at Maturity. Notwithstanding its collection efforts, if the City fails to receive all or any part of the Phase #2 Assessment Revenues and, as a result, is unable to make transfers from the Developer Reimbursement Pledged Revenue Account of the Pledged Revenue Fund to the Reimbursement Fund for payments to the Developer as required under this Reimbursement Agreement, such failure and inability shall not constitute a Failure or Default (each as hereinafter defined) by the City under this Reimbursement Agreement. This Reimbursement Agreement and/or any Future Phase #2 Bonds shall not and shall never give rise to or create:

   a. a charge against the general credit or taxing powers of the City or any other taxing unit; or

   b. a debt or other obligation of the City payable from any source of revenue, taxes, income, or properties of the City other than from the Developer Improvement Account of the Project Fund, the Developer Reimbursement Pledged Revenue Account of the Pledged Revenue Fund or the Reimbursement Fund as provided in the Series 2025 Bond Indenture or from the net proceeds of any Future Phase #2 Bonds; or

   c. any obligation of the City to issue Future Phase #2 Bonds; or

   d. any obligation of the City to pay any amount due or to become due under this Reimbursement Agreement other than from (i) the Developer Improvement

Account of the Project Fund, the Developer Reimbursement Pledged Revenue Account of the Pledged Revenue Fund or the Reimbursement Fund as provided in the Series 2025 Bond Indenture and this Reimbursement Agreement, or (ii) from the net proceeds of any Future Phase #2 Bonds.

6. Within fifteen (15) business days of receipt of any Reimbursement Payment Request, the City shall either (i) approve and execute the Reimbursement Payment Request and forward the same to the Trustee for payment (from those funds available in the Reimbursement Fund), or (ii) in the event the City disapproves the Reimbursement Payment Request, give written notification to the Developer of the City's disapproval, in whole or in part, of such Reimbursement Payment Request, specifying the reasons for such disapproval and the additional requirements to be satisfied for approval of such Reimbursement Payment Request. If a Reimbursement Payment Request seeking reimbursement is approved only in part, the City shall specify the extent to which the Reimbursement Payment Request is approved and shall deliver such partially approved Reimbursement Payment Request to the Trustee for payment.

7. If Future Phase #2 Bonds are issued, the net proceeds of such Future Phase #2 Bonds shall be used, from time to time, first to pay the Unpaid Balance due to the Developer under this Reimbursement Agreement for the costs of Phase #2 Improvements paid from the Developer Improvement Account of the Project Fund and then to pay all or any portion of any Phase #2 Improvements Costs. If, after application of the net proceeds of such Future Phase #2 Bonds, any Phase #2 Improvements Costs remain unpaid, then the Developer shall pay such costs. If, after application of the net proceeds of any Future Phase #2 Bonds, the Unpaid Balance due the Developer remains unpaid, all payments toward the Unpaid Balance due the Developer shall be paid from (i) amounts transferred to the Reimbursement Fund from the Developer Reimbursement Pledged Revenue Account of the Pledged Revenue Fund under the Series 2025 Bond Indenture, and (ii) amounts deposited into any funds created for such purpose under any supplemental indenture relating to any Future Phase #2 Bonds. Once the principal amount of all Future Phase #2 Bonds plus all payments paid to the Developer under this Reimbursement Agreement equal the Unpaid Balance, this Reimbursement Agreement shall terminate.

8. If on the latest of the final maturity date of the Series 2025 Bonds or the Future Phase #2 Bonds, after application of the net proceeds of any Future Phase #2 Bonds, any portion of the Unpaid Balance remains unpaid, such Unpaid Balance shall be canceled and for all purposes this Reimbursement Agreement shall be deemed to have been conclusively and irrevocably PAID IN FULL, and such Unpaid Balance shall no longer be deemed to be payable; provided, however, if any Phase #2 Assessment Revenues remain due and payable and are uncollected on the Maturity Date, such Phase #2 Assessment Revenues, when, as, and if collected after the Maturity Date, shall first be applied to any amounts due in connection with outstanding Series 2025 Bonds and outstanding Future Phase #2 Bonds and second, paid to the Developer and applied to the Unpaid Balance.

9. The Developer has the right to convey, transfer, assign, collaterally assign, mortgage, pledge, or otherwise encumber, in whole or in part without the consent of (but with written notice to) the City, the Developer's right, title, or interest to payments under this Reimbursement Agreement (but not performance obligations) including, but not limited to, any right, title, or interest of the Developer in and to payment of the Unpaid Balance, whether such payment is from (i) amounts transferred to the Reimbursement Fund from the Developer Reimbursement Pledged Revenue Account of the Pledged Revenue Fund under the Series 2025 Bond Indenture, or (ii) net proceeds of any Future Phase #2 Bonds (any of the foregoing, a "Transfer," and the person or entity to whom the Transfer is made, a "Transferee"). Notwithstanding the foregoing, however, no Transfer shall be effective until five (5) days after notice of the Transfer, including, for each Transferee, the information required by Section 17 below, is received by the City. The City may rely on any notice of a Transfer received from the Developer without obligation to investigate or confirm the validity or occurrence of such Transfer. No conveyance, transfer, assignment, mortgage, pledge or other encumbrance shall be made by the Developer or any successor or assignee of the Developer that results in the City being an "obligated person" within the meaning of Rule 15c2-12 of the United States Securities and Exchange Commission without the express written consent of the City. The Developer waives all rights or claims against the City for any such funds provided to a third party as a result of a Transfer for which the City has received notice, and the Developer's sole remedy shall be to seek the funds directly from the Transferee.

10. The inability or failure of the City to issue Future Phase #2 Bonds shall not constitute a Failure or Default under this Reimbursement Agreement.

11. The obligations of the City under this Reimbursement Agreement are non-recourse and payable only from (i) amounts transferred to the Reimbursement Fund from the Developer Reimbursement Pledged Revenue Account of the Pledged Revenue Fund under the Series 2025 Bond Indenture, or (ii) net proceeds of any Future Phase #2 Bonds; and such obligations do not create a debt or other obligation payable from any other City revenues, taxes, income, or property. None of the City or any of its elected or appointed officials or any of its officers or employees shall incur any liability hereunder to the Developer or any other party in their individual capacities by reason of this Reimbursement Agreement or their acts or omissions under this Reimbursement Agreement.

12. If the Developer is in compliance with that certain Sutton Fields East Development Agreement, effective October 15, 2021 (the "Development Agreement") and following the City's and/or Mustang SUD's inspection and approval of the Phase #2 Improvements in accordance with the provisions of the Construction Funding Agreement and until Future Phase #2 Bonds are issued, if ever, there will be no conditions or defenses to the obligation of the City to use amounts transferred to the Reimbursement Fund from the Developer Reimbursement Pledged Revenue Account of the Pledged Revenue Fund, in accordance with and under the Series 2025 Bond Indenture to pay the Unpaid Balance.

13. If the Developer is in compliance with the Development Agreement, following the City's and/or Mustang SUD's inspection and approval of the Phase #2 Improvements and if Future Phase #2 Bonds are issued, there will be no conditions or defenses to the obligation of the City to use the net proceeds of any Future Phase #2 Bonds to pay the Unpaid Balance and to pledge the Phase #2 Assessment Revenues as security for the Series 2025 Bonds.

14. Nothing in this Reimbursement Agreement is intended to constitute a waiver by the City of any remedy the City may have outside this Reimbursement Agreement against the Developer, any Transferee, or any other person or entity involved in the design, construction, or installation of the Phase #2 Improvements. The obligations of the Developer hereunder shall be those as a Party hereto and not solely as an owner of property in the District. Nothing herein shall be constructed, nor is intended, to affect the City's or the Developer's rights and duties to perform their respective obligations under other agreements, regulations and ordinances.

15. The City may consider issuing one or more series of Future Phase #2 Bonds to pay the Unpaid Balance; however, the Parties covenant and acknowledge that approval of the issuance of any Future Phase #2 Bonds by the City Council is a governmental function within the City's sole discretion.

16. This Reimbursement Agreement is being executed and delivered, and is intended to be performed in the State of Texas. Except to the extent that the laws of the United States may apply to the terms hereof, the substantive laws of the State of Texas shall govern the validity, construction, enforcement, and interpretation of this Reimbursement Agreement. In the event of a dispute involving this Reimbursement Agreement, venue for such dispute shall lie in any court of competent jurisdiction in Denton County, Texas.

17. Any notice required or contemplated by this Reimbursement Agreement shall be deemed given at the addresses shown below: (i) when delivered by a national company such as FedEx or UPS with evidence of delivery signed by any person at the delivery address regardless of whether such person was the named addressee; or (ii) 72 hours after the notice was deposited with the United States Postal Service, Certified Mail, Return Receipt Requested. Any Party may change its address by delivering written notice of such change in accordance with this section.

To the City: Attn: City Manager
City of Celina, Texas
142 N. Ohio Street
Celina, Texas 75009

With a copy to: Attn: Julie Fort
MesserFort PLLC
6371 Preston Road, Suite 200
Frisco, TX 75034

And to: Attn: Bond Counsel
Robert Dransfield
Norton Rose Fulbright US LLP
2200 Ross Avenue, Suite 3600
Dallas, Texas 75201-7932

To the Developer: Attn: Mehrdad Moayedi
MM Sutton Fields East, LLC
1800 Valley View Lane, Suite 300
Farmers Branch, Texas 75234

And to: Attn: Travis Boghetich
Boghetich Law, PLLC
1800 Valley View Lane, Suite 360
Farmers Branch, Texas 75234

18. If any provision of this Reimbursement Agreement is held invalid by any court, such holding shall not affect the validity of the remaining provisions, and the remainder of this Reimbursement Agreement shall remain in full force and effect.

19. Failure; Default; Remedies.

a. If either Party fails to perform an obligation imposed on such Party by this Reimbursement Agreement (a "Failure") and such Failure is not cured after written notice and the expiration of the cure periods provided in this section, then such Failure shall constitute a "Default." Upon the occurrence of a Failure by a non-performing Party, the other Party shall notify the non-performing Party and all Transferees of the non-performing Party in writing specifying in reasonable detail the nature of the Failure. The non-performing Party to whom notice of a Failure is given shall have at least thirty (30) days from receipt of the notice within which to cure the Failure; however, if the Failure cannot reasonably be cured within thirty (30) days and the non-performing Party has diligently pursued a cure within such 30-day period and has provided written notice to the other Party that additional time is needed, then the cure period shall be extended for an additional thirty (30) day period so long as the non-performing Party is diligently pursuing a cure. Any Transferee shall have the right, but not the obligation, to cure any alleged Failure by the Developer within the same time periods that are provided to the Developer. The election by a Transferee to cure a Failure by the Developer shall constitute a cure by the Developer but shall not obligate the Transferee to be bound by this Reimbursement Agreement unless the Transferee agrees to be bound.

b. If the Developer is in Default, the City shall have available all remedies at law or in equity, provided that no Default by the Developer, however, shall: (1) affect the obligations of the City to use the amounts transferred to the Reimbursement Fund from the Developer Reimbursement Pledged Revenue Account of the Pledged Revenue Fund in accordance with and under the Series 2025 Bond Indenture and the net proceeds of Future Phase #2 Bonds; or (2) entitle the City to terminate this Reimbursement Agreement.

c. If the City is in Default, the Developer's sole and exclusive remedies shall be to: (1) seek a writ of mandamus to compel performance by the City; (2) seek specific enforcement of this Reimbursement Agreement; or (3) terminate this Reimbursement Agreement.

20. To the extent there is a conflict between this Reimbursement Agreement and the Series 2025 Bond Indenture, the Series 2025 Bond Indenture shall control as the provisions relate to the proceeds of the Series 2025 Bonds, the Developer Deposit, or the collection and transfer of the Phase #2 Assessment Revenues. To the extent there is a conflict between this Reimbursement Agreement and the Construction Funding Agreement, the Construction Funding Agreement shall control. To the extent there is a conflict between this Reimbursement Agreement and the Development Agreement, the Reimbursement Agreement shall control.

21. The failure by a Party to insist upon the strict performance of any provision of this Reimbursement Agreement by the other Party, or the failure by a Party to exercise its rights upon a Default by the other Party shall not constitute a waiver of such Party's right to insist and demand strict compliance by such other Party with the provisions of this Reimbursement Agreement.

22. The City does not waive or surrender any of its governmental powers, immunities, or rights except to the extent permitted by law and necessary to allow the Developer to enforce its remedies under this Reimbursement Agreement.

23. Nothing in this Reimbursement Agreement, expressed or implied, is intended to or shall be construed to confer upon or to give to any person or entity other than the City and the Developer any rights, remedies, or claims under or by reason of this Reimbursement Agreement, and all covenants, conditions, promises, and agreements in this Reimbursement Agreement shall be for the sole and exclusive benefit of the City and the Developer.

24. This Reimbursement Agreement may be amended only by written agreement of the Parties.

25. This Reimbursement Agreement may be executed in counterparts, each of which shall be deemed an original.

26. The City shall have the right, during normal business hours and upon three (3) business days' prior written notice to the Developer, to review all books and records of the Developer pertaining to costs and expenses incurred by the Developer with respect to any of the Phase #2 Improvements. For a period of two years after completion of the Phase #2 Improvements, the Developer shall maintain proper books of record and account for the construction of the Phase #2 Improvements and all costs related thereto. Such accounting books shall be maintained in accordance with customary real estate accounting principles.

27. The Parties agree that at any time after the execution of this Reimbursement Agreement, they will, upon request of another Party, execute and deliver such further documents and do such further acts and things as the other Party may reasonably request in order to effectuate the terms of this Reimbursement Agreement. This provision shall not be construed as limiting or otherwise hindering the legislative discretion of the City Council seated at the time that this Reimbursement Agreement is executed or any future City Council.

28. Representations.

a. The Developer makes the following representation and verifications to enable the City to comply with Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Reimbursement Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the Developer within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Reimbursement Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Reimbursement Agreement, notwithstanding anything in this Reimbursement Agreement to the contrary.

b. Not a Sanctioned Company. The Developer represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Developer and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

c. No Boycott of Israel. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Reimbursement Agreement. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

d. No Discrimination Against Firearm Entities. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Reimbursement Agreement. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" has the meaning provided in Section 2274.001(3), Government Code.

e. No Boycott of Energy Companies. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Reimbursement Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning provided in Section 2276.001(1), Government Code.

29. Form 1295. Submitted herewith is a completed Form 1295 in connection with the Developer's participation in the execution of this Reimbursement Agreement generated by the Texas Ethics Commission's (the "TEC") electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the "Form 1295"). The City hereby confirms receipt of the Form 1295 from the Developer, and the City agrees to acknowledge such form with the TEC through its electronic filing application not later than the 30th day after the receipt of such form. The Developer and the City understand and agree that, with the exception of information identifying the City and the contract identification number, neither the City nor its consultants are responsible for the information contained in the Form 1295; that the information contained in the Form 1295 has been provided solely by the Developer; and, neither the City nor its consultants have verified such information.

[Signature pages to follow]

Executed by Developer and City to be effective on the Effective Date.

CITY OF CELINA

By: _____
Name: Ryan Tubbs
Title: Mayor

DEVELOPER:

MM SUTTON FIELDS EAST, LLC,
a Texas limited liability company

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: _____
Name: Mehrdad Moayedi
Its: Manager

EXHIBIT A

REIMBURSEMENT PAYMENT REQUEST

REIMBURSEMENT REQUEST NO. ____

Reference is made to that certain Indenture of Trust by and between the City and U.S. Bank Trust Company, National Association (the "Trustee") dated as of April 1, 2025 (the "Indenture") relating to the "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2025 (Sutton Fields East Public Improvement District Phase #2 Project)" (the "Bonds"). Unless otherwise defined, any capitalized terms used herein shall have the meanings ascribed to them in the Indenture.

The undersigned is an agent for MM Sutton Fields East, LLC, a Texas limited liability company (the "Developer") and requests reimbursement to the Developer (or to the person designated in writing by the Developer) from the Reimbursement Fund under the Indenture for labor, materials, fees, and/or other general costs related to the creation, acquisition, or construction of certain Phase #2 Improvements providing a special benefit to property within Phase #2 of the Sutton Fields East Public Improvement District (the "Phase #2 Improvement Costs") and accrued interest thereon.

In connection with the above referenced payment, the Developer represents and warrants to the City as follows:

1. The Phase #2 Improvement Costs set forth in this Reimbursement Payment Request relate to Phase #2 Improvement Costs that have previously been paid from the Developer Improvement Account of the Project Fund pursuant to Certification for Payment Certificate No. ___ and such request in in accordance with the provisions of the Sutton Fields East Public Improvement District Phase #2 Reimbursement Agreement, including limitations regarding the maximum amount due to be reimbursed to the Developer contained therein. .

2. Such Certification for Payment Certificate No. ____ has been duly approved by the City, and all representations of the Developer pursuant to Certification Payment Certificate No. ___ are true and remain in effect as of the date hereof.

3. The amount requested to be paid pursuant to the Reimbursement Payment Request is $_____ (consisting of $_____ in Phase #2 Improvement Costs and $_____ in accrued interest).

Payments requested hereunder shall be made as directed below:

a. X amount to Person or Account Y for Z goods or services.
b. Payment instructions

I hereby declare that the above representations and warranties are true and correct.

MM SUTTON FIELDS EAST, LLC

By: _____
Name: _____

Title: _____
Date: _____

APPROVAL OF REQUEST

The City is in receipt of the attached Reimbursement Payment Request, acknowledges the Reimbursement Payment Request, and finds the Reimbursement Payment Request to be in order. After reviewing the Reimbursement Payment Request, the City approves the Reimbursement Payment Request to the extent set forth below and authorizes and directs payment by Trustee in such amounts and from the accounts listed below, to the Developer or other person designated by the Developer in writing.

Principal Amount to be paid by Trustee from Reimbursement Fund	Interest to be paid by the Trustee from the Reimbursement Fund	Total Amount to be paid by Trustee from the Reimbursement Fund
$_____	$_____	$_____

CITY OF CELINA, TEXAS
By:_____
Name: _____
Title: _____

Date: _____

Life Connected.

EDC
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Ty Behringer, Business Development Associate
CC:	Robert Ranc, City Manager
Intiated by:	Ty Behringer
Date:	March 11, 2025
Re:	2025-2028 Economic Development Strategic Framework.

Action Requested:
Consider and act upon a Resolution adopting the 2025-2028 Economic Development Strategic Framework. (Satarino)

Background Information:
In November 2024, the Celina Economic Development Corporation (CEDC) Board of Directors began a comprehensive review and update of the 2021 Action Plan. This review aimed to ensure that the City's and CEDC's economic development strategies align with the current and future needs of the community.

During the course of this review, proposed updates to the 2021 Action Plan were presented to the CEDC Board of Directors and were further discussed in a Joint Meeting with the City Council in January 2025. Staff suggested restructuring the plan into a more traditional strategic framework centered on goals, objectives, and key results.

As part of the 2025-2028 Economic Development Strategic Framework, four priority economic development projects were identified during the Joint Council and CEDC Board of Directors meeting.

- Downtown
- Stadium-Anchored Development
- Open-Air Retail District
- Western Heritage Development

The Strategic Framework will serve as the guiding document for the City and CEDC, driving economic growth, expanding the local tax base, supporting small and local businesses, and creating new jobs. Together, these efforts enhance the quality of life for residents while positioning Celina as a vibrant and desirable place to live, work, visit and invest.

The 2025-2028 Economic Development Strategic Framework is scheduled to be presented to the CEDC Board for consideration at its meeting on March 10th. In the event the Board does not approve of the Framework, Staff will request to table this item.

Legal Review:
The CEDC Attorney has reviewed the attached Resolution.

Supporting Documents:
1. Staff Presentation
2. Resolution
3. 2025-2028 Economic Development Strategic Framework

Financial Consideration:
There are no financial obligations being considered at this time.

Staff Recommendation:
Staff recommends approval.

ECONOMIC DEVELOPMENT STRATEGIC FRAMEWORK



Path to Adoption

SEPTEMBER 2024

- Internal kick-off with “deep dive” of the 2021 Action Plan

OCTOBER 2024

- CEDC Staff identified revisions to align with the City’s Strategic Plan and to address changing economic factors.

NOVEMBER 2024

- CEDC Staff proposed an updated framework with six strategic focus areas to the CEDC Board for review.
- CEDC Board conducted a SWOT analysis.

DECEMBER 2024

- Utilizing feedback from the CEDC Board, CEDC Staff presented goals related to the key focus areas.

JANUARY 2025

- CEDC Staff presented the Strategic Framework to the CEDC Board for final discussion and changes prior to the Joint City Council and CEDC Board meeting.
- CEDC Staff presented the Proposed Strategic Framework to the CEDC Board and City Council.
- Four “top-priority” projects were selected.

FEBRUARY 2025

- CEDC Staff highlighted updates to the Strategic Framework as a result of the January Joint Meeting for final discussion.

MARCH 2025

- CEDC Staff presented final 2025-2028 Economic Development Strategic Framework adoption.



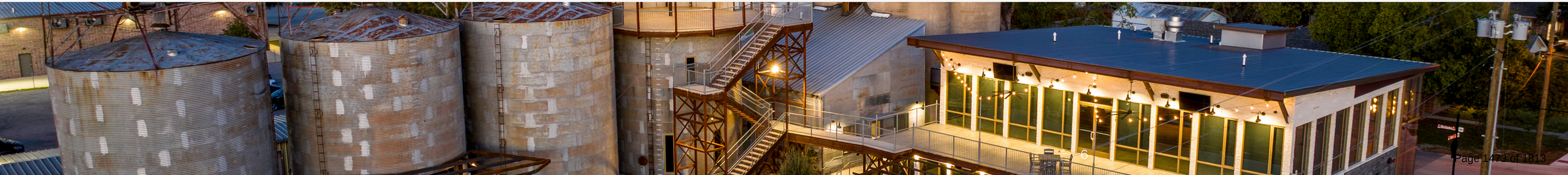
Our Vision

To shape Celina's economic future as the premier destination for investment, innovation, and talent, where businesses flourish, community is embraced, visitors are welcomed, and residents experience an unmatched quality of life.

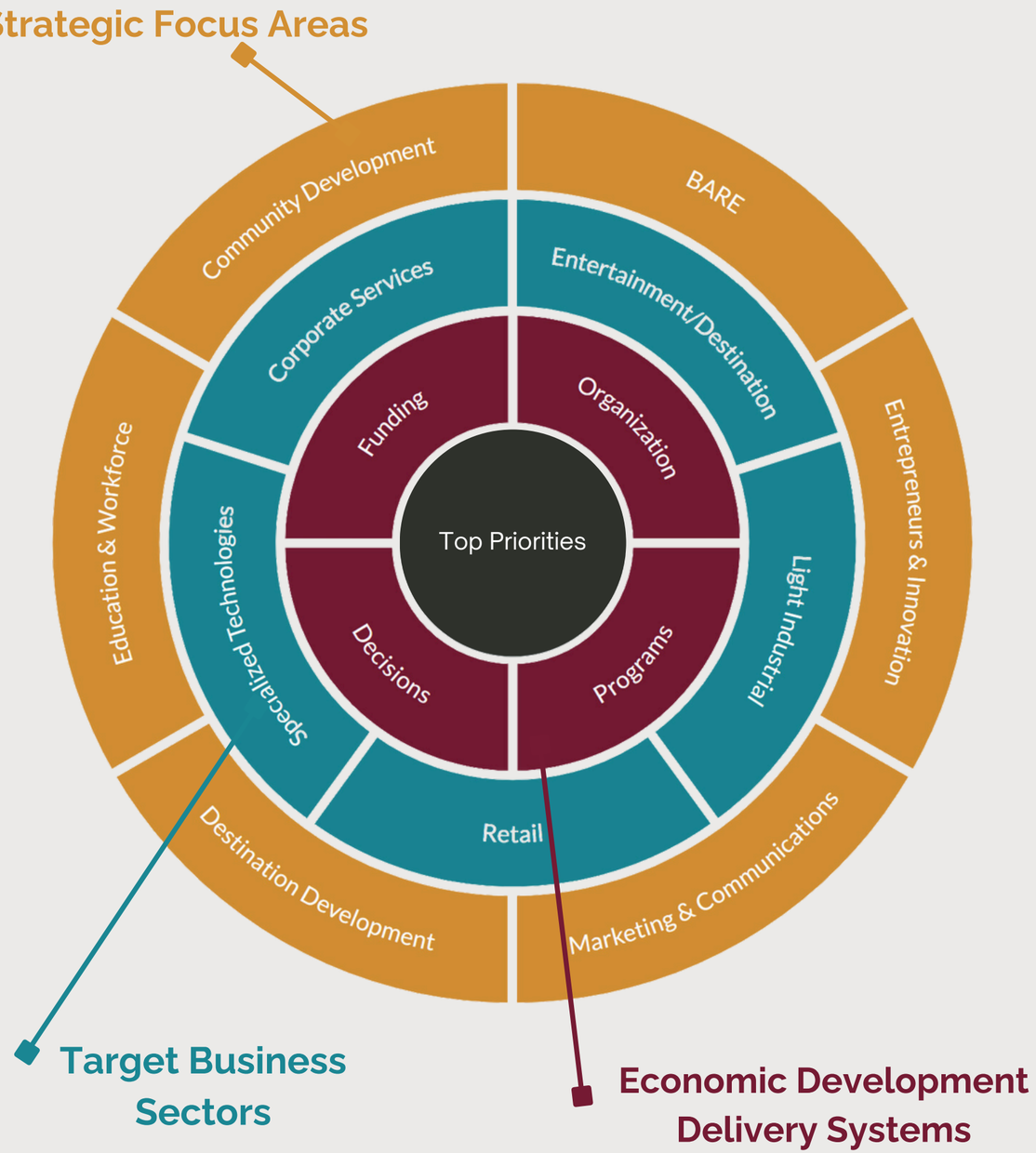


Our Mission

To achieve economic excellence by fostering a vibrant business ecosystem that enhances the local tax base.



Concentric Circle Strategy



Strategic Focus Areas

- Business Attraction, Retention & Expansion
- Destination Development
- Marketing & Communications
- Small Business Ecosystem
- Education & Workforce Development
- Community Economic Development



Target Business Sectors

- Corporate Services
- Entertainment/Destination
- Limited/Light Industrial Users
- Retail
- Specialized Technologies



Economic Development Delivery Systems

- Data Driven Decision Making
- Organization
- Program Development
- Funding Strategies



Top-Priority Projects

Stadium-Anchored Mixed-Use









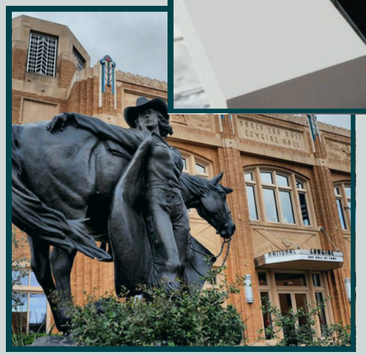


Downtown











Top-Priority Projects

Open-Air Retail











Stadium-Anchored Mixed-Use











RESOLUTION NO. _____

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE CELINA ECONOMIC DEVELOPMENT CORPORATION, A TYPE A ECONOMIC DEVELOPMENT CORPORATION, AND THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, A TEXAS HOME-RULE MUNICIPALITY, ADOPTING THE 2025 – 2028 ECONOMIC DEVELOPMENT STRATEGIC FRAMEWORK.

WHEREAS, the Board of Directors of the Celina Economic Development Corporation (the "CEDC"), beginning in November 2024, initiated a comprehensive review and update of the 2021 Action Plan; and

WHEREAS, during the review process, proposed updates were presented at the January 2025 Regular CEDC Board meeting, which were later shared with the Celina City Council at a Joint Meeting of the City Council and CEDC Board on January 13, 2025; and

WHEREAS, during the Joint City Council and CEDC Board of Directors meeting, four (4) priority economic development projects were identified, which include the following:

1. Downtown;
2. Stadium-Anchored Development;
3. Open-Air Retail District;
4. Western Heritage Development; and

WHEREAS, the Strategic Framework will serve as the guiding document for the City and CEDC, driving economic growth, expanding the local tax base, supporting small and local businesses, and creating new jobs. Together, these efforts enhance the quality of life for residents while positioning Celina as a vibrant and desirable place to live, work, visit and invest.; and

WHEREAS, the Board of Directors of the CEDC has conducted a final review of the proposed updates to the 2025-2028 Economic Development Strategic Framework at the February 2025 meeting and recommends its adoption, alongside approval of the four priority projects identified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CELINA ECONOMIC DEVELOPMENT CORPORATION AND THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1: The Celina Economic Development Corporation Board of Directors and Celina City Council hereby adopt the 2025-2028 Economic Development Strategic Framework.

SECTION 2: The Celina Economic Development Corporation Board of Directors and Celina City Council hereby approve and endorse the following four priority economic development projects for implementation, beginning 2025:

1. Downtown;
2. Stadium-Anchored Development;
3. Open-Air Retail District;
4. Western Heritage Development; and

SECTION 3: The Celina Economic Development Corporation in conjunction with City staff will implement initiatives and strategies to achieve the goals and objectives as outlined in ***Exhibit A.***

SECTION 4: This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND APPROVED by the Board of Directors of the Celina Economic Development Corporation Board on this the _____ day of March, 2025.

APPROVED:

_____
Clint Bissett , President
Celina Economic Development Corporation

PASSED AND APPROVED by the City Council of the City of Celina, Texas, on this the _____day of March, 2025.

APPROVED:

_____
Ryan Tubbs, Mayor
City of Celina, Texas

ATTEST:

_____
Jeovanna Rubio
Assistant City Secretary

Exhibit A

2025-2028 Celina EDC Strategic Framework

ECONOMIC DEVELOPMENT STRATEGIC FRAMEWORK

2025-2028

CELINA EDC

CELINA TEXAS EST. 1876
ECONOMIC DEVELOPMENT CORPORATION




HISTORIC
DOWNTOWN


Celina
CAJUN
FEST

Celina




CELINA
TEXAS


Life Connected
Celina
TEXAS




CELINA'S
COUNTDOWN TO
CHRISTMAS


KING PLACE

The Heart of Economic Growth in Celina



Clint Bissett,
President



Andrew Donaldson,
Vice President



Cindy Peters,
Secretary



Rocky Hussman,
Board Member



Ryan Wilcox,
Board Member



Shane Lambert,
Board Member



Cody Hunter,
Board Member

As a dedicated non-profit organization, the Celina Economic Development Corporation is steered by a 7-member Board of Directors appointed by the Celina City Council. Since its establishment in 1979, the CEDC has been committed to economic growth in Celina.





Contents

05 Path to Integration
06 Vision & Mission
07 Concentric Circle Strategy
08 Strategic Focus Areas
15 Target Business Sectors
16 Delivery Systems
17 Top Priorities

Path to Adoption

SEPTEMBER 2024

- Internal kick-off with “deep dive” of the 2021 Action Plan

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- CEDC Staff identified revisions to align with the City’s Strategic Plan and to address changing economic factors.

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Our Vision

To shape Celina's economic future as the premier destination for investment, innovation, and talent, where businesses flourish, community is embraced, visitors are welcomed, and residents experience an unmatched quality of life.



Our Mission

To achieve economic excellence by fostering a vibrant business ecosystem that enhances the local tax base.



Concentric Circle Strategy

The concentric circle strategy provides a layered approach to economic development, where broad strategic areas shape target business sectors, supported by delivery systems, with priority projects at the core driving progress. This ensures all actions align with a cohesive framework for sustainable growth.

Strategic Focus Areas



Target Business Sectors

Economic Development Delivery Systems

Strategic Focus Areas

Strategic focus areas prioritize resources, guide decision-making, and align efforts with the community's long-term goals that create a framework for measurable economic progress.

- **Business Attraction, Retention & Expansion**
- **Destination Development**
- **Marketing & Communications**
- **Small Business Ecosystem**
- **Education & Workforce Development**
- **Community Economic Development**



Business Attraction, Retention & Expansion

A strong retention and expansion program enhances private sector investment and job growth. Celina EDC must also support infrastructure that attracts the targeted businesses sectors, which include an array of incentives.

GOALS

01

Leverage Celina's regional position to respond to incoming growth that prioritizes the community's assets and its unique culture.

02

Deliver robust economic support to foster stability, growth, and resilience within the community.

03

Position Celina as a prime destination for investment and business growth opportunities.

OBJECTIVES

1. **Partner** with development stakeholders to encourage cohesive developments that pay homage to Celina's heritage.
2. **Create** a growth management framework that balances regional expansion with the preservation of Celina's character and quality of life.
3. **Attract** businesses that are committed to actively engaging with and contributing to the community.

1. **Promote** a business-friendly regulatory process.
2. **Launch** a comprehensive business retention program.
3. **Monitor** and adapt to emerging markets and industry needs.

1. **Launch** a comprehensive business attraction program.
2. **Establish** competitive incentive programs
3. **Strengthen** Celina's regional competitiveness by leveraging key assets and strategies to attract investment and support business growth.



Destination Development

Defining the strategic enhancement of a specific location to attract visitors, investment and new residents that drive economic growth. This is accomplished by creating a compelling brand identity that highlights the unique characteristics and strengths of the destination, such as Celina's cultural heritage.

GOALS

01

Advocate for Celina as a hub for arts, culture, and creativity.

02

Market Celina not only as a business hub but also a desirable place to live, work, and visit.

03

Enhance the City's appeal as a destination by fostering amenities and partnerships that support increased visitor engagement, extended stays, and economic growth.

OBJECTIVES

1. **Increase** awareness and visibility of Celina's arts and culture scene to attract artists, tourists, and businesses.
2. **Develop** Celina as a destination for arts and cultural tourism through strategic partnerships and events.
3. **Adopt** an incremental approach to destination development by attracting shorter/seasonal events, exhibitions, and cultural experiences.

1. **Develop** a framework that formalizes Celina's unique blend of cultural heritage and family-friendly atmosphere,
2. **Strengthen** partnerships with community stakeholders, local businesses, cultural organizations, and influencers to create a cohesive brand experience that showcases Celina as a vibrant, thriving community.

1. **Develop** and promote amenities that increase visitor engagement and encourage longer stays.
2. **Strengthen** partnerships with local businesses and regional tourism organizations to boost visitor traffic and economic activity.
3. **Establish** the city's tourism infrastructure and accessibility to support increased visitation and extended stays.

DISCOVER CELINA

Marketing & Communications

To elevate Celina's public profile as a dynamic business hub, a comprehensive strategy focusing on targeted marketing and effective communication is essential. The goals in this strategy are to enhance Celina's visibility and appeal.

GOALS

01
Effectively communicate and report the economic impact of CEDC programs and activities.

02
Enhance community awareness and engagement.

03
Strengthen online presence to reach a wider, more diverse audience.

04
Establish a compelling destination brand that highlights Celina's unique offerings, history, culture and community values.

OBJECTIVES

1. **Establish** clear branding and messaging strategy.
2. **Strengthen** social media content to share news and local business success stories.

1. **Strengthen** community partnerships through networking events.
2. **Engage** local businesses and highlight a business each month/quarter.

1. **Utilize** data analytics to track effectiveness of marketing efforts.
2. **Expand** social media engagement with targeted ads.

1. **Launch** new branding initiative and establish a clear brand identity
2. **Implement** Marketing & Communication Strategic Plan (North Star project).



Small Business Ecosystems

Celina's emphasis on an authentic, homegrown small business ecosystem preserves its small-town charm and unique character, while driving economic growth, supporting entrepreneurs, spurring innovation, and strengthening community ties.

GOALS

01

Foster an organizational culture that champions local business entrepreneurship.

02

Identify strategic growth areas that will develop Celina's entrepreneurial ecosystem.

OBJECTIVES

1. **Create** mentorship and networking programs that connect established business owners with new entrepreneurs to encourage collaboration and knowledge sharing.
2. **Develop** a centralized resource hub (online and physical) to offer local entrepreneurs access to vital information, funding opportunities, and business development tools.

1. **Develop** incentive programs, grants, and financing options to attract and support new startups and early-stage businesses in Celina.
2. **Promote** innovation and entrepreneurship through workshops, events, and community engagement that connect local entrepreneurs with investors and experts.



Education & Workforce Development

Education and workforce development play an important role in economic development by ensuring that individuals have the skills and knowledge needed to meet the demands of Celina's growing job market.

GOALS

01
Align education with market needs.

02
Expanding access to education and trainings.

03
Understand the need for attainable housing.

OBJECTIVES

1. **Develop** productive relationships with educational institutions and local workforce boards to connect the business community to talent and skilled labor.
2. **Launch** a market study on the current labor market and future workforce needs that align with targeted business sectors.
3. **Determine** the local business community workforce needs through relationships with business owners

1. **Partner** with educational institutions to launch and expand current workforce training.
2. **Host** various roundtable events with local workforce boards, educational leaders, and the business community.
3. **Promote** state and local workforce data and resources.

1. **Support** the development and implementation of a comprehensive housing policy plan.
2. **Collaborate** with local institutions to assess and address the need for attainable housing.



Community Economic Development

Community economic development focuses on improving the economic well-being of a community by enhancing its capacity to manage and create sustainable economic opportunities.

GOALS

01

Encourage businesses to actively contribute to the community through meaningful and impactful engagement initiatives.

02

Enhance and protect Downtown Celina's unique character and culture.

03

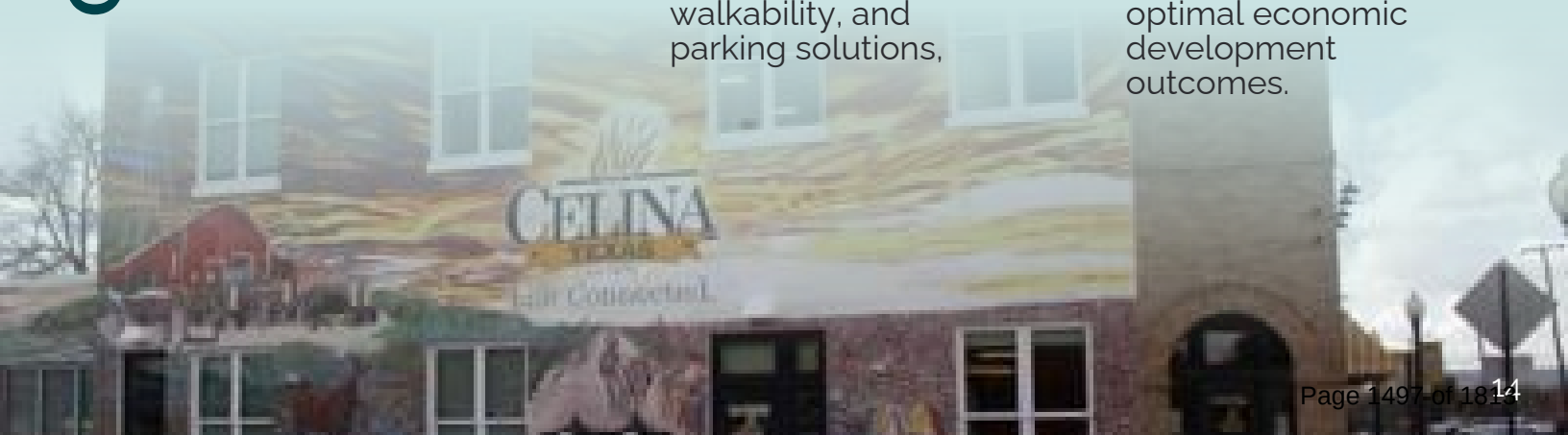
Achieve the right development in the right location (quality of life, quality of place).

OBJECTIVES

1. **Increase** business involvement in community-driven initiatives and local partnerships.
2. **Foster** a culture of business-driven community development through recognition and incentivization.
3. **Enable** businesses to build long-term relationships with local organizations through collaborative community efforts.

1. **Conduct** a gaps analysis to identify missing elements in Downtown Celina and develop strategies to create a vibrant, year-round destination.
2. **Collaborate** with industry professionals to explore redevelopment opportunities for key Downtown parcels,
3. **Support** the implementation of a comprehensive revitalization plan that includes land acquisition, improved walkability, and parking solutions,

1. **Optimize** the location of development to enhance accessibility, connectivity, and public amenities.
2. **Assess** the economic impact of various development types to inform decision-making and guide policy adjustments that support sustainable growth and financial resiliency.
3. **Conduct** studies and specific area plans to provide the City with recommendations for optimal economic development outcomes.



Target Business Sectors

These target business sectors, while general, represent key industries that align with Celina's economic strengths and growth potential. By focusing on these sectors, we can attract investment, diversify the local economy, create high-quality jobs, and expand the tax base.



- Corporate Services
- Entertainment/Destination
- Limited/Light Industrial Users
- Retail
- Specialized Technologies

Economic Development Delivery Systems

Economic delivery systems are a set of strategies, processes, and infrastructure that the CEDC uses to promote and facilitate economic growth. These are every day internal processes that impact the execution of strategic goals.

Data Driven Decision Making

- Initiate a data collection process to support the goals of each strategic focus area.
- Use data insights to guide economic development decisions and benchmark success.
- Implement tools that offer transparency and improve strategic outcomes.

Organization

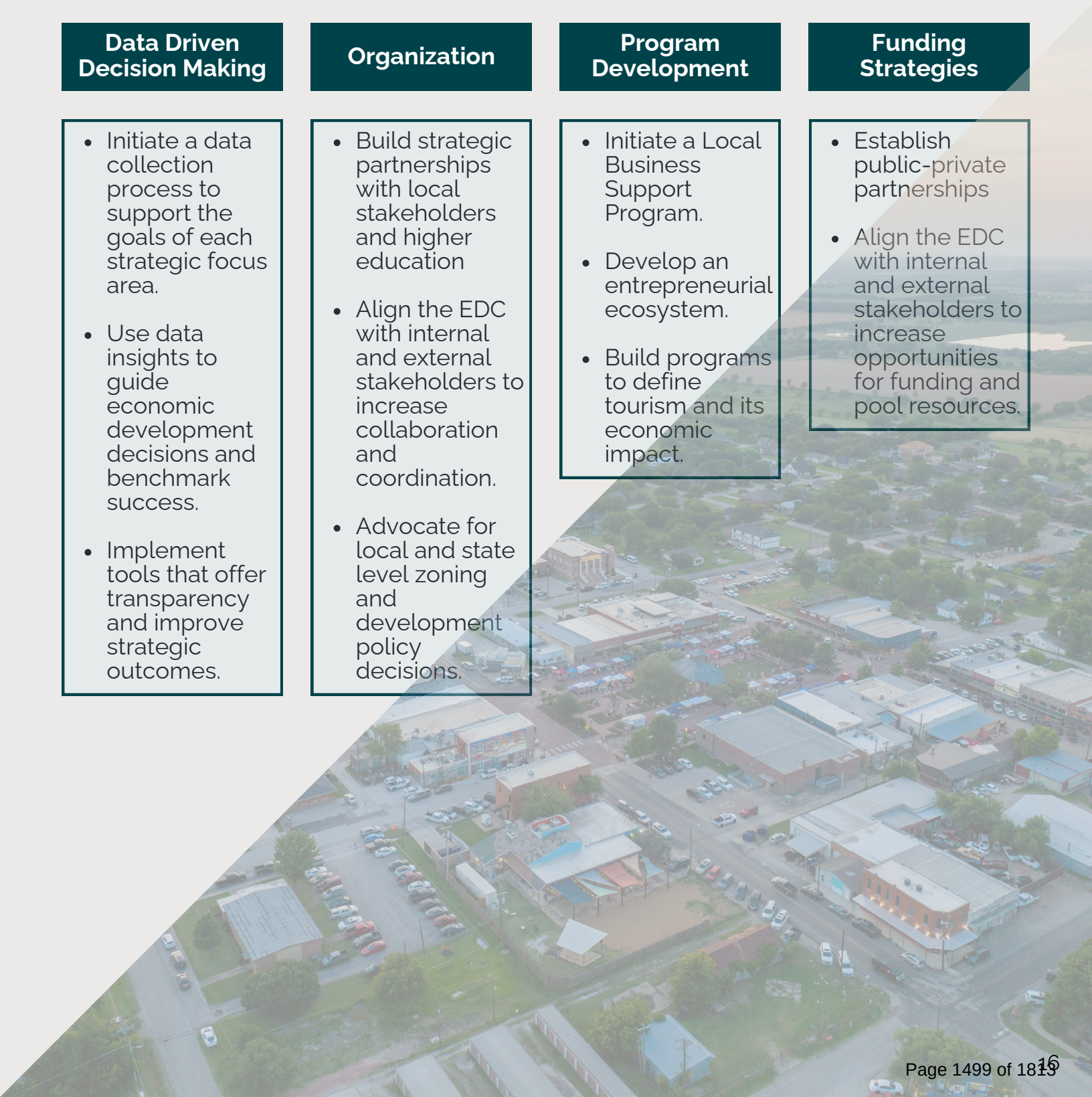
- Build strategic partnerships with local stakeholders and higher education
- Align the EDC with internal and external stakeholders to increase collaboration and coordination.
- Advocate for local and state level zoning and development policy decisions.

Program Development

- Initiate a Local Business Support Program.
- Develop an entrepreneurial ecosystem.
- Build programs to define tourism and its economic impact.

Funding Strategies

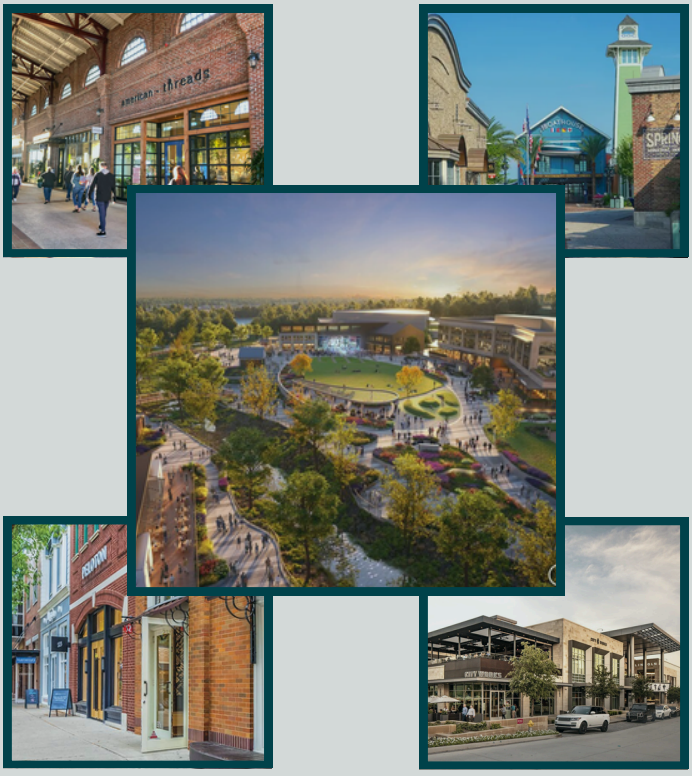
- Establish public-private partnerships
- Align the EDC with internal and external stakeholders to increase opportunities for funding and pool resources.



Top-Priority Projects

The City Council and Board of Directors have identified the key priority projects for the CEDC to concentrate on. These projects are interconnected and together reflect the vision for Celina's future, as well as the types of development the City Council and Board strive to realize.

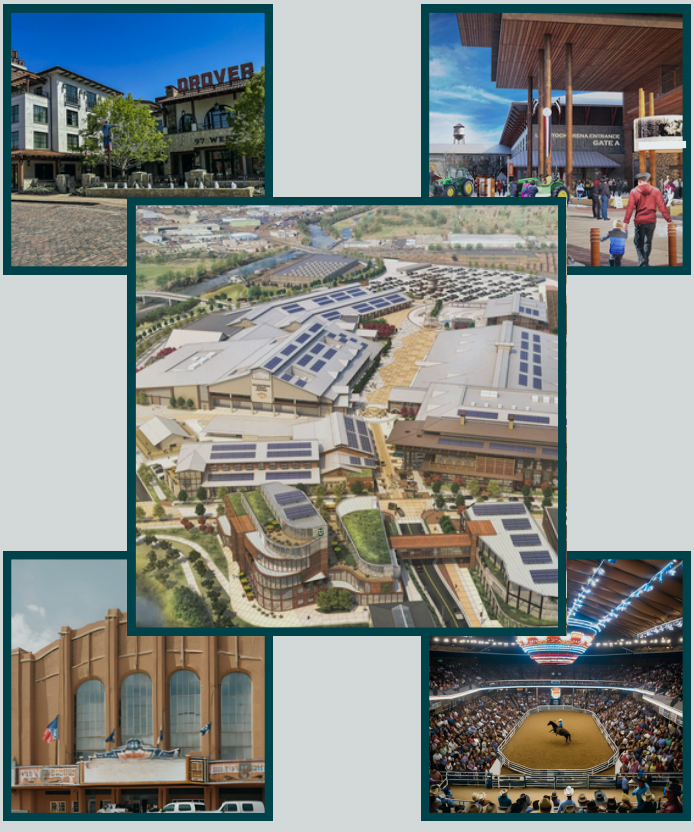
Open-Air Retail



Downtown



Western Heritage Development



Stadium-Anchored Mixed-Use






HISTORIC
DOWNTOWN


Celina
CAJUN
FEST

Celina




CELINA
TEXAS


Life Connected
Celina
TEXAS




CELINA'S
COUNTDOWN TO
CHRISTMAS


KING PLACE

CELINA
TEXAS
EST. 1876
ECONOMIC DEVELOPMENT
CORPORATION

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	March 11, 2025
Re:	Fiscal Year 2024 Audit

Action Requested:
Consider and act on acceptance of the Fiscal Year 2024 Audit, the Annual Comprehensive Financial Report (ACFR), and presentation by Forvis Mazars, LLP. (Bromiley)

Background Information:
Staff are providing for City Council consideration and acceptance of the completed annual fiscal year audit and the Annual Comprehensive Financial Report (ACFR). Fiscal Year 2023-2024 is from October 1, 2023 thru September 30, 2024.

Forvis Mazars, LLP, formerly known as FORVIS, LTD, has been contracted by the City for auditing services in compliance with the City's charter and State law. The City's independent auditor, Forvis Mazars, LLP, was selected via a Request for Proposals (RFP) process conducted in 2024, securing a five-year term for their services. The current year marks the first year of the City's five-year engagement with Forvis Mazars, LLP.

Forvis Mazars, LLP, distinguishes itself by offering the benefits of a large firm's expertise while maintaining a personalized approach akin to that of a smaller firm. This is achieved through a lower partner-to-staff ratio compared to most top 10 firms, ensuring that the City receives the individual attention it deserves. They are recognized as one of the top ten accounting firms in the United States, holding the 8th position, and boasts a workforce of over 7,000 employees nationwide. This arrangement emphasizes the City's commitment to ensuring comprehensive and attentive auditing services in line with regulatory requirements and best practices in the field.

The City Council's Audit Committee met with the auditors and management staff on Thursday, March 6, 2025, to discuss the audit reports and required auditor communications.

Legal Review:
N/A

Supporting Documents:
1. FY 2024 - Audit Presentation
2. 2024 City of Celina TX - Results of the 2024 Financial Statement Audit Report
3. 2024 City of Celina, TX - ACFR
4. 2024 City of Celina, TX - Single Audit Report

Financial Consideration:
Completion of Annual Financial requirement

Staff Recommendation:
Staff recommends acceptance of the Fiscal Year 2024 Audit and the Annual Comprehensive Financial Report (ACFR).



City of Celina, Texas

FY 2024 Audit Presentation to the Financial Oversight and Audit Committee (FOAC)

March 11, 2025

forvis mazars

Introductions



Rachel Ormsby, CPA

Partner and Market Industry Leader

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Firm Background – Who is Forvis Mazars?



Top 10
U.S. Public Accounting Firm*

$2bn
Revenue (2023)

79
Markets

28
States

600+
Partners & Principals

7,000+
Employees

*Source: Inside Public Accounting, based on most recent rankings
2023 combined revenues: FORVIS $1.7bn, Mazars USA (expected) $305M

Forvis Mazars, LLP is an independent member of Forvis Mazars Global, a leading global professional services network. Ranked among the largest public accounting firms in the United States, the firm's 7,000 dedicated team members provide an Unmatched Client Experience® through the delivery of assurance, tax, and consulting services for clients in all 50 states and internationally through the global network. Visit forvismazars.us to learn more.

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The Heart of Our Success: Our People, Our Culture, Our Promise

The Forvis Mazars Way

We Are Forvis Mazars

Purpose

Our purpose is to help those we serve unlock their full potential.

Mission

Our mission is to build remarkable careers and provide an **Unmatched Client Experience®** through an uncommon commitment to excellence.

Vision

Our forward vision is to be known for creating engaging opportunities, delivering innovative solutions, and building unrivaled relationships.

Be Bold

Be Your Best Self
Excel Always

Be Builders
Operate as One Firm
Lead With Integrity
Deliver an Unmatched Client Experience®

UNMATCHED CLIENT EXPERIENCE

- **Listen to understand**
- **Be responsive**
- **Consult with purpose to deliver value**

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Agenda

- Audit Scope and Results
- Future Pronouncements and Other Matters
- Questions

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Audit Scope and Results



Audit Deliverables Completed

City of Celina, TX Annual Comprehensive Financial Report (ACFR)

Single Audit under Uniform Guidance and TxGMS

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Audit Scope and Results

Unmodified “Clean” Opinions

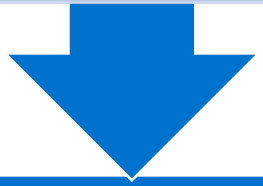
- Independent Auditor’s Report on Basic Financial Statements
- Independent Auditor’s Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*
- Independent Auditor’s Report on Compliance for Each Major Federal Program; Report on Internal Control Over Compliance and Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance and TxGMS

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Audit Scope and Results (Continued)

For fiscal year 2024, the City had two (2) major federal award programs that required testing:

	COVID-19 – Coronavirus State and Local Fiscal Recovery Funds		SAFER – Staffing for Adequate Fire and Emergency Responders	



No significant deficiencies or material weaknesses were identified with respect to internal control over financial reporting, internal control over compliance or compliance.

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Audit Scope and Results (Continued)

Audit Adjustments

- Proposed audit adjustments recorded:
  - None noted
- Proposed audit adjustments not recorded:
  - None noted

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Audit Scope and Results (Continued)

Qualitative Aspects of Significant Accounting Policies and Practices

- Significant Accounting Policies
  - The City's significant accounting policies are described in *Note 1* of the audited financial statements.
- Alternative Accounting Treatments
  - No matters are reportable
- Management Judgements & Accounting Estimates
  - Accounts receivable and related allowance for uncollectible amounts
  - Fair values of investments
  - Other postemployment benefits (OPEB) liability and related deferred inflows and outflows of resources
  - Net pension liability and related deferred inflows and outflows of resources
  - Key estimates related to leases and subscription-based information technology arrangements - discount rate, term, and payments/receipts
  - Depreciation expense and useful lives on capital assets

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Qualitative Aspects of Significant Accounting Policies and Practices (Continued)

- Financial Statement Disclosures
  - Net pension liability
  - Other postemployment benefit liabilities
  - Leases
  - Subscription-Based Information Technology Arrangements

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Future Pronouncements and Other Matters



Accounting Updates – GASB Statement No. 101, Compensated Absences

Overview

- This statement updates the recognition and measurement guidance for compensated absences under a unified model. It defines compensated absences and requires that liabilities be recognized in financial statements prepared using the economic resources measurement focus for leave that has not been used and leave that has been used but not yet paid or settled.
- A liability for compensated absences should be accounted for and reported on a basis consistent with governmental fund accounting principles for financial statements prepared using the current financial resources measurement focus.
- This statement amends the existing requirement to disclose the gross increases and decreases in a liability for compensated absences to allow governments to disclose only the net change in the liability (as long as they identify it as a net change). In addition, governments are no longer required to disclose which governmental funds typically have been used to liquidate the liability for compensated absences.

Effective Date

- The requirements of this Statement are effective for fiscal years beginning after December 15, 2023, and all reporting periods thereafter. Earlier application is encouraged.
- Effective for City's Fiscal Year 2025.

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Accounting Updates – GASB Statement No. 102, Certain Risk Disclosures

Overview

- This statement requires governments to disclose information about certain concentrations or constraints that could affect services provided or the ability to meet obligations as they come due.
- Governments should start planning for compliance by identifying potential constraints and concentrations, assessing risks related to these factors, developing processes to evaluate and monitor disclosure criteria, and preparing to gather and present the required information in financial statement notes.

Effective Date

- The requirements of this Statement are effective for fiscal years beginning after June 15, 2024, and all reporting periods thereafter. Earlier application is encouraged.
- Effective for City's Fiscal Year 2025.

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Accounting Updates – GASB Statement No. 103, Financial Reporting Model Improvements

Overview

- This statement improves the financial reporting model by standardizing the presentation for various matters within governmental financial statements. The purpose is to eliminate diversity in practice and improve comparability.
- Impacted areas include management's discussion and analysis, unusual or infrequent items, the definitions and presentation of operating and nonoperating revenues and expenses in enterprise funds, presentation of major component units, presentation of budgetary comparison information, and financial trends information within the statistical section of separately issued financial reports.

Effective Date

- The requirements of this Statement are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter. Earlier application is encouraged. Changes are required to be made retroactively to the earliest period presented.
- Effective for City's Fiscal Year 2026.

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Accounting Updates – GASB Statement No. 104, Disclosure of Certain Capital Assets

Overview

- This statement requires certain types of capital assets to be disclosed separately in the capital assets note disclosures required by Statement 34.
- The purpose is to provide users of government financial statements with essential information about certain types of capital assets. Impacted areas include lease assets, intangible right-to-use assets, subscription assets, intangible assets other than those three types, and capital assets held for sale.

Effective Date

- The requirements of this Statement are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter. Earlier application is encouraged.
- Effective for City's Fiscal Year 2026.

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Questions?



Thank you!



Forvis Mazars Report to the Honorable Mayor, Members of City Council, and Management

City of Celina, Texas

Results of the 2024 Financial Statement Audit, Including Required Communications

September 30, 2024

Required Communications Regarding Our Audit Strategy & Approach (AU-C 260)

Overview & Responsibilities

Matter	Discussion
Scope of Our Audit	This report covers audit results related to your financial statements and supplementary information: • As of and for the year ended September 30, 2024. • Conducted in accordance with our contract dated September 3, 2024
Our Responsibilities	Forvis Mazars is responsible for forming and expressing opinions about whether the financial statements that have been prepared by management, with the oversight of those charged with governance, are prepared in accordance with accounting principles generally accepted in the United States of America (GAAP).
Audit Scope & Inherent Limitations to *Reasonable Assurance*	An audit performed in accordance with auditing standards generally accepted in the United States of America (GAAS)and *Government Auditing Standards* issued by the Comptroller General of the United States (GAGAS) is designed to obtain reasonable, rather than absolute, assurance about the financial statements. The scope of our audit tests was established in relation to the opinion unit being audited and did not include a detailed audit of all transactions.
Extent of Our Communication	In addition to areas of interest and noting prior communications made during other phases of the engagement, this report includes communications required in accordance with GAAS that are relevant to the responsibilities of those charged with governance in overseeing the financial reporting process, including audit approach, results, and internal control. The standards do not require the auditor to design procedures for the purpose of identifying other matters to be communicated with those charged with governance.
Independence	The engagement team, others in our firm, as appropriate, and our firm, have complied with all relevant ethical requirements regarding independence.
Your Responsibilities	Our audit does not relieve management or those charged with governance of your responsibilities. Your responsibilities and ours are further referenced in our contract.

Matter	Discussion
Distribution Restriction	This communication is intended solely for the information and use of the following and is not intended to be, and should not be, used by anyone other than these specified parties: • Honorable Mayor, Members of City Council, and Management • Others within the City

Government Auditing Standards

Matter	Discussion
Additional GAGAS Reporting	We also provided a report as of September 30, 2024, on the following as required by GAGAS: • Internal control over financial reporting and on compliance and other matters based on an audit of the financial statements performed in accordance with GAGAS
Reporting Limitations	Our consideration of internal control over financial reporting and our tests of compliance were not designed with an objective of forming an opinion on the effectiveness of internal control or on compliance, and accordingly, we do not express such an opinion.

Uniform Guidance Overview & Responsibilities

Matter	Discussion
Scope of Our Audit	We also provided reports as of September 30, 2024, on the following as required by U.S. Office of Management and Budget (OMB) Uniform Guidance: • Opinion on compliance for each major federal award program • Report on internal control over compliance • Schedule of Expenditures of Federal Awards
Audit Scope & Inherent Limitations to *Reasonable Assurance*	A compliance audit performed in accordance with OMB Uniform Guidance is designed to obtain reasonable, rather than absolute, assurance about whether noncompliance with the types of compliance requirements described in the OMB Compliance Supplement that could have a direct and material effect on a major federal award program occurred.

Other Information Accompanying the Audited Financial Statements

The audited financial statements are presented along with management's ACFR. Management, or those charged with governance, is responsible for preparing the ACFR.

We were not engaged to audit the information contained in the ACFR, and as a result, our opinions do not provide assurance as to the completeness and accuracy of the information contained therein.

As part of our procedures, we read the entire report to determine if financial information discussed in sections outside the financial statements materially contradicts the audited financial statements. If we identify any such matters, we bring them to management's attention and review subsequent revisions.

Auditor Objectives Related to Other Information

Our objectives related to the other information accompanying the audited financial statements were to:

- Consider whether a material inconsistency exists between the other information and the financial statements
- Remain alert for indications that:
  - A material inconsistency exists between the other information and the auditor's knowledge obtained in the audit, or
  - A material misstatement of fact exists or the other information is otherwise misleading
- Respond appropriately when we identify that such material inconsistencies appear to exist or when we otherwise become aware that other information appears to be materially misstated. Potential responsive actions would include requesting management to correct the identified inconsistency
- Include the appropriate communication in our auditor's report, disclosing the procedures performed on the Other Information, as well as the results obtained
  - No material inconsistencies were noted in our review of the Other Information

Qualitative Aspects of Significant Accounting Policies & Practices

Significant Accounting Policies

Significant accounting policies are described in *Note 1* of the audited financial statements.

Unusual Policies or Methods

- No matters are reportable

Alternative Accounting Treatments

- No matters are reportable

Management Judgments & Accounting Estimates

Accounting estimates are an integral part of financial statement preparation by management, based on its judgments. Significant areas of such estimates for which we are prepared to discuss management's estimation process and our procedures for testing the reasonableness of those estimates include:

- Allowance for doubtful accounts receivable
- Net pension liability and related deferred outflows/inflows of resources
- Total other postemployment benefit (OPEB) liability and related deferred outflows/inflows of resources

Financial Statement Disclosures

The following areas involve particularly sensitive financial statement disclosures for which we are prepared to discuss the issues involved and related judgments made in formulating those disclosures:

- Net pension liability
- Total OPEB liability
- Special assessment revenue bonds

Our Judgment About the Quality of the Entity's Accounting Principles

- No matters are reportable

Adjustments Identified by Audit

During the course of any audit, an auditor may propose adjustments to financial statement amounts. Management evaluates our proposals and records those adjustments that, in its judgment, are required to prevent the financial statements from being materially misstated.

A misstatement is a difference between the amount, classification, presentation, or disclosure of a reported financial statement item and that which is required for the item to be presented fairly in accordance with the applicable financial reporting framework.

Proposed & Recorded Adjustments

Auditor-proposed and management-recorded entries include the following:

- Net pension liability and related deferred outflows and inflows of resources - outsourced to Forvis Mazars
- Other post-employment benefit liability and related deferred outflows and inflows of resources - outsourced to Forvis Mazars
- Adjustments to record current year activity related to leases and subscription-based information technology arrangements related to GASB 87 and 96 - outsourced to Forvis Mazars
- Adjustments to record various reclassifications for reporting purposes - outsourced to Forvis Mazars
- Adjustments to convert modified-accrual basis statements to full accrual statements - outsourced to Forvis Mazars

Uncorrected Misstatements

Current-Period Uncorrected Misstatements

- No current-period uncorrected misstatements

Other Required Communications

Other Material Communication

Listed below is a material communication between management and us related to the audit:

- Management representation letter (see Attachment A)

Other Matters

We also observed other matters and offer these comments. We can discuss these matters further at your convenience and may provide implementation assistance for changes or improvements.

New Accounting Pronouncements

GASB Statement No.101, Compensated Absences

This statement updates the recognition and measurement guidance for compensated absences under a unified model. It defines compensated absences and requires that liabilities be recognized in financial statements prepared using the economic resources measurement focus for leave that has not been used and leave that has been used but not yet paid or settled. A liability for compensated absences should be accounted for and reported on a basis consistent with governmental fund accounting principles for financial statements prepared using the current financial resources measurement focus. This statement amends the existing requirement to disclose the gross increases and decreases in a liability for compensated absences to allow governments to disclose only the net change in the liability (as long as they identify it as a net change). In addition, governments are no longer required to disclose which governmental funds typically have been used to liquidate the liability for compensated absences. The requirements of this Statement are effective for fiscal years beginning after December 15, 2023, and all reporting periods thereafter.

GASB Statement No. 102, Certain Risk Disclosures

This statement requires governments to disclose information about certain concentrations or constraints that could affect services provided or the ability to meet obligations as they come due. Governments should start planning for compliance by identifying potential constraints and concentrations, assessing risks related to these factors, developing processes to evaluate and monitor disclosure criteria, and preparing to gather and present the required information in financial statement notes. The requirements of this Statement are effective for fiscal years beginning after June 15, 2024, and all reporting periods thereafter. Earlier application is encouraged.

GASB Statement No. 103, Financial Reporting Model Improvements

This statement improves the financial reporting model by standardizing the presentation for various matters within governmental financial statements. The purpose is to eliminate diversity in practice and improve comparability. Impacted areas include management's discussion and analysis, unusual or infrequent items, the definitions and presentation of operating and nonoperating revenues and expenses in enterprise funds, presentation of major component units, presentation of budgetary comparison information, and financial trends information within the statistical section of separately issued financial reports. The requirements of this Statement are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter. Earlier application is encouraged. Changes are required to be made retroactively to the earliest period presented.

GASB Statement No. 104, Disclosure of Certain Capital Assets

This statement requires certain types of capital assets to be disclosed separately in the capital assets note disclosures required by Statement 34. The purpose is to provide users of government financial statements with essential information about certain types of capital assets. Impacted areas include lease assets, intangible right-to-use assets, subscription assets, intangible assets other than those three types, and capital assets held for sale. The requirements of this Statement are effective for fiscal years beginning after June 15, 2025, and all reporting periods thereafter. Earlier application is encouraged.

OMB Issues Updated Uniform Guidance

In April 2024, the Office of Management and Budget (OMB) issued revisions to the OMB Guidance for Grants and Agreements, which is now called the OMB Guidance for Federal Financial Assistance. The revisions impact several parts of the guidance and are intended to improve federal financial assistance management, transparency, and oversight through more accessible and easily understandable guidance.

Several key thresholds have been revised for the first time in over a decade, including raising the threshold for a single audit from expenditures of $750,000 to $1,000,000. The type A program threshold for entities expending awards from $1 million to $34 million is also raised from $750,000 to $1,000,000. In addition, the revision updates the cost accounting standards and disclosure statement to remove the requirement to submit a DS-2 disclosure statement in support of an indirect rate.

The effective date for the final guidance, including the increase in the single audit threshold, is October 1, 2024.

Attachments

Management Representation Letter (Attachment A)

As a material communication with management, included herein is a copy of the representation letter provided by management at the conclusion of our engagement.

Attachment A

Management Representation Letter

Docusign Envelope ID: FA946228-ED68-4FF3-AB16-CD463FA17693

Representation of:
City of Celina TX
142 North Ohio ST
Celina, Texas 75009

Provided to:
Forvis Mazars, LLP
Certified Public Accountants
14221 Dallas Parkway, Suite 400
Dallas, TX 75254

The undersigned ("We") are providing this letter in connection with Forvis Mazars' audit of our financial statements as of and for the year ended September 30, 2024.

We are also providing this letter in connection with:

- Your audit of our compliance with requirements applicable to each of our major federal awards programs as of and for the year ended September 30, 2024.

Our representations are current and effective as of the date of Forvis Mazars' report: March 6, 2025.

Our engagement with Forvis Mazars is based on our contract for services dated: September 3, 2024.

Our Responsibility & Consideration of Material Matters

We confirm that we are responsible for the fair presentation of the financial statements subject to Forvis Mazars' report in conformity with accounting principles generally accepted in the United States of America.

We are also responsible for adopting sound accounting policies; establishing and maintaining effective internal control over financial reporting, operations, and compliance; and preventing and detecting fraud.

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

Confirmation of Matters Specific to the Subject Matter of Forvis Mazars' Report

We confirm, to the best of our knowledge and belief, the following:

Broad Matters

1. We have fulfilled our responsibilities, as set out in the terms of our contract, for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America.

2. We acknowledge our responsibility for the design, implementation, and maintenance of:

    a. Internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

Docusign Envelope ID: FA946228-ED68-4FF3-AB16-CD463FA17693

b. Internal control to prevent and detect fraud.

3. We have provided you with:

   a. Access to all information of which we are aware that is relevant to the preparation and fair presentation of the financial statements, such as financial records and related data, documentation, and other matters.

   b. Additional information that you have requested from us for the purpose of the audit.

   c. Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.

   d. All minutes of City Council meetings held through the date of this letter or summaries of actions of recent meetings for which minutes have not yet been prepared. All unsigned copies of minutes provided to you are copies of our original minutes approved by the City, if applicable, and maintained as part of our records.

   e. All significant contracts and grants.

4. We have responded fully and truthfully to all your inquiries.

Government Auditing Standards

5. We acknowledge that we are responsible for compliance with applicable laws, regulations, and provisions of contracts and grant agreements.

6. We have identified and disclosed to you all laws, regulations, and provisions of contracts and grant agreements that have a direct and material effect on the determination of amounts in our financial statements or other financial data significant to the audit objectives.

7. We have identified and disclosed to you any violations or possible violations of laws, regulations, including those pertaining to adopting, approving, and amending budgets, and provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for recognition and/or disclosure in the financial statements or for your reporting on noncompliance.

8. We have taken or will take timely and appropriate steps to remedy any fraud, abuse, illegal acts, or violations of provisions of contracts or grant agreements that you or other auditors report.

9. We have a process to track the status of audit findings and recommendations.

10. We have identified to you any previous financial audits, attestation engagements, performance audits, or other studies related to the objectives of your audit and the corrective actions taken to address any significant findings and recommendations made in such audits, attestation engagements, or other studies.

Federal Awards Programs (Uniform Guidance)

11. We have identified in the schedule of expenditures of federal awards all assistance provided (either directly or passed through other entities) by federal agencies in the form of grants, contracts, loans, loan guarantees, property, cooperative agreements, interest subsidies, commodities, insurance, direct appropriations, or in any other form.

12. We have disclosed to you all contracts or other agreements with service organizations, and we have disclosed to you all communications from the service organizations relating to

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noncompliance at the service organizations.

13. We have reconciled the schedule of expenditures of federal awards (SEFA) to the financial statements.

14. Federal awards-related revenues and expenditures are fairly presented, both in form and content, in accordance with the applicable criteria in the entity's financial statements.

15. We have evaluated all recipient organizations that received federal funding and represent we have no subrecipients.

16. We have identified the types of compliance requirements described in the *U.S. Office of Management and Budget (OMB) Compliance Supplement* regarding activities allowed or unallowed; allowable costs/cost principles; cash management; eligibility; equipment and real property management; matching, level of effort, earmarking; period of performance of federal funds; procurement and suspension and debarment; program income; reporting; subrecipient monitoring; and special tests and provisions that are applicable to each of our federal awards programs. We have identified to you our interpretation of any applicable compliance requirements subject to varying interpretations.

17. We are responsible for complying, and have complied, with the requirements of Uniform Guidance.

18. We are responsible to understand and comply with the requirements of federal statutes, regulations, and the terms and conditions of federal awards related to each of our federal awards programs and have disclosed to you any and all instances of noncompliance with those requirements occurring during the period of your audit or subsequent thereto to the date of this letter of which we are aware. We believe the entity has complied with all applicable compliance requirements.

19. We are responsible for the design, implementation, and maintenance of internal controls over compliance that provide reasonable assurance we have administered each of our federal awards programs in compliance with federal statutes, regulations, and the terms and conditions of the federal awards.

20. We have made available to you all federal awards (including amendments, if any) and any other correspondence or documentation relevant to each of our federal awards programs and to our compliance with applicable requirements of those programs.

21. The information presented in federal awards program financial reports and claims for advances and reimbursements is supported by the books and records from which our financial statements have been prepared.

22. The costs charged to federal awards are in accordance with applicable cost principles.

23. The reports provided to you related to federal awards programs are true copies of reports submitted or electronically transmitted to the federal awarding agency, the applicable payment system, or pass-through entity in the case of a subrecipient.

24. Amounts claimed or used for matching were determined in accordance with Title 2 U.S. *Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) regarding cost principles.

25. We have disclosed to you any communications from federal awarding agencies and pass-through entities concerning possible noncompliance with the applicable compliance requirements

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for each of our federal awards programs, including any communications received from the end of the period of your audit through the date of this letter.

26. We have identified to you any previous compliance audits, attestation engagements, and internal or external monitoring related to the objectives of your compliance audit, including findings received and corrective actions taken to address any significant findings and recommendations made in such audits, attestation engagements, or other monitoring.

27. The reporting package does not contain any protected personally identifiable information.

28. No changes have been made in internal control over compliance or other factors that might significantly affect internal control, including any corrective action we have taken regarding significant deficiencies or material weaknesses in internal control over compliance subsequent to the period covered by the auditor's report.

29. We represent that the City's expenditures of State of Texas awards are under the $750,000 threshold requiring an audit under the Texas Grant Management Standards (TxGMS).

Misappropriation, Misstatements, & Fraud

30. We have informed you of all current risks of a material amount that are not adequately prevented or detected by our procedures with respect to:

    a. Misappropriation of assets.

    b. Misrepresented or misstated assets, deferred outflows of resources, liabilities, deferred inflows of resourses, net position or fund balance.

31. We have no knowledge of fraud or suspected fraud affecting the entity involving:

    a. Management or employees who have significant roles in internal control over financial reporting, or

    b. Others when the fraud could have a material effect on the financial statements.

32. We understand that the term "fraud" includes misstatements arising from fraudulent financial reporting and misstatements arising from misappropriation of assets. Misstatements arising from fraudulent financial reporting are intentional misstatements, or omissions of amounts or disclosures in financial statements to deceive financial statement users. Misstatements arising from misappropriation of assets involve the theft of an entity's assets where the effect of the theft causes the financial statements not to be presented in conformity with accounting principles generally accepted in the United States of America.

33. We have no knowledge of any allegations of fraud or suspected fraud affecting the entity received in communications from employees, former employees, customers, regulators, citizens, suppliers, or others.

34. We have assessed the risk that the financial statements may be materially misstated as a result of fraud and disclosed to you any such risk identified.

Related Parties

35. We have disclosed to you the identity of all of the entity's related parties and all the related-party relationships of which we are aware.

    In addition, we have disclosed to you all related-party transactions and amounts receivable from

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or payable to related parties of which we are aware, including any modifications during the year that were made to related-party transaction agreements which existed prior to the beginning of the year under audit, as well as new related-party transaction agreements that were executed during the year under audit.

Related-party relationships and transactions have been appropriately accounted for and disclosed in accordance with accounting principles generally accepted in the United States of America.

36. We understand that the term related party refers to:

    - Affiliates
    - City Council members and members of their immediate families
    - Management and members of their immediate families
    - Any other party with which the entity may deal if one party can significantly influence the management or operating policies of the other to an extent that one of the transacting parties might be prevented from fully pursuing its own separate interests.

    Another party is also a related party if it can significantly influence the management or operating policies of the transacting parties or if it has an ownership interest in one of the transacting parties and can significantly influence the other to an extent that one or more of the transacting parties might be prevented from fully pursuing its own separate interests.

    The term affiliate refers to a party that directly or indirectly controls, or is controlled by, or is under common control with, the entity.

Litigation, Laws, Rulings & Regulations

37. We have disclosed to you all known actual or possible litigation and claims whose effects should be considered when preparing the financial statements. The effects of all known actual or possible litigation and claims have been accounted for and disclosed in accordance with accounting principles generally accepted in the United States of America.

38. We have no knowledge of communications, other than those specifically disclosed, from regulatory agencies, governmental representatives, employees, or others concerning investigations or allegations of noncompliance with laws and regulations, deficiencies in financial reporting practices, or other matters that could have a material adverse effect on the financial statements.

39. We have disclosed to you all known instances of violations or noncompliance or possible violations or suspected noncompliance with laws and regulations whose effects should be considered when preparing financial statements or as a basis for recording a loss contingency.

40. There are no regulatory examinations currently in progress for which we have not received examination reports.

41. We have no reason to believe the entity owes any penalties or payments under the Employer Shared Responsibility Provisions of the *Patient Protection and Affordable Care Act*, nor have we received any correspondence from the IRS or other agencies indicating such payments may be due.

42. We have not been designated as a potentially responsible party (PRP or equivalent status) by the Environmental Protection Agency (EPA) or other cognizant regulatory agency with authority to

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enforce environmental laws and regulations.

Nonattest Services

43. You have provided nonattest services, including the following, during the period of this engagement:

    - Preparing a draft of the financial statements and related notes and supplementary information
    - Preparing a draft of the schedule of expenditures of federal awards and related notes
    - Completing the auditee portion of the Form SF-SAC (Data Collection Form) through the Federal Audit Clearinghouse
    - Preparing entries to convert from modified accrual to full-accrual basis statements
    - Preparing entries related to GASB Statements No. 68, 75, 87, and 96 and certain outsourced journal entries after the initial trial balances were received

44. With respect to these services:

    a. We have designated a qualified management-level individual to be responsible and accountable for overseeing the nonattest services.

    b. We have established and monitored the performance of the nonattest services to ensure they meet our objectives.

    c. We have made any and all decisions involving management functions with respect to the nonattest services and accept full responsibility for such decisions.

    d. We have evaluated the adequacy of the services performed and any findings that resulted.

    e. We have established and maintained internal controls, including monitoring ongoing activities.

    f. When we receive final deliverables from you, we will store those deliverables in information systems controlled by us. We have taken responsibility for maintaining internal control over these deliverables.

Financial Statements & Reports

45. We have reviewed and approved a draft of the financial statements and related notes referred to above, which you prepared in connection with your audit of our financial statements. We acknowledge that we are responsible for the fair presentation of the financial statements and related notes.

46. With regard to supplementary information:

    a. We acknowledge our responsibility for the presentation of the supplementary information in accordance with the applicable criteria.

    b. We believe the supplementary information is fairly presented, both in form and content, in accordance with the applicable criteria.

    c. The methods of measurement and presentation of the supplementary information are unchanged from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.

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d. We believe the significant assumptions or interpretations underlying the measurement and/or presentation of the supplementary information are reasonable and appropriate.

e. If the supplementary information is not presented with the audited financial statements, we will make the audited financial statements readily available to intended users of the supplementary information no later than the date such information and the related auditor's report are issued.

47. With regard to other information that is presented in the form of our annual report:

a. We confirm that the annual comprehensive financial report (ACFR) comprises the annual report for the entity.

b. We have reviewed and approved the final draft of the ACFR.

Transactions, Records, & Adjustments

48. All transactions have been recorded in the accounting records and are reflected in the financial statements.

49. The entity has appropriately reconciled its general ledger accounts to their related supporting information. All related reconciling items considered to be material were identified and included on the reconciliations and were appropriately adjusted in the financial statements. All intracompany (and intercompany) accounts have been eliminated or appropriately measured and considered for disclosure in the financial statements.

50. We have everything we need to keep our books and records.

51. We have disclosed any significant unusual transactions the entity has entered into during the period, including the nature, terms, and business purpose of those transactions.

52. We are in agreement with the adjusting journal entries you have proposed, and they have been posted to the entity's accounts.

Governmental Accounting & Disclosure Matters

53. Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.

54. With regard to deposit and investment activities:

a. All deposit and investment transactions have been made in accordance with legal and contractual requirements.

b. Investments are properly valued.

c. Disclosures of deposit and investment balances and risks in the financial statements are consistent with our understanding of the applicable laws regarding enforceability of any pledges of collateral.

d. We understand that your audit does not represent an opinion regarding the enforceability of any collateral pledges.

55. The financial statements include all component units properly disclose all other related organizations.

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56. We have identified and evaluated all potential fiduciary activities and have determined there are no fiduciary activities required to be reported by GASB Statement No. 84, *Fiduciary Activities*, as amended.

57. Components of net position (net investment in capital assets, restricted, and unrestricted) and classifications of fund balance (nonspendable, restricted, committed, assigned, and unassigned) are properly classified and, if applicable, approved.

58. Capitall, lease, and subscription based assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated or amortized.

59. We have appropriately disclosed the entity's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position/fund balance is available and have determined that net position is properly recognized under the policy.

60. The entity has properly separated information in debt disclosures related to direct borrowings and direct placements of debt from other debt and disclosed any unused lines of credit, collateral pledged to secure debt, terms in debt agreements related to significant default or termination events with finance-related consequences, and significant subjective acceleration clauses in accordance with GASB Statement No. 88.

61. We have identified and evaluated all potential tax abatements, and we believe there are no material tax abatements to be disclosed in the notes to the financial statements.

62. The entity's ability to continue as a going concern was evaluated and that appropriate disclosures are made in the financial statements as necessary under GASB requirements.

63. The supplementary information required by the Governmental Accounting Standards Board, consisting of management's discussion and analysis, pension, and other postemployment benefit information, has been prepared and is measured and presented in conformity with the applicable GASB pronouncements, and we acknowledge our responsibility for the information. The information contained therein is based on all facts, decisions, and conditions currently known to us and is measured using the same methods and assumptions as were used in the preparation of the financial statements. We believe the significant assumptions underlying the measurement and/or presentation of the information are reasonable and appropriate. There has been no change from the preceding period in the methods of measurement and presentation.

64. With regard to pension and other postretirement benefits (OPEB):

    a. We believe the actuarial assumptions and methods used to measure pension and OPEB liabilities and costs for financial accounting purposes are appropriate in the circumstances.

    b. We have provided you with the entity's most current pension and OPEB plan instrument for the audit period, including all plan amendments.

    c. The participant data provided to you related to pension and OPEB plans are true copies of the data submitted or electronically transmitted to the plan's actuary.

    d. The participant data that we provided the plan's actuary for the purposes of determining the actuarial present value of accumulated plan benefits and other actuarially determined amounts in the financial statements were complete.

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General Government Matters

65. The financial statements properly classify all funds and activities in accordance with GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, as amended.

66. All funds that meet the quantitative criteria in in GASB Statement No. 34, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments*, as amended, and No. 37, *Basic Financial Statements—and Management's Discussion and Analysis-for State and Local Governments: Omnibus—an Amendment of GASB Statements No. 21 and No. 34*, for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.

67. Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.

68. Revenues are appropriately classified in the statement of activities within program revenues and general revenues.

69. We have appropriately disclosed that the entity is following either its established accounting policy regarding which governmental fund resources (that is, restricted, committed, assigned, or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available or is following paragraph 18 of GASB Statement No. 54 to determine the fund balance classifications for financial reporting purposes and have determined that fund balance is properly recognized under the policy.

70. We have exercised due care in the preparation of the introductory and statistical sections included in our annual comprehensive financial report (ACFR) and are not aware of any information contained therein that is inconsistent with the information contained in our basic financial statements.

Accounting & Disclosure

71. All transactions entered into by the entity are final. We are not aware of any unrecorded transactions, side agreements or other arrangements (either written or oral) that are in place.

72. Except as reflected in the financial statements, there are no:

    a. Plans or intentions that may materially affect carrying values or classifications of assets, deferred outflows of resources, liabilities, deferred inflows of resourses, net position or fund balance.

    b. Material transactions omitted or improperly recorded in the financial records.

    c. Material unasserted claims or assessments that are probable of assertion or other gain/loss contingencies requiring accrual or disclosure, including those arising from environmental remediation obligations.

    d. Events occurring subsequent to the statement of net position/balance sheet date through the date of this letter, which is the date the financial statements were available to be issued, requiring adjustment or disclosure in the financial statements.

    e. Agreements to purchase assets previously sold.

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f. Arrangements with financial institutions involving compensating balances or other arrangements involving restrictions on cash balances, lines of credit, or similar arrangements.

g. Guarantees, whether written or oral, under which the entity is contingently liable.

h. Known or anticipated asset retirement obligations.

73. Except as disclosed in the financial statements, the entity has:

a. Satisfactory title to all recorded assets, and those assets are not subject to any liens, pledges, or other encumbrances.

b. Complied with all aspects of contractual and grant agreements, for which noncompliance would materially affect the financial statements.

74. We agree with the findings of specialists in evaluating the arbitrage, net pension and total OPEB liabilities and have adequately considered the qualification of the specialists in determining the amounts and disclosures used in the financial statements and underlying accounting records. We did not give or cause any instructions to be given to the specialists with respect to the values or amounts derived in an attempt to bias their work, and we are not otherwise aware of any matters that have had impact on the independence or objectivity of the specialists.

Revenue and Accounts Receivable

75. Adequate provisions and allowances have been accrued for any material losses from:

a. Uncollectible receivables.

b. Sales/service commitments, including those unable to be fulfilled.

c. Purchase commitments in excess of normal requirements or at prices in excess of prevailing market prices.

Estimates

76. We have identified all accounting estimates that could be material to the financial statements and we confirm the appropriateness of the methods and the consistency in their application, the accuracy and completeness of data, and the reasonableness of significant assumptions used by us in making the accounting estimates, including those measured at fair value reported in the financial statements.

77. Significant estimates that may be subject to a material change in the near term have been properly disclosed in the financial statements. We understand that “near term” means the period within one year of the date of the financial statements. In addition, we have no knowledge of concentrations, which refer to a lack of diversity related to employers, industries, inflows of resources, workforce covered by collective bargaining agreements, providers of financial resources, or suppliers of material, labor or services or deposits,, or constraints, which refer to a limitation imposed by an external party or by formal action of a government’s highest level of decision-making authority related to limitations on raising revenue, limitations on spending, limitations on the incurrence of debt, or mandated spending, existing at the date of the financial statements that would make the entity vulnerable to the risk of severe impact in the near term that have not been properly disclosed in the financial statements.

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Tax-Exempt Bonds

78. Tax-exempt bonds issued have retained their tax-exempt status.

79. We have notified you of any instances of noncompliance with applicable disclosure requirements of the SEC Rule 15c2-12 and applicable state laws.

Signed by:
Robert E. Ranc, Jr.
148D0AD7C9404D8...
Robert Ranc, City Manager

DocuSigned by:
Robin Bromiley
F3C790BFBE4544D...
Robin Bromiley, Director of Finance

ANNUAL COMPREHENSIVE FINANCIAL REPORT

Celina, Texas

FISCAL YEAR
Ending September 30, 2024



CELINA
TEXAS
EST. 1876

Life Connected.

City of Celina, Texas
Annual Comprehensive Financial Report

Life Connected.

Fiscal Year Ended September 30, 2024

ELECTED OFFICIALS:

Ryan Tubbs, Mayor

Andy Hopkins, Mayor Pro-Tem, Place #3

Mindy Koehne, Deputy Mayor Pro-Tem, Place #5

Philip Ferguson, Place #1

Eddie Cawlfield, Place #2

Wendie Wigginton, Place #4

Brandon Grumbles, Place #6

CITY MANAGER OFFICE:

Robert Ranc, City Manager

Karla Stovall, Assistant City Manager

Kimberly Brawner, Assistant City Manager

PREPARED BY:

Robin Bromiley – Director of Finance



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City of Celina, Texas
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Introductory Section



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March 6, 2025

To the Honorable Mayor and City Council, City Manager, and Residents of Celina, Texas:

The City's management staff is pleased to submit the Annual Comprehensive Financial Report ("ACFR") of the City of Celina ("City") for the fiscal year ending September 30, 2024.

The purpose of this report is to provide the council, management, staff, the public, and other interested parties with detailed information regarding the City's financial condition. State Law requires that every general-purpose local government publish a complete set of audited financial statements within six months of the close of the fiscal year. This report is hereby submitted as mandated by both local ordinance and state statutes for the fiscal year ended September 30, 2024.

This report consists of management's representations concerning the finances of the city. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to present fairly the financial position and results of operations of the City's various funds. All disclosures necessary to enable the reader to gain an understanding of the City's financial activities have been included.

To ensure fiscal transparency and accountability, the City of Celina is mandated to undergo an annual audit of its financial records and activities. For the fiscal year ending September 30, 2024, the city engaged Forvis Mazars, an independent firm of certified public accountants, to conduct this audit. The objective of the independent audit was to provide reasonable assurance that the City's financial statements were free from material misstatements. This involved examination of supporting evidence, assessment of accounting principles and management estimates, and evaluation of the overall financial statement presentation. The audit concluded with an unmodified ("clean") opinion, affirming that the City's financial statements are fairly presented in accordance with Generally Accepted Accounting Principles (GAAP). The independent auditor's report is the initial component of the financial section.

Following the auditor's independent report, Management's Discussion and Analysis (MD&A) offers a narrative introduction, overview, and analysis of the basic financial statements. The MD&A is designed to complement this letter of transmittal, and both documents should be reviewed together to gain a comprehensive understanding of the City's financial position and performance.

OUR HISTORY

In the northwest corner of Collin County, Celina was not established until 1876, but settlers came into the area at a much earlier date. These settlers lived the lives of typical pioneers building their homes from logs or hauling lumber from Jefferson. They traveled by foot, horseback, or in wagons, making their clothes at home and raising what they had to eat. These early families mainly came from Tennessee and Kentucky.

In October 1879, a little settlement began to form a few miles southwest of the present-day Celina. John T. Mulkey, Celina's first Postmaster, renamed the City after Celina, Tennessee. The Methodist church was built in 1880 and also doubled as the school for a while. By 1885, a general store, mill, and drug store opened in "Old Celina". When the railroad came through the City in 1902, residents made an effort to move the City's actual main street eastward toward the tracks. The result is where the City square stands today. Celina has always been a Small City with a big vision!

CURRENT DAY

Celina has transformed from a quiet farming community within Collin and Denton Counties into a highly sought-after destination for living, working and raising families. This remarkable evolution is underscored by unprecedented growth, with the city's population surging by 200% within the past five years. As of September 30, 2024, the estimated population within city limits reached 45,854, a figure that does not include the broader service area. This expansion positions Celina as one of the fastest-growing cities within the dynamic Dallas-Fort Worth Metroplex. Strategically loacted in high-growth Collin County, between Preston Road and the future Dallas North Tollway, Celina anticipates a maximum buildout population of approximately 380,000. This advantageous geographical, demographic, and economic positioning is poised to establish Celina as a major player in the North Texas metropolitan landscape. Contributing to its desirability are a high median household income of $142,643 and an average home value of $621,426. Furthermore, the City's growth is fueled by strategic infrastructure planning, including the Dallas North Tollway expansion, and the presence of top ranked Prosper and Celina independent school districts.

COMMUNITY

Celina proudly preserves its authentic community spirit, fostering a welcoming, family-friendly atmosphere that seamlessly blends small-town charm with emerging urban conveniences. The City's vibrant culture is showcased through a robust calendar of community events, with the historic downtown square serving as the central gathering place. Signature events like CajunFest, alongside beloved family-oriented traditions such as Friday Night Farmer's Markets, Movies on the Square, the Splash and Blast 4th of July Celebration, Beware! Of the Square, and Christmas on the Square, reinforce Celina's strong community identity. For adults, the presence of several local wineries cultivates an appreciation for both culture and fine wine.

PROFILE OF THE GOVERNMENT

The City of Celina is a home-rule municipality and operates on a Council-Manager form of government. The governing body includes the Mayor and six City Council members, all serving three-year terms. City Council adopts all ordinances (laws) and resolutions and determines the overall direction of the City.

The City Manager is the chief executive officer of the City and is responsible for the enforcement of laws and ordinances, provision of City services, organization of City departments, and hiring City employees.

The City of Celina provides a full range of services supported through the City's property tax on both real and personal properties located within its boundaries and the ability to extend its boundaries by annexation when deemed appropriate by the City Council, as well as sales tax and charges for service. These services include fire, police, ambulance, emergency services, the public library, parks, recreation,

water, sewer, trash pickup, traffic engineering, streets, infrastructure, community development, planning and zoning, public improvements, economic development, and other administrative services.

The financial reporting entity includes all funds of the primary government as well as its component units. The component units are legally separate entities for which the primary government is financially accountable, but they are not part of the primary government's operations. The Celina Community Development Corporation (Type B) and Celina Economic Development Corporation (Type A) are included in the City's financial statements as discretely presented component units.

FINANCIAL INFORMATION

Financial System and Budgetary Controls

City management is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft, or misuse. Management also ensures that adequate accounting data is compiled to allow for the preparation of financial statements in conformity with GAAP. The internal control structure is designed to provide reasonable, but not absolute, assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of control should not exceed the benefits likely to be derived, and (2) the valuation of costs and benefits requires estimates and judgments by management. All internal control evaluations occur within the above framework.

The City's accounting records for general governmental activities are maintained on a modified accrual basis, with revenues recorded when available and measurable, expenditures recorded when the services or goods received, and liabilities recorded when incurred. Accounting records for the City's water and sewer and other proprietary activities are maintained on the accrual basis.

The City of Celina's fiscal responsibility is anchored in the City Council's mandate to adopt an annual operating budget by October 1st, the start of the fiscal year. This process begins with the City Manager crafting a recommended budget, a colloborative effort involving Assistant City Managers and Department Directors. Together, they develop a balanced budget that aligns with the strategic vision established by the City Council at the outset. To ensure transparency and thorough review, the proposed budget is presented to the City Council in detail before adoption. Furthermore, the City adhers to the Truth-in-Taxation process for both budget adoption and the setting of the ad valorem tax rate, reinforcing its commitment to fiscal accountability.

The budget is developed on a departmental level and adopted at the General, Debt Service, and Water and Wastewater fund levels. The level of control at which expenditures may not exceed budget without City Council approval is at the fund level. The objective of budgetary controls is to ensure compliance with the legal provision contained in the annual budget approved by the City Council. The City Manager has the authority to approve individual departmental line-item budget overages. This budgetary level serves as the foundation for the City’s financial planning and control. The City Council approves any amendment or additional funding requests for appropriations when the budget is exceeded at the fund level.

Each fall, the City of Celina's City Council approves a comprehensive five-year Capital Improvement Program. This long-term plan serves as a foundational framework for future financial forecasting, guiding decisions related to debt issuance, capital resource allocation, and the essential needs of

operations and maintenance. The city's primary objective is to ensure long-range financial planning that promotes sustainability while effectively meeting the service needs and expectations of its residents. To achieve this, Celina operates with a one-year approved balanced budget, complemented by four years of internal operational-level planning for robust forecasting.

The accompanying Annual Comprehensive Financial Report incorporates all funds of the City, including all government activities, organizations, and functions for which the City is financially accountable as well as its component units. The City's component units are legally separate entities for which the City is financially accountable but are not part of the City's operations.

The City's discretely presented component units are:

- Celina Economic Development Type 4A Sales Tax Corporation (EDC)
- Celina Community Development Type 4B Sales Tax Corporation (CDC)

LOCAL ECONOMY

Celina has experienced tremendous growth. The growth is primarily because of new residential developments coming into the City. These new developments will bring a significant number of homes into Celina over the next several years. From FY 2020 through FY 2024, the City issued 11,124 single-family home construction permits, with 2,881 issued in FY 2024 alone. The City has led several North Texas Cities, including Frisco, McKinney, Little Elm, and Prosper, in issuing single-family construction permits since FY 2021. This rate of growth will have a significant impact on the City, the counties, and the school districts.

During fiscal year 2024, Celina welcomed Kumon Learning Center, OMG Tacos, Simply Pho House, Sylvan Learning Center, Legacy Bagels, 7Eleven, McDonalds, A1 Browning, 3-D Dance, along with 53 other businesses into Celina. In addition, City sales tax revenue has increased with the addition of brick-and-mortar establishments, the local demand for online shopping, shop local campaigns, and the addition of households. The City recognized an 22% increase in sales tax revenue during FY 2024 compared to FY 2023. With more houses and retail stores being built comes the expectation that sales tax revenue will continue to increase.

Celina stands out as a leading community for educational excellence, served by the highly regarded Celina and Prosper Independent School Districts. Celina ISD, experiencing rapid growth, welcomes over 1,000 new students annually. To accommodate this expansion, the district opened a new middle school in the 2022-2023 academic year and plans to introduce a new elementary school each year for the foreseeable future. Similarly, Prosper ISD continues to expand its facilities, adding high schools, middle schools, and elementary schools across its district. Further enhancing educational opportunities, the Collin College Celina Campus opened its doors in the fall of 2021, providing capacity for 2,500 students and significantly improving access to higher education for residents in northwestern Collin County.

FUTURE FORWARD

The City's prime location along Preston Road and the Dallas North Tollway (DNT) continues to attract significant retail interest. Developers are eyeing potential sites for up to 600,000 square feet of

additional retail space. The City has major retailers including Walmart, Costco, Home Depot, and Lowe's that are in process. This influx of big-box stores and future diverse restaurants is fueled by the City's ability to provide the infrastructure and services these businesses require. Consequently, sales tax revenue is experiencing consistent growth and is projected to double within the next five years.

The North Texas Tollway Authority (NTTA) Board's approval of the DNT extension from US 380 to FM 428 in December 2023 marks a significant milestone for Celina's economic development. Construction, which began in early 2024 and is expected to conclude in late 2027, will further enhance the corridor's accessibility and attractiveness to businesses.

Moreover, Methodist Health System's $200 million Methodist Celina Medical Center project, situated between the DNT and the future Celina Parkway, reinforces the City's growing healthcare sector. The five-story, 200,000-square-foot hospital is expected to open in early 2025, and will generate over 220 new jobs.

Celina is also focused on cultivating a vibrant downtown core. The City actively promotes a "shop local" initiative to encourage patronage of its historic downtown businesses. Recent additions like Heyday, Apricot Lane, the Wick, and Grannies Sweeties are enriching the downtown experience. The Celina Downtown Center project is a comprehensive initiative designed to revitalize the City's historic downtown by consolidating city services, expanding library facilities, and establishing a vibrant community hub. To address Celina's rapid growth, the center will feature modernized administrative offices, a significantly larger library, a multi-story atrium and a rooftop event space, complemented by a separate parking garage to alleviate congestion. Implemented in phases, with the parking garage slated for completion in October 2025 and the main center in November 2026, this project aims to create an accessible and engaging downtown area that fosters community engagement while preserving Celina's historic character, ultimately serving as a central focal point for the City's expanding population.

MAJOR INITIATIVES

The City has completed several strategic initiatives, studies, plans, and capital projects during fiscal year 2024. These plans and initiatives will shape the identity and development of Celina for the next decade.

The list of these accomplishments are as follows:

- ✓ The City updated its Strategic Plan for 2024-2026, providing a clear roadmap for future growth
- ✓ A foundational Five-Year Capital Improvement Program was established
- ✓ The Ralph O'Dell Senior Center opened, providing a vital community space for senior residents
- ✓ Phase 1 of the Downtown Fiber and public Wi-Fi project was completed, enhancing connectivity
- ✓ Critical infrastructure was strengthened with the completion of disaster recovery site connectivity
- ✓ Completion of a centralized data center, enhancing operational efficiency and interconnectivity across all city facilities
- ✓ Demonstrated strong financial management, the City achieved an increased bond rating of Aa1

The City’s public infrastructure improvement projects are called Capital Improvement Projects. The following Capital Improvement Projects were completed, started, or under design during FY 2024.

- ✓ Opened the Police Headquarters and Fire Station #3
- ✓ Started design of Fire Station #4

- ✓ Constructing Ownsby Pkwy (Preston to Coit)
- ✓ Constructing Choate Pkwy (Kinship to Roseland)
- ✓ Constructing Bothwell Boulevard Median Lighting
- ✓ Constructing Downtown Interloop Improvement Project
- ✓ Installed five new outdoor warning sirens
- ✓ Completed Preston Road Lighting Project Phase II and III
- ✓ Completed Coit Road Water Line Phase I and II
- ✓ Completed Downtown Sign Project Phase I

ACKNOWLEDGMENTS

The preparation of this report would not have been possible without the skill, effort, and dedication of the entire staff of the Finance Department. We wish to thank all government departments for their assistance in providing the data necessary to prepare this report. We would also like to thank the Mayor and City Council for their unfailing support for maintaining the highest standards of professionalism in the management of the City of Celina's finances.

Respectfully submitted,



Robin Bromiley, MSA, CGFO
Director of Finance

THE CITY OF CELINA

CORE VALUES



EXCELLENCE

- We always do our best
- We embrace innovation and efficiency while remaining good stewards of City resources
- We are accountable and take pride in our work
- We seek opportunities to learn and expand our professional horizons

COMMUNITY

- We are a unified body and work as a team
- When we disagree, we resolve it according to our Core Values
- We value and respect all employees and our customers
- We foster a culture that includes understanding, support, balance, and a sense of humor
- We embrace openness, diversity, and inclusion



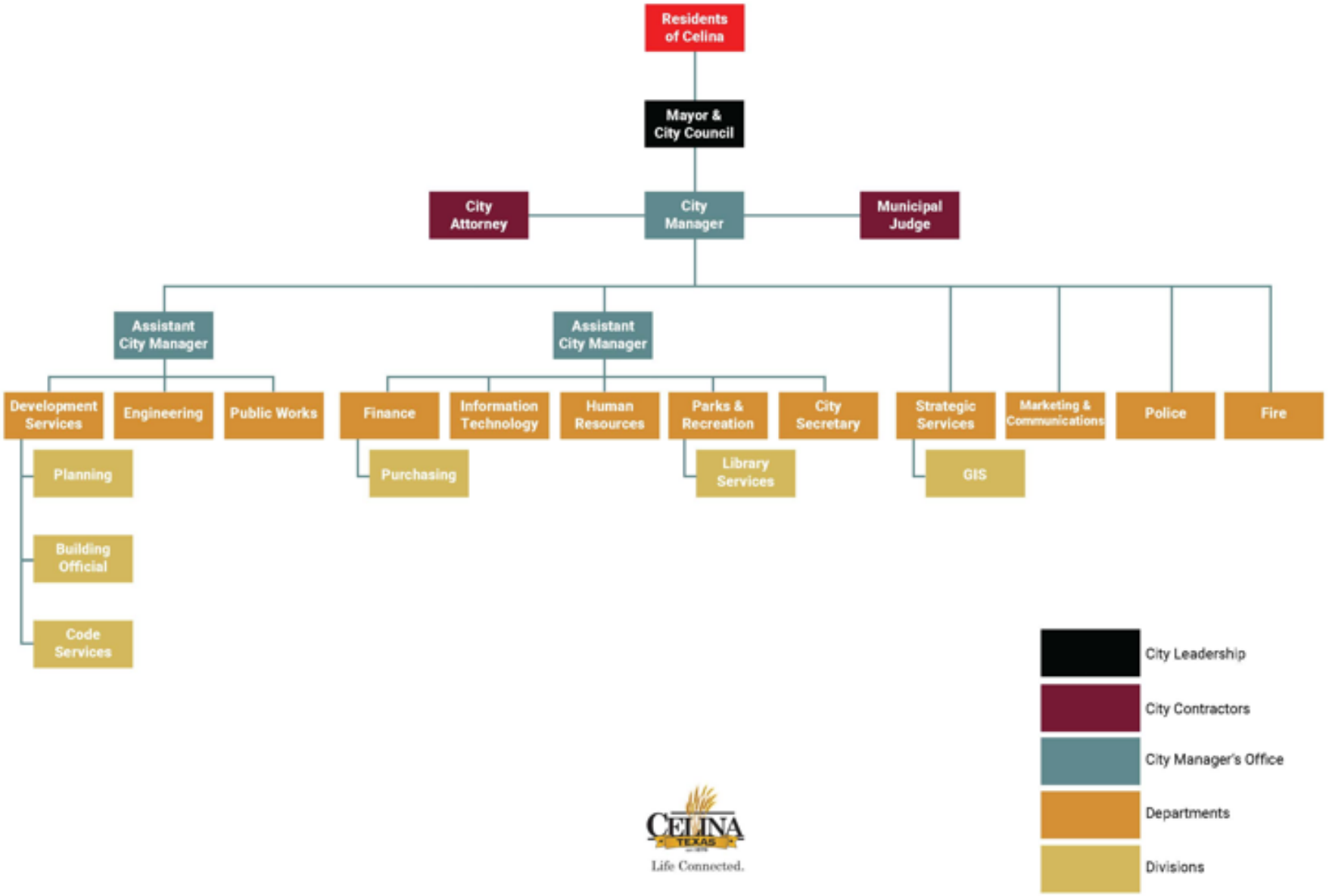
INTEGRITY

- We do the right thing at all times
- We are committed to building and maintaining credibility and trust both internally and externally
- We are accountable in our words and actions
- We question that which may be inconsistent with our Core Values

SERVICE

- We are selfless public servants and believe in helping others
- We treat everyone the way we wish to be treated
- We are caring and empathetic in all we do
- We work to deliver excellent service to all we encounter

ORGANIZATIONAL CHART



CELINA TEXAS
Life Connected.

Financial Section



Life Connected.

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Independent Auditor's Report

The Honorable Mayor and
Members of the City Council
City of Celina, Texas

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Celina, Texas (City), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2024, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the "Auditor's Responsibilities for the Audit of the Financial Statements" section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

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Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, pension, and other postemployment benefit information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual fund financial statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund financial statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual comprehensive financial report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Forvis Mazars, LLP

Dallas, Texas
March 6, 2025



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Management’s Discussion and Analysis



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Management's discussion and analysis provides a narrative overview of the financial activities and changes in the financial position of the City of Celina, Texas (City), for the fiscal year ended September 30, 2024 . It is offered hereby the management of the City to the readers of its financial statements. Readers are encouraged to consider the information presented herein conjunction with the information furnished in our letter of transmittal in the introductory section and the City's financial statements and accompanying notes.

Financial Highlights

- The capital assets represent the City's investment in infrastructure, which increased this fiscal year by $300.16 million. Of this amount, governmental activities increased $162.24 million, bringing net capital assets to $453.63 million. The Business-type activities grew $137.92 million to a total net capital asset of $447.15 million.
- The City's total net position increased by $282.76 million during the fiscal year.
- The City's total amount of outstanding bonded debt is $478.02 million, an increase of $122.89 million due to the issuance of $135 million revenue certificates of obligation in 2024 partially offset by scheduled debt payments.

Overview Of The Financial Statements

This annual report consists of four parts; management's discussion and analysis (this section), basic financial statements, required supplementary information, and combining and individual fund statements and schedules.

The basic financial statements include two kinds of statements that present different views of the City:

- The first two statements are Government-Wide Financial Statements that provide information about both the short-term and long-term financial status of the City as a whole.
- The remaining statements are Fund Financial Statements that focus on individual parts of the City's government, reporting the City's operations in more detail than the Government-Wide statements.
    - The Governmental Fund Statements take a short-term view and demonstrate how general government services like public safety were financed during the fiscal year.
    - The Proprietary Fund Statements offer both short-term and long-term financial information about the activities the government operates like businesses, such as the water and wastewater system.

The financial statements also include notes that explain information in the financial statements and provide more detailed data. The statements are followed by a section of required supplementary information that further explains and supports the information in the financial statements. In addition to these required elements, we have included a section with combining statements that provide details about our nonmajor governmental funds, each added together and presented in single columns in the basic financial statements.

Government-Wide Financial Statements. The government-wide financial statements include the Statement of Net Position and the Statement of Activities. These statements are designed to provide readers with a broad overview of the City's finances in a manner similar to a private-sector business. Both are prepared using the economic resources focus and the accrual basis of accounting, meaning that all the current year's revenues and expenses are included regardless of when cash is received or paid.

Statement of Net Position. The Statement of Net Position presents information on the City's assets, deferred outflows of resources, liabilities, and deferred inflows of resources including capital assets and long-term obligations. The difference between the four is reported as net position. Over time, the increases or decreases in net position may serve as a valuable indicator of whether the City's financial position is improving or deteriorating. Other indicators of the City's financial position should be taken into consideration, such as the change in the City's property tax base and condition of the City's infrastructure (i.e., roads, drainage systems, water, and sewer lines, etc.), in order to more accurately assess the overall financial condition of the City.

The Statement of Activities presents information showing how the City's net position changed during the most recent fiscal year. It focuses on both the gross and net costs of the government's various activities and thus summarizes the cost of providing specific government services. This statement includes all current year revenues and expenses.

The Statement of Net Position and the Statement of Activities divide the City's activities into two types:

- *Governmental Activities*. Most of the City's basic services are reported here, including general government, police and fire protection, municipal court, streets, park and recreational activities, cultural events, and library. Property taxes, sales taxes, franchise taxes, and building permits provide the majority of the revenue for these activities.
- *Business-Type Activities*. Activities for which the City charges customers a fee to pay most or all of the costs of a service it provides are reported here. The City's business-type activities include water distribution/wastewater collection, solid waste collection/ disposal, and stormwater drainage.

Fund Financial Statements. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. These statements focus on the most significant funds and may be used to find more detailed information about the City's most significant activities. The funds of the City can be divided into two categories: governmental funds and proprietary funds.

- ***Governmental Funds***. Governmental funds are used to account for the majority of the City's activities, which are essentially the same functions reported as governmental activities in the government-wide statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

  The focus of the governmental funds' financial statements is narrower than that of the government-wide financial statements. Therefore, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental funds' Balance Sheet and the governmental funds' Statement of Revenues, Expenditures, and Changes in Fund Balances provide a reconciliation to facilitate this comparison. These reconciliations explain the differences between the government's activities as reported in the government-wide statements and the information presented in the governmental funds' financial

statements.

- The City reports fifteen individual governmental funds. Major funds are presented separately in the governmental funds' Balance Sheet and in the governmental funds' Statement of Revenues, Expenditures, and Changes in Fund Balances and include the General Fund, the Debt Service Fund, the Street Construction Fund, Parkland Feeds Fund, and the Bond Fund. Data for the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of the nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.
- ***Proprietary Funds.*** The City charges customers directly for certain services it provides. These services are generally reported in proprietary funds. Proprietary funds are reported in the same way that all activities are reported in the statement of net position and the statement of activities. The City's enterprise funds (a fund type of proprietary funds) are identical to the business-type activities reported in the government-wide statements. Still, enterprise fund financial statements provide more detail and additional information, such as cash flows.

  The City of Celina maintains one individual enterprise fund. The City uses this fund to account for its water and sewer, storm drainage, and environmental services.

Notes to the Financial Statements. The notes provide additional information that is essential to gain a complete understanding of the data provided in the government-wide and fund financial statements.

Other Information. In addition to the basic financial statements and accompanying notes, this report presents certain required supplementary information (RSI) concerning the City's progress in funding its obligation to provide pension benefits and other post-employment benefits to the employees.

The combining and individual fund statements and schedules referred to earlier are presented immediately following the required supplementary information on pensions.

Government-Wide Financial Analysis

At the end of the fiscal year 2024, the City's net position (assets and deferred outflows of resources exceeding liabilities and deferred inflows of resources) totaled $751.94 million. Total assets of the City on September 30, 2024 were $1.33 billion, deferred outflows of resources were $3.53 million, total liabilities were $575.42 million, and deferred inflows of resources were $3.18 million resulting in a net position balance of $751.94 million, a 60.26% increase over the previous year. This analysis focuses on the net position and changes in net position.

Net Position. The largest portion of the City's net position, $532.26 million, reflects its investment in capital assets (land and improvements, buildings, infrastructure, vehicles, machinery, and equipment), less any related outstanding debt used to acquire those assets. The City uses these assets to provide services to its residents; consequently, these assets are not available for future spending. Although the City reports its capital assets net of related debt, the resources needed to repay this debt must be provided from other sources since the capital assets themselves cannot be used to liquidate these liabilities.

Restricted portion of the City's net position, $46.08 million are subject to external restrictions on how they may be used. The City's unrestricted net position is $173.60 million, which may be used to meet the City's future obligations.

Table 1
City of Celina Net Position

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Assets						
Current and other assets	$ 268,183,997	$ 168,996,844	$ 158,048,295	$ 146,029,110	$ 426,232,292	$ 315,025,954
Capital assets, net	453,629,998	291,389,325	447,150,606	309,228,152	900,780,604	600,617,477
Total assets	721,813,995	460,386,169	605,198,901	455,257,262	1,327,012,896	915,643,431
Deferred Outflows of Resources	3,041,977	2,972,156	491,824	475,830	3,533,801	3,447,986
Liabilities						
Other liabilities	38,735,569	29,369,772	20,192,621	26,059,102	58,928,190	55,428,874
Long-term obligations	324,417,093	207,746,088	192,074,213	183,870,384	516,491,306	391,616,472
Total liabilities	363,152,662	237,115,860	212,266,834	209,929,486	575,419,496	447,045,346
Deferred Inflows of Resources	3,156,452	2,828,351	27,765	30,149	3,184,217	2,858,500
Net Position						
Net investment in capital assets	249,570,159	145,178,585	282,693,619	165,996,622	532,263,778	311,175,207
Restricted	46,077,308	22,571,293	-	-	46,077,308	22,571,293
Unrestricted	62,899,391	55,664,236	110,702,507	79,776,835	173,601,898	135,441,071
Total net position	$ 358,546,858	$ 223,414,114	$ 393,396,126	$ 245,773,457	$ 751,942,984	$ 469,187,571

Changes in Net Position. The government's overall net position increased $282.76 million over the prior fiscal year. The reasons for the overall increase are discussed in the following sections for governmental activities and business-type activities.

Government activities increased the City's net position by $135.13 million from the prior year. This was due in part to an increase in ad valorem tax revenues, building permit revenues, and capital contributions. Key revenue and expense transactions are as follows:

- Net Investment in Capital Assets increased by $104.39 million. This represents the capital assets less the liabilities of infrastructure added to the City's governmental capital assets. In fiscal year 2024, the City received $96.90 million in capital contributions from developers.
- Charges for services increased by $13.03 million, primarily due to a rise in permitting and inspection fees as the City continues to experience significant population growth. Permitting revenue grew by $6.67 million compared to the prior year. Roadway impact and capital recovery fees increased by $2.99 million over fiscal year 2024, and park fees rose by $2.14 million.

- Ad valorem tax revenue increased by $11.98 million from fiscal year 2023, driven by higher property assessed values in fiscal year 2024. The City's assessed property tax valuation grew by $1.76 billion from fiscal year 2023 to fiscal year 2024. Of this increase, $847 million is attributable to new taxable values added to the tax roll, including improvements and personal property.
- Unrestricted Net Position increased $7.24 million. The unrestricted balances include operating costs and funding for future projects and programs. In addition, $46.08 million is restricted for capital projects and restricted fees to fund the projects.
- General government expenses increased approximately $15.70 million over last year. This was anticipated due to the demands on service from the additional housing developments and consequently more residents moving to the City. The City increased its personnel by over 13% during fiscal year 2024 to meet the needs of its residents. Fire, police, streets, and development services had the largest increases in 2024 . Interest expense also increased as additional debt has been issued to keep up with growth.

Business-type activities increased net position by $147.62 million. Key elements to the change in net position are as follows:

- The City received $108.06 million in capital contributions from developers in the form of new water, drainage, and sewer lines. These contributions were significant reasons why net investment in capital assets increased by $116.70 million.
- The City collected $13.84 million in impact fees and capital recovery fees for future water and wastewater infrastructure updates.
- The City collected $11.20 million in meter fees and connection fees for water and sewer tie-ins for new homes and businesses to the current system.
- Unrestricted Net Position increased $30.93 million. The unrestricted balances include operating costs and funding for future projects and programs.
- The City earned $7.09 million in interest income related to Business type activities and bond proceeds.

Expenses increased by 28% due mainly to the $2.58 million increased water demand costs, $3.37 million in more in depreciation expense, and $881,473 increase in garbage collection cost. All of these increases in expenses are directly related to increased growth in customers through new houses and commercial properties.

Water sales increased by $3.87 million over the previous fiscal year. This increase was due to adding more than 2,600 new customers, an approximate 19% increase from the prior fiscal year. Water rates remained the same from fiscal year 2023 through fiscal year 2024 .

Table 2
City of Celina
Change in Net Position

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Program Revenues						
Charges for services	$ 49,798,688	$ 36,442,384	$ 63,679,831	$ 43,967,567	$ 113,478,519	$ 80,409,951
Operating grants/contributions	2,761,584	862,378	400,000	420,000	3,161,584	1,282,378
Capital grants/contributions	99,233,684	38,619,344	108,830,648	73,156,255	208,064,332	111,775,599
General revenues:						
Ad valorem taxes	36,490,482	24,505,056	-	-	36,490,482	24,505,056
Sales taxes	4,925,187	4,039,188	-	-	4,925,187	4,039,188
Franchise taxes	1,383,145	1,003,967	-	-	1,383,145	1,003,967
Gain on sale of capital assets	189,301		43,924			
Grants not restricted to specific programs	-	-	-	3,246,980	-	3,246,980
Other	13,631,135	8,702,605	7,310,604	4,811,448	20,941,739	13,514,053
Total program revenues	208,413,206	114,174,922	180,265,007	125,602,250	388,678,213	239,777,172
Expenses						
Administration	12,046,109	13,886,440	-	-	12,046,109	13,886,440
Judicial	251,705	209,350	-	-	251,705	209,350
Fire and emergency services	11,768,158	8,455,931	-	-	11,768,158	8,455,931
Development services	13,956,292	10,758,050	-	-	13,956,292	10,758,050
Public works	5,719,853	2,714,742	-	-	5,719,853	2,714,742
Police department	10,282,158	7,388,351	-	-	10,282,158	7,388,351
Parks and recreation	3,654,586	3,043,497	-	-	3,654,586	3,043,497
Library	435,014	389,445	-	-	435,014	389,445
Downtown project	106,107	75,660	-	-	106,107	75,660
Interest and fiscal charges	9,370,480	4,973,647	-	-	9,370,480	4,973,647
Water, sewer and sanitation services	-	-	38,332,338	30,063,285	38,332,338	30,063,285
Total expenses	67,590,462	51,895,113	38,332,338	30,063,285	105,922,800	81,958,398
Excess before transfers	140,822,744	62,279,809	141,932,669	95,538,965	282,755,413	157,818,774
Transfers	(5,690,000)	(174,168)	5,690,000	174,168	-	-
Change in Net Position	135,132,744	62,105,641	147,622,669	95,713,133	282,755,413	157,818,774
Net Position, Beginning of Year	223,414,114	161,308,473	245,773,457	150,060,324	469,187,571	311,368,797
Net Position, End of Year	$ 358,546,858	$ 223,414,114	$ 393,396,126	$ 245,773,457	$ 751,942,984	$ 469,187,571

Financial Analysis Of The Funds

The focus of the City's funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information helps assess the City's financing requirements. In particular, the unassigned fund balance in the governmental funds may serve as a useful measure of the City's net resources available for spending at the end of the fiscal year.

Governmental Funds. Governmental funds had an increase in fund balance of $94.01 million:

- **General Fund** – The General Fund is the primary operating fund of the City. The fund balance is $31.53 million, representing an increase of $6.18 million from the previous year. The General fund revenues had a healthy increase due to increased development and growth of the City. Permits and inspection fees had an increase of $5.56 million over the prior year. Property tax revenue also recognized an increase of $5.58

million and interest revenue brought in $911,678 more than fiscal year 2023 . This allowed the City to transfer excess earnings to the Street Construction Fund, Drainage Fund, and other funds for capital improvement projects. The General Fund's overall expenditures increased 24.16% last year, approximately $8.33 million, from $34.45 million to $42.78 million. The increase was attributable to rising demands of service amongst the majority of the departments such as Public Works by 29%, Police by 38% and Fire by 35%. This lead to over 35 additional employees in fiscal year 2024.

- **Debt Fund** – The Debt Fund's fund balance increased $3.95 million due to the increase in property tax revenue in the current year. The ending fund balance is $7.64 million.
- **Street Construction Fund** – The Street Construction Fund's fund balance increased $3.83 million in the current fiscal year due to $1.37 million in expenditures offset by a transfer in of $5.05 million from the general fund.
- **Parkland Fee Fund** – The Parkland Fee Fund accounts for the financing and acquisition of major capital park projects. The City received this year $5.14 million in revenue from park fees. The City spent $2.83 million on capital assets and parks and recreation expenditures which resulted in ending fund balance of $10.55 million.
- **Bond Fund** – The Bond Fund's fund balance increased $59.90 million primarily due to the $119.70 million of bond proceeds that will continue to be spent in future years on capital projects. This increase was offset by the City spending $67.87 million on capital assets and bond issuance fees during 2024. The ending fund balance is $124.15 million.

Business-Type Activities

- **Water Wastewater Fund** – The fund had a change in net position of $147.62 million, including operating income of $31.83 million, plus non-operating revenues of $7.13 million, plus capital contributions of $108.83 million, plus transfers in of $5.69 million. The net income includes the combination of eleven separate utility operating funds. These are separated internally to allow for proper control and accountability to ensure the funds' disposition meets statutory requirements. For example, Impact Fees and Capital Recovery Fees, both of which earned substantial revenues this year, are managed through separate funds but combined within the operating portion of this fund for financial statement purposes.

Budgetary Highlights

In the fiscal year 2023-2024, the General Fund adopted expenditure budget was increased by $9.52 million over the 2022-2023 adopted budget. During the fiscal year, budget amendments increased the original revenue budget by $290,293 and increased the expenditure budget, including transfers out, by $16.75 million. The City's largest expenditure amendment of $13.55 million was to transfer excess earnings from FY 2023 to the Street Construction Fund in the amount of $5.05 million, $6.50 million to the Drainage Fund, and $2 million to various funds for capital improvement projects. The other amendments were for grant awards, increase interest in City run sports leagues, insurance claims, and unanticipated expenditures during the year. During the fiscal year, the City regularly reviews the budget and determines if a budget amendment is reasonable and necessary. All budget amendments receive scrutiny and City Council approval through an amended ordinance.

In the General Fund, the actual revenue received in comparison to the final budget was over by $17.74 million. This positive variance is most noticeable in permit and inspection fees and interest revenue. General Fund expenditures had a final budget to actual variance of $4.03 million prior to other financing sources/uses. The savings between actual and amended expenditures is due to several things including $1.62 million personnel savings from vacant positions, $200,000 due to change in credit card fee structure for the permits department, $339,454 in contract services that were left unspent, operating expenses including fuel, computer software and hardware, electricity, and maintenance agreements came in lower than anticipated. During the last few years, many materials and supplies were delayed due to shipping and manufacturing issues.

The City used a portion of the excess General Fund balance to continue to fund $5.01 million to the Street Construction fund, $6.50 million to the Drainage fund, and $200,000 to the Capital Equipment Replacement fund. Additional information on the City's budgeted transfers in *Note 11* to the financial statements.

Capital Asset And Debt Administration

Capital Assets: The City's investment in capital assets for its governmental and business-type activities as of September 30, 2024 , amounts to $900.78 million (net of accumulated depreciation), as shown in the table below. This investment in capital assets includes land, buildings, improvements, vehicles, machinery and equipment, infrastructure, and construction in progress. Additional information on the City's capital assets can be found in *Note 6* to the financial statements.

Some of the items substantially completed during the fiscal year include:

- $16.48 million for Fire Station #3
- $35.43 million for Police Headquarters
- $1.17 million for Preston Road Lighting Phase 3
- $4.14 million for Senior Center building
- $2.52 million for Celina Road Pump Station
- $108.05 million in Utility infrastructure is related to developers' contribution
- $96.90 million in Roadway infrastructure is related to developers' contribution

	Governmental Activities		Business-type Activities		Totals	
	2024	2023	2024	2023	2024	2023
Land	$ 66,015,676	$ 52,132,690	$ 11,846,209	$ 7,980,894	$ 77,861,885	$ 60,113,584
Buildings	18,694,219	16,926,403	1,419,666	10,395	20,113,885	16,936,798
Parks	20,629,972	23,807,942	-	-	20,629,972	23,807,942
Infrastructure	218,070,666	116,782,032	342,936,752	203,117,083	561,007,418	319,899,115
Vehicles, machinery and equipment	8,496,102	6,826,007	2,934,157	2,494,782	11,430,259	9,320,789
Right-to-use leased equipment	323,132	430,842	-	-	323,132	430,842
Subscription asset	78,732	104,976	-	-	78,732	104,976
Water rights	-	-	17,299,949	17,299,949	17,299,949	17,299,949
Construction in progress	121,321,499	74,378,433	70,713,873	78,325,049	192,035,372	152,703,482
Total capital assets, net	$ 453,629,998	$ 291,389,325	$ 447,150,606	$ 309,228,152	$ 900,780,604	$ 600,617,477

Long-term Debt: At the end of the current fiscal year, the City of Celina had total bonded debt outstanding of $478.02 million, as shown. Of this amount, $469.32 million represents tax-supported bonds, and $8.70 million represents self-supported bonds. The $122.85 million increase in debt is for numerous upcoming projects such as public safety facilities, parks and recreation projects, a municipal administration and library building, a downtown community parking lot, and land purchases. This is in addition to annual streets, drainage, water, and sewer projects that are needed to maintain existing infrastructure and keep up with the projected growth explosion.

	Governmental Activities		Business-type Activities		Totals	
	2024	2023	2024	2023	2024	2023
General obligation bonds	$ 8,240,000	$ 9,140,000	$ 460,000	$ -	$ 8,700,000	$ 9,140,000
Certificates of obligation	299,035,000	184,502,659	170,280,000	161,487,341	469,315,000	345,990,000
Total bonds payable	$ 307,275,000	$ 193,642,659	$ 170,740,000	$ 161,487,341	$ 478,015,000	$ 355,130,000

In fiscal year 2024, The City issued Tax and Waterworks and Sewer System Revenue Certificates of Obligation, Series 2024 in the amount of $135,000,000. $119.70 million was allocated to the general government for streets, parks, and public safety and $15.30 million was allocated to the water and sewer to finance the cost of improving the City's waterworks and sewer system.

Additional information on the City's long-term debt can be found in *Note 7* to the financial statements.

Economic Factors And Next Year's Budgets And Rates

The City of Celina expects to continue to see strong population and economic growth. The City's budget continues to grow as new residents and businesses are added. In the last 13 years, the City's population has grown from 6,028 in 2011 to 45,854 in 2024. For the fiscal year 2023-2024 budget, the City's goal has been to successfully provide the City Council with a collaborative budget that includes departmental participation to balance the budget collectively. The following revenues and expenditures were essential components to the budget:

Property Taxes. Looking forward to the fiscal year 2025, the City's certified taxable value after exemptions for tax year 2024 for both the Collin and Denton Central Appraisal Districts is $8,048,812,138 (as of July 2024). This is 26.24% or $1.70 billion more than the prior year, of which $1.33 billion is attributable to new taxable values added to the tax roll.

Building Permits. Besides property taxes, a major source of revenue for the City originates from licenses and permits. These revenues are generated for services rendered and user fees charged for building permits, construction inspection fees, fire/EMS and police fees, and other related services. The largest source of revenue in this category is building permits and inspection fees, as the City continues to develop and grow at a fast pace. For FY 2025, the budget has been increased to $13.8 million. The City conservatively budgets building permits due to the potential impact of economic cycles on this revenue source. The City also maintains a Stabilization Fund to protect the City from sudden economic changes that could reduce revenue from building permits in the middle of a fiscal year.

Staffing. The City's population has increased by 149% over the last five years, averaging 32% growth per year. As a result, the FY 2024-2025 budget authorized 34 new full-time equivalent positions at a cost of $2.837 million to assist departments in keeping up with service level demands. Of these new positions, 10 were for Police and Fire, 12 positions were slated for the Public Works department, and 9 were for Development and Engineering .

Capital Projects. The following is a list of some of the significant projects that the Engineering Department has slated to start or continue construction in the upcoming fiscal year:

- Fire Station No. 4 design
- Downtown Parking Garage construction
- Government Center construction
- Southeast Pump Station & Transmission Line
- Southeast Ground Storage Tank
- Wilson Creek Park Phase 1
- Oklahoma Dr Improvements (Pecan to Malone)
- J Fred Smith (Preston to Coit)

Fund Balance and Reserve. By ordinance, the City is required to maintain 25% of annual operating expenses, equal to a 90 days reserve, as a balance in the governmental fund account. Revenues from property taxes to pay for services are typically delayed due to the timing of new growth showing up on the tax rolls resulting in cost for new growth to be paid immediately, while the revenues follow a year later.

The City's proprietary fund, Water Wastewater Fund, practices a reserve of 40%, or 146 days, of working capital. The primary source of revenue is generated by water sales dependent on rate and consumption by customers, while cost is at a 'pay as you go.' This sole source revenue creates the need for a higher fund balance reserve. The reserve is designed to smooth out the low seasonal sales common in the winter months and even the occasional Texas 'wet' summers in an effort to keep rate increases at a minimum.

The 40% reserve is applicable to actual operating expenditures and excludes funds received that are dedicated to capital projects or have restrictions. For both funds, the City monitors the fund balances as a good fund balance is attractive to rating agencies in evaluating a city's financial health.

Contacting the City's Financial Management:

This financial report is designed to provide our residents, taxpayers, customers, investors, and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. Questions concerning this report or need for additional information, including financial information for the City's two

component units, should be addressed to Robin Bromiley, Director of Finance, by phone at (972) 382-2682 or by e-mail at rbromiley@celina-tx.gov.

Basic Financial Statements



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Government-wide Financial Statements



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City of Celina, Texas
Statement of Net Position
September 30, 2024

	Primary Government			Component Units	
	Governmental Activities	Business-type Activities	Total	Economic Development Corporation	Community Development Corporation
Assets and Deferred Outflows of Resources					
Current Assets					
Cash and cash equivalents	$ 260,199,905	$ 109,838,514	$ 370,038,419	$ 3,968,203	$ 5,789,650
Property taxes receivable, net	472,569	-	472,569	-	-
Sales tax receivable	888,695	-	888,695	444,348	444,348
Accounts receivable, net	589,496	3,687,794	4,277,290	-	-
Other receivables	2,342,203	3,000	2,345,203	-	-
Lease receivable	3,243,621	-	3,243,621	-	-
Inventory	60,627	1,443,645	1,504,272	-	-
Prepaid items	386,881	61,242	448,123	-	-
Total current assets	268,183,997	115,034,195	383,218,192	4,412,551	6,233,998
Noncurrent Assets					
Restricted assets					
Cash and cash equivalents	-	43,014,100	43,014,100	-	-
Capital assets					
Land	66,015,676	11,846,209	77,861,885	13,288,231	-
Water rights	-	17,299,949	17,299,949	-	-
Construction in progress	121,321,499	70,713,873	192,035,372	-	-
Capital assets, net	266,292,823	347,290,575	613,583,398	-	-
Total noncurrent assets	453,629,998	490,164,706	943,794,704	13,288,231	-
Total assets	721,813,995	605,198,901	1,327,012,896	17,700,782	6,233,998
Deferred Outflows of Resources					
Deferred loss on refunding	44,231	-	44,231	-	-
Deferred pension outflows	2,930,446	477,050	3,407,496	-	-
Deferred OPEB outflows	67,300	14,774	82,074	-	-
Total deferred outflows of resources	3,041,977	491,824	3,533,801	-	-
Total assets and deferred outflows of resources	$ 724,855,972	$ 605,690,725	$ 1,330,546,697	$ 17,700,782	$ 6,233,998
Liabilities, Deferred Inflows of Resources and Net Position					
Current Liabilities					
Accounts payable	$ 18,480,417	$ 1,608,229	$ 20,088,646	$ 89,006	$ -
Retainage payable	1,498,281	1,954,093	3,452,374	-	-
Accrued salaries and benefits	970,185	87,115	1,057,300	-	-
Accrued interest	1,160,202	584,131	1,744,333	36,613	-
Unearned revenue	211,852	180,860	392,712	-	-
Meter deposits payable	-	2,965,302	2,965,302	-	-
PID assessments	-	127,341	127,341	-	-
Escrow deposits	4,183,163	402,292	4,585,455	-	-
Payable from restricted assets					
Accounts payable for capital projects	-	3,626,756	3,626,756	-	-
Total current liabilities	26,504,100	11,536,119	38,040,219	125,619	-
Noncurrent Liabilities					
Due within one year					
Compensated absences	454,292	22,644	476,936	-	-
Bonds payable	11,649,465	7,633,858	19,283,323	165,000	-
Note payable	-	1,000,000	1,000,000	2,000,000	-
Lease liability	102,691	-	102,691	-	-
Subscription liability	25,021	-	25,021	-	-
Due in more than one year					
Total OPEB liability	160,432	35,217	195,649	-	-
Net pension liability	5,478,288	891,815	6,370,103	-	-
Arbitrage liability	1,725,278	788,171	2,513,449	-	-
Compensated absences	1,362,875	67,933	1,430,808	-	-
Note payable	-	16,000,000	16,000,000	3,000,000	-
Bonds payable	315,416,627	174,291,077	489,707,704	8,110,000	-
Lease liability	219,992	-	219,992	-	-
Subscription liability	53,601	-	53,601	-	-
Total noncurrent liabilities	336,648,562	200,730,715	537,379,277	13,275,000	-
Total liabilities	363,152,662	212,266,834	575,419,496	13,400,619	-
Deferred Inflows of Resources					
Lease related	3,025,368	-	3,025,368	-	-
Deferred pension inflows	17,814	2,900	20,714	-	-
Deferred OPEB inflows	113,270	24,865	138,135	-	-
Total deferred inflows of resources	3,156,452	27,765	3,184,217	-	-
Net Position					
Net investment in capital assets	249,570,159	282,693,619	532,263,778	-	-
Restricted for debt service	7,640,809	-	7,640,809	-	-
Restricted for capital projects	35,588,444	-	35,588,444	-	-
Restricted for law enforcement	232,610	-	232,610	-	-
Restricted for courts	208,374	-	208,374	-	-
Restricted for PEG	77,211	-	77,211	-	-
Restricted for hotel	46,881	-	46,881	-	-
Restricted for technology	2,282,979	-	2,282,979	-	-
Unrestricted	62,899,391	110,702,507	173,601,898	4,300,163	6,233,998
Total net position	358,546,858	393,396,126	751,942,984	4,300,163	6,233,998
Total liabilities, deferred inflows of resources and net position	$ 724,855,972	$ 605,690,725	$ 1,330,546,697	$ 17,700,782	$ 6,233,998

The accompanying notes are an integral part of these financial statements.

City of Celina, Texas
Statement of Activities
For the Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
Primary Government				
Governmental Activities				
Administration	$ 12,046,109	$ -	$ -	$ -
Judicial	251,705	-	-	-
Fire and emergency services	11,768,158	3,059,206	1,478,104	-
Development services	13,956,292	11,966,572	-	-
Public works	5,719,853	27,387,624	-	-
Police department	10,282,158	493,726	6,604	-
Parks and recreation	3,654,586	6,891,560	1,276,876	219,855
Library	435,014	-	-	-
Infrastructure	-	-	-	99,013,829
Downtown project	106,107	-	-	-
Interest and fiscal charges	9,370,480	-	-	-
Total governmental activities	67,590,462	49,798,688	2,761,584	99,233,684
Business-type Activities				
Water and sewer services	38,332,338	63,679,831	400,000	108,830,648
Total business-type activities	38,332,338	63,679,831	400,000	108,830,648
Total primary government	$ 105,922,800	$ 113,478,519	$ 3,161,584	$ 208,064,332
Component Units				
Celina Economic Development Corporation	1,783,819	-	-	-
Celina Community Development Corporation	821,257	-	-	-
Total component units	$ 2,605,076	$ -	$ -	$ -
General Revenues				
Ad valorem tax				
Sales tax				
Franchise tax				
Gain on sale of capital assets				
Miscellaneous				
Unrestricted investment earnings				
Transfers				
Total general revenues and transfers				
Change in net position				
Net position, beginning of year				
Net position, end of year				

The accompanying notes are an integral part of these financial statements.

Net (Expense) Revenue and Changes in Net Position				
Primary Government			Component Units	
Governmental Activities	Business-type Activities	Total	Economic Development Corporation	Community Development Corporation
$ (12,046,109)	$ -	$ (12,046,109)	$ -	$ -
(251,705)	-	(251,705)	-	-
(7,230,848)	-	(7,230,848)	-	-
(1,989,720)	-	(1,989,720)	-	-
21,667,771	-	21,667,771	-	-
(9,781,828)	-	(9,781,828)	-	-
4,733,705	-	4,733,705	-	-
(435,014)	-	(435,014)	-	-
99,013,829	-	99,013,829	-	-
(106,107)	-	(106,107)	-	-
(9,370,480)	-	(9,370,480)	-	-
84,203,494	-	84,203,494	-	-
-	134,578,141	134,578,141	-	-
-	134,578,141	134,578,141	-	-
$ 84,203,494	$ 134,578,141	$ 218,781,635	$ -	$ -
			(1,783,819)	-
			-	(821,257)
$ -	$ -	$ -	$ (1,783,819)	$ (821,257)
36,490,482	-	36,490,482	-	-
4,925,187	-	4,925,187	2,440,753	2,440,753
1,383,145	-	1,383,145	-	-
189,301	43,924	233,225	-	-
3,405,448	229,790	3,635,238	19,500	-
10,225,687	7,080,814	17,306,501	108,919	264,102
(5,690,000)	5,690,000	-	-	-
50,929,250	13,044,528	63,973,778	2,569,172	2,704,855
135,132,744	147,622,669	282,755,413	785,353	1,883,598
223,414,114	245,773,457	469,187,571	3,514,810	4,350,400
$ 358,546,858	$ 393,396,126	$ 751,942,984	$ 4,300,163	$ 6,233,998

The accompanying notes are an integral part of these financial statements.

City of Celina, Texas
Balance Sheet
Governmental Funds
September 30, 2024

	General Fund	Debt Service Fund	Street Construction Fund	Parkland Fees Fund	Bond Fund	Other Governmental Funds	Total Governmental Funds
Assets							
Cash and cash equivalents	$ 39,843,274	$ 8,364,660	$ 6,917,933	$ 10,591,144	$ 134,013,250	$ 60,469,644	$ 260,199,905
Sales taxes receivable	888,695	-	-	-	-	-	888,695
Property taxes receivable, net	267,453	205,116	-	-	-	-	472,569
EMS receivable, net	316,555	-	-	-	-	-	316,555
Other receivables, net	2,382,721	-	-	-	18,657	213,766	2,615,144
Lease receivable	-	-	-	-	-	3,243,621	3,243,621
Inventory	60,627	-	-	-	-	-	60,627
Prepaid items	361,490	-	-	-	-	25,391	386,881
Total assets	$ 44,120,815	$ 8,569,776	$ 6,917,933	$ 10,591,144	$ 134,031,907	$ 63,952,422	$ 268,183,997
Liabilities							
Accounts payable	$ 7,926,777	$ 786,291	$ 418,046	$ 40,520	$ 8,410,139	$ 898,644	$ 18,480,417
Retainage payable	22,000	-	-	-	1,468,448	7,833	1,498,281
Accrued salaries and benefits	967,503	-	-	-	-	2,682	970,185
Escrowed funds	2,949,589	-	-	-	-	1,233,574	4,183,163
Unearned revenue	211,852	-	-	-	-	-	211,852
Total liabilities	12,077,721	786,291	418,046	40,520	9,878,587	2,142,733	25,343,898
Deferred Inflows of Resources							
Lease related	-	-	-	-	-	3,025,368	3,025,368
Unavailable revenue	509,407	142,676	-	-	-	76,531	728,614
Total deferred inflows of resources	509,407	142,676	-	-	-	3,101,899	3,753,982
Fund Balances							
Nonspendable							
Prepaids and inventory	422,117	-	-	-	-	25,391	447,508
Restricted							
Capital projects	-	-	6,499,887	-	124,153,320	38,948,607	169,601,814
Debt service	-	7,640,809	-	-	-	-	7,640,809
Law enforcement	-	-	-	-	-	232,610	232,610
Courts	-	-	-	-	-	208,374	208,374
PEG	-	-	-	-	-	77,211	77,211
Hotel	-	-	-	-	-	46,881	46,881
Technology	-	-	-	-	-	2,282,979	2,282,979
Assigned for use in specific funds	-	-	-	10,550,624	-	16,885,737	27,436,361
Unassigned	31,111,570	-	-	-	-	-	31,111,570
Total fund balances	31,533,687	7,640,809	6,499,887	10,550,624	124,153,320	58,707,790	239,086,117
Total liabilities, deferred inflows of resources and fund balances	$ 44,120,815	$ 8,569,776	$ 6,917,933	$ 10,591,144	$ 134,031,907	$ 63,952,422	$ 268,183,997

City of Celina, Texas
Reconciliation of the Governmental Fund Balance Sheet
to the Statement of Net Position
September 30, 2024

Fund balances of governmental funds	$ 239,086,117
Amounts presented for governmental activities in the statement of net position are different because:	
Capital assets reported in the statement of net position are not financial resources and are not reported in the fund balance sheet.	453,629,998
Receivables not measurable and available within 60 days of year-end, and therefore are unavailable in the fund financial statements.	728,614
Net pension liability ($5,478,288), the related deferred outflows of resources $2,930,446 and the related deferred inflows of resources ($17,814) are not available to pay current-period expenditures and therefore are not recorded in the funds.	(2,565,656)
Total OPEB liability ($160,432), the related deferred outflows of resources $67,300, and the related deferred inflows of resources ($113,270) are not due and payable in the current period and therefore are not recorded in the funds.	(206,402)
Interest due on long-term debt is recorded as accrued interest payable in the statement of net position but does not become a liability on the fund statements until the date due.	(1,160,202)
Arbitrage due in connection with unspent bond proceeds is recorded as an arbitrage liability in the statement of net position but does not become a liability on the fund statements until the date due.	(1,725,278)
Long-term liabilities, including related deferred loss on refundings, are reported in the statement of net position but they are not due and payable or consume net position in the current period and; therefore, are not reported in the fund balance sheet.	(329,240,333)
Net position of governmental activities	$ 358,546,858

City of Celina, Texas
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended September 30, 2024

	General Fund	Debt Service Fund	Street Construction Fund	Parkland Fees Fund	Bond Fund	Other Governmental Funds	Total Governmental Funds
Revenues							
Ad valorem taxes	$ 17,683,259	$ 17,694,199	$ -	$ -	$ -	$ 1,095,240	$ 36,472,698
Franchise fees	1,383,145	-	-	-	-	-	1,383,145
Sales tax	4,759,217	-	-	-	-	165,970	4,925,187
Permits and inspection fees	27,387,624	-	-	-	-	-	27,387,624
Development fees	693,731	-	-	-	-	-	693,731
Developer contributions	228,900	-	-	-	-	1,761,303	1,990,203
Fire department, EMS, and police revenues	2,615,044	-	-	-	-	-	2,615,044
Fines	365,019	-	-	-	-	-	365,019
Special events and donations	375,218	-	-	-	-	80,401	455,619
Park fees	482,264	-	-	5,144,501	-	1,207,000	6,833,765
Impact and capital recovery fees	-	-	-	-	-	10,741,811	10,741,811
Intergovernmental	-	821,257	-	-	-	-	821,257
Other income	873,281	-	-	-	-	2,532,167	3,405,448
Interest	2,414,738	-	143,248	492,927	1,897,534	5,277,240	10,225,687
Federal, state, and local grants	1,258,249	-	-	-	-	226,459	1,484,708
Total revenues	60,519,689	18,515,456	143,248	5,637,428	1,897,534	23,087,591	109,800,946
Expenditures							
Current							
Administration	9,973,994	-	-	-	-	398,422	10,372,416
Judicial	251,705	-	-	-	-	-	251,705
Fire and emergency services	10,071,315	-	-	-	20,221	63,215	10,154,751
Development services	6,103,600	-	-	-	-	1,006,379	7,109,979
Public works	3,434,380	-	585,032	-	1,309,040	184,802	5,513,254
Police department	9,237,794	-	-	-	-	93,170	9,330,964
Parks and recreation	2,296,676	-	-	552,133	-	395	2,849,204
Library	392,429	-	-	-	-	14,631	407,060
Downtown project	-	-	-	-	-	106,107	106,107
Capital outlay	873,299	-	780,596	2,280,314	65,676,380	5,224,084	74,834,673
Debt service							
Principal retirement	122,014	6,062,659	-	-	-	-	6,184,673
Interest and fiscal charges	18,741	8,167,633	-	-	-	-	8,186,374
Bond issuance cost	-	-	-	-	868,533	-	868,533
Total expenditures	42,775,947	14,230,292	1,365,628	2,832,447	67,874,174	7,091,205	136,169,693
Excess (Deficiency) of Revenues Over (Under) Expenditures	17,743,742	4,285,164	(1,222,380)	2,804,981	(65,976,640)	15,996,386	(26,368,747)
Other Financing Sources (Uses)							
Issuance of bonds	-	-	-	-	119,695,000	-	119,695,000
Bond premium	-	-	-	-	6,177,731	-	6,177,731
Proceeds from sale of capital assets	191,558	-	-	-	-	-	191,558
Transfers in	980,000	-	5,050,000	185,434	-	1,828,815	8,044,249
Transfers out	(12,738,258)	(333,768)	-	-	-	(662,223)	(13,734,249)
Total other financing sources (uses)	(11,566,700)	(333,768)	5,050,000	185,434	125,872,731	1,166,592	120,374,289
Net Change in Fund Balances	6,177,042	3,951,396	3,827,620	2,990,415	59,896,091	17,162,978	94,005,542
Fund Balances, Beginning of Year	25,356,645	3,689,413	2,672,267	7,560,209	64,257,229	41,544,812	145,080,575
Fund Balances, End of Year	$ 31,533,687	$ 7,640,809	$ 6,499,887	$ 10,550,624	$ 124,153,320	$ 58,707,790	$ 239,086,117

City of Celina, Texas
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities
Year Ended September 30, 2024

Net change in fund balances – total governmental funds		$ 94,005,542
Amounts reported for governmental activities in the statement of net position are different because:		
Governmental funds report capital outlays (including capital, leases and subscriptions) as expenditures, while in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation/amortization expense.		
Capital outlay	74,834,673	
Depreciation and amortization expense	(9,615,369)	65,219,304
The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, and donations) is to increase net position.		
Donation of capital assets	97,023,626	
Loss on disposal of assets	(2,257)	97,021,369
Bond and other debt proceeds provide current financial resources to governmental funds, but issuing debt, leases and subscriptions increases long-term liabilities in the Statement of Net Position. Repayment of bond and other debt principal is an expenditure in the governmental funds, but repayment reduces long-term liabilities in the Statement of Net Position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.		
Bonds issued	(119,695,000)	
Premium received	(6,177,731)	
Principal paid on bonds	6,062,659	
Principal paid on leases and subscriptions	122,014	
Amortization of bond premiums	1,618,454	
Amortization of deferred amounts of refunding	(22,116)	(118,091,720)
Changes in the liabilities for compensated absences do not require the use of current resources and therefore are not recorded in the funds.		(352,486)
Changes in long term amounts for the net pension liability the related deferred outflows of resources, and the related deferred inflows of resources are not recorded in the funds.		(945,205)
Changes in long term amounts for the total OPEB liability, the related deferred outflows of resources, and the related deferred inflows of resources are not recorded in the funds.		(16,435)
Interest accrued on bonds payable in governmental activities are not due and payable and therefore are not reported as expenditures in the governmental funds. This is the net change in accrued interest payable.		(502,833)
Arbitrage due in connection with unspent bond proceeds in governmental activities is not due and payable and therefore is not reported as expenditures in the governmental funds. This is the net change in arbitrage liability.		(1,409,078)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds. This includes the change in deferred inflows from ad valorem taxes receivable, fines receivable and EMS receivable.		204,286
Change in net position – governmental activities		$ 135,132,744

City of Celina, Texas
Statement of Revenues, Expenditures, and Changes in Fund Balances
Budget and Actual - General Fund
Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Revenues				
Ad valorem taxes	$ 16,672,043	$ 16,672,043	$ 17,683,259	$ 1,011,216
Franchise fees	1,054,500	1,054,500	1,383,145	328,645
Sales tax	3,463,050	3,463,050	4,759,217	1,296,167
Permits and inspection fees	12,715,000	12,715,000	27,387,624	14,672,624
Development fees	1,725,000	1,802,000	693,731	(1,108,269)
Developer contributions	-	-	228,900	228,900
Fire department, EMS, and police revenues	2,831,840	2,859,066	2,615,044	(244,022)
Fines	165,100	165,100	365,019	199,919
Special events and donations	263,500	263,500	375,218	111,718
Park fees	621,455	621,455	482,264	(139,191)
Other income	675,750	861,817	873,281	11,464
Interest	1,000,000	1,000,000	2,414,738	1,414,738
Federal, state, and local grants	1,300,000	1,300,000	1,258,249	(41,751)
Total revenues	42,487,238	42,777,531	60,519,689	17,742,158
Expenditures				
Current:				
Administration	11,181,655	12,163,587	9,973,994	2,189,593
Judicial	271,260	266,293	251,705	14,588
Fire and emergency services	9,240,382	10,415,363	10,071,315	344,048
Development services	6,726,964	6,881,407	6,103,600	777,807
Public works	2,699,938	3,175,439	3,434,380	(258,941)
Police department	9,751,715	10,078,134	9,237,794	840,340
Parks and recreation	2,808,167	2,905,483	2,296,676	608,807
Library	642,097	638,930	392,429	246,501
Capital outlay	-	-	873,299	(873,299)
Debt service:				
Principal	-	-	122,014	122,014
Interest and fiscal charges	-	-	18,741	18,741
Total expenditures	43,322,178	46,524,636	42,775,947	4,030,199
Excess (deficiency) of revenues over (under) expenditures	(834,940)	(3,747,105)	17,743,742	21,772,357
Other Financing Sources (Uses)				
Proceeds from sale of capital assets	-	-	191,558	191,558
Transfers in	980,000	980,000	980,000	-
Transfers out	(988,258)	(14,538,268)	(12,738,258)	1,800,010
Total other financing sources (uses)	(8,258)	(13,558,268)	(11,566,700)	1,991,568
Net Change in Fund Balances	(843,198)	(17,305,373)	6,177,042	23,763,925
Fund Balances, Beginning of Year	25,356,645	25,356,645	25,356,645	-
Fund Balances, Ending of Year	$ 24,513,447	$ 8,051,272	$ 31,533,687	$ 23,763,925

The accompanying notes are an integral part of these financial statements.

Proprietary Fund Financial Statements



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City of Celina, Texas
Statement of Net Position
Proprietary Fund
September 30, 2024

	Water and Sewer Fund
Assets	
Current assets	
Cash and cash equivalents	$ 109,838,514
Cash and cash equivalents - restricted	2,965,302
Prepaids	61,242
Inventory	1,443,645
Accounts receivable, net	3,687,794
Grants receivable	3,000
Total current assets	117,999,497
Noncurrent assets	
Cash and cash equivalents - restricted for capital projects	40,048,798
Capital assets	
Land	11,846,209
Water rights	17,299,949
Depreciable capital assets, net	347,290,575
Construction in progress	70,713,873
Capital assets, net	447,150,606
Total noncurrent assets	487,199,404
Total assets	605,198,901
Deferred Outflows of Resources	
Deferred pension outflows	477,050
Deferred OPEB outflows	14,774
Total deferred outflows of resources	491,824

City of Celina, Texas
Statement of Net Position
Proprietary Fund
September 30, 2024

	Water and Sewer Fund
Liabilities	
Current liabilities	
Accounts payable	$ 1,608,229
Accounts payable for capital projects	3,626,756
Retainage payable	1,954,093
Accrued salaries and benefits	87,115
Arbitrage liability	788,171
Bonds payable - current	7,633,858
Note payable - current	1,000,000
Compensated absences - current	22,644
Accrued interest payable	584,131
Meter deposits payable	2,965,302
PID Assessment	127,341
Escrow deposits	402,292
Unearned revenue	180,860
Total current liabilities	20,980,792
Noncurrent liabilities	
Compensated absences - long-term	67,933
Net pension liability	891,815
Total OPEB liability	35,217
Note payable	16,000,000
Bonds payable - long-term	174,291,077
Total noncurrent liabilities	191,286,042
Total liabilities	212,266,834
Deferred Inflows of Resources	
Deferred pension inflows	2,900
Deferred OPEB inflows	24,865
Total deferred inflows of resources	27,765
Net Position	
Net investment in capital assets	282,693,619
Unrestricted	110,702,507
Total net position	$ 393,396,126



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City of Celina, Texas
Statement of Revenues, Expenses and Changes in Net Position
Proprietary Fund
For the Year Ended September 30, 2024

	Water and Sewer Fund
Operating Revenues	
Water sales	$ 20,091,231
Sewer sales	12,079,234
Stormwater sales	1,348,059
Garbage fee	4,157,760
Penalties	200,376
Tap and reconnect fees	9,763,090
Meter fees	1,433,037
Impact fees	6,420,385
Capital recovery fees	7,418,511
Other revenues	1,389,214
Total operating revenues	64,300,897
Operating Expenses	
Salaries and benefits	3,271,107
Garbage fees	3,518,054
Materials and supplies	2,324,190
Postage	119,272
Repairs and facility maintenance	292,526
General insurance	97,908
Utilities and telephone	664,396
Water purchases and related fees	10,324,058
UTRWD facilities charges	1,611,635
Depreciation	9,181,675
Other expense	1,064,140
Total operating expenses	32,468,961
Operating Income	31,831,936
Nonoperating Revenues (Expenses)	
Interest income	7,089,538
Gain on sale of property	43,924
Bond issuance costs	(111,056)
Interest and fiscal charges	(5,752,321)
Total nonoperating revenues (expenses)	1,270,085
Income Before Transfers	33,102,021
Capital contributions	108,830,648
Transfers in (out)	5,690,000
Change in Net Position	147,622,669
Net Position, Beginning of Year	245,773,457
Net Position, End of Year	$ 393,396,126

The accompanying notes are an integral part of these financial statements.

City of Celina, Texas
Statement of Cash Flows - Proprietary Fund
For the Year Ended September 30, 2024

	Water and Sewer Fund
Cash Flows from Operating Activities	
Cash received from customers and users	$ 64,059,035
Cash paid to suppliers	(23,049,020)
Cash paid to employees	(3,076,754)
Receipt of customer deposits	544,170
Net cash provided by operating activities	38,477,431
Cash Flows from Capital and Related Financing Activities	
Acquisition of capital assets	(42,953,023)
Proceeds from sale of capital assets	13,149
Transfer from other funds for capital purposes	5,960,000
Proceeds from issuance of bonds	16,110,357
Principal payments on bonds	(6,040,000)
Principal payments on notes	(1,000,000)
Bond issuance cost	(111,056)
Interest paid on bonds and other long-term obligations	(6,163,829)
Net cash used in capital and related financing activities	(34,184,402)
Cash Flows from Investing Activities	
Investment income	7,089,538
Net cash provided by investing activities	7,089,538
Net Increase in Cash and Cash Equivalents	11,112,567
Cash and Cash Equivalents, Beginning of Year	141,740,047
Cash and Cash Equivalents, End of Year	$ 152,852,614

The accompanying notes are an integral part of these financial statements.

City of Celina, Texas
Statement of Cash Flows - Proprietary Fund
For the Year Ended September 30, 2024

	Water and Sewer Fund
Reconciliation of Cash and Cash Equivalents to the Statement of Net Position	
Cash and cash equivalents	$ 109,838,514
Restricted cash and cash equivalents	
Current	2,965,302
Noncurrent	40,048,798
Total cash and cash equivalents	$ 152,852,614
Reconciliation of Operating Income to Net Cash Provided by Operating Activities	
Operating income	$ 31,831,936
Adjustment to Reconcile Operating Income to Net Cash Provided by Operating Activities	
Depreciation	9,181,675
(Increases) decreases in assets and deferred outflows	
Accounts receivable (net)	(241,862)
Prepaid expenses	(54,478)
Inventory	(610,278)
Deferred pension outflows	(14,823)
Deferred OPEB outflows	(1,171)
Increases (decreases) in liabilities and deferred inflows:	
Accounts payable	473,449
Accrued expenses	(2,503,351)
Net pension liability	170,393
Total OPEB liability	8,253
Compensated absences	11,815
Meter deposits payable	544,170
PID Assessments	(123,627)
Escrow deposits	(192,286)
Deferred pension inflows	(1,701)
Deferred OPEB inflows	(683)
Total adjustments	6,645,495
Net Cash Provided by Operating Activities	$ 38,477,431
Supplemental Disclosure of Noncash Investing, Capital, and Financing Activities	
Contributions of capital assets	$ 108,427,622
Additions to capital assets included in accounts and retainage payable	$ 5,580,849

Notes to Financial Statements



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Note 1. Introduction and Summary of Significant Accounting Policies

The financial statements of the City of Celina, Texas (City) and its component units, Celina Economic Development Corporation and Celina Community Development Corporation, collectively identified as the City have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

The accounting and reporting framework and the more significant accounting principles and practices of the City are discussed in subsequent sections of this note. The remaining notes are organized to provide explanations, including required disclosures, of the City's financial activities for the fiscal year ending September 30, 2024.

Reporting Entity and Related Organizations

The City is a municipal corporation governed by an elected mayor and six-member City Council. The City provides general administration, public works, police and judicial, and fire and emergency services to its residents. The Council hires a City Manager for day-to-day operations.

The City Council has the authority to make decisions, appoint administrators and managers, significantly influence operations, and has the primary accountability for fiscal matters. The City is not included in any other governmental "reporting entity" as defined by Governmental Accounting and Financial Reporting Standards.

In evaluating how to define the City for financial reporting purposes, management has considered all potential component units. The decision to include a potential component unit in the reporting entity is made by applying the criteria set forth in GASB Statements No. 14 and 39 as amended by GASB Statement 61, *The Financial Reporting Entity: Omnibus, an amendment of GASB Statements No. 14 and No. 34.* These statements define the reporting entity as the primary government and those component units for which the primary government is financially accountable. In addition, component units may be included in the reporting entity based on the nature and significance of the relationship with the primary government or based on being closely related or financially integrated with the primary government. Based on these criteria, the City has the following component units at September 30, 2024:

Discretely Presented Component Units

Celina Economic Development Corporation (CEDC) - CEDC serves all residents of the government and is governed by a board appointed by the City Council. The City Council may remove the CEDC board for cause. The City has the ability to impose its will on CEDC and the potential for financial benefit or burden from CEDC's operations. CEDC is a nonprofit corporation governed by Section 4A of the *Texas Development Corporation Act of 1979* and organized for the public purpose of aiding, promoting, and furthering economic development within the City of Celina, Texas.

Celina Community Development Corporation (CCDC) - CCDC serves all residents of the government and is governed by a board appointed by the City Council. The City Council may remove the CCDC board for cause. The City has the ability to impose its will on CCDC and the potential for financial benefit or burden from CCDC's operations. CCDC is a nonprofit corporation governed by Section 4B of the *Texas Development Corporation Act of 1979* and organized for the public purpose of the promotion and development of industrial and manufacturing enterprises to promote and encourage employment and the public welfare of the City of Celina, Texas.

Neither CEDC nor CCDC prepare separate financial statements.

Government-Wide and Fund Financial Statements

Government-wide financial statements

The government-wide financial statements include the statement of net position and the statement of activities. These statements report financial information for the City as a whole. The primary government and component units are presented separately within the financial statements with the focus on the primary government. Individual funds are not displayed but the statements distinguish governmental activities, generally supported by taxes and City general revenues, from business-type activities, generally financed in whole or in part with fees charged to external customers.

The statement of activities reports the expenses of a given function offset by program revenues directly connected with the functional program. A function is an assembly of similar activities and may include portions of a fund or summarize more than one fund to capture the expenses and program revenues associated with a distinct functional activity. Program revenues include: (1) charges for services which report fees, fines and forfeitures, and other charges to users of the City's services; (2) operating grants and contributions which finance annual operating activities including restricted investment income; and (3) capital grants and contributions which fund the acquisition, construction, or rehabilitation of capital assets and include fees to developers. These revenues are subject to externally imposed restrictions to these program uses. Taxes and other revenue sources not properly included with program revenues are reported as general revenues.

Fund Financial Statements

Fund financial statements are provided for governmental and proprietary funds. Major individual governmental funds and proprietary funds are reported in separate columns with composite columns for nonmajor funds.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The financial statements of the City are prepared in accordance with generally accepted accounting principles (GAAP). The City's reporting entity applies all relevant Governmental Accounting Standards Board (GASB) pronouncements.

The government-wide statements, including the discretely presented component units, are prepared using the *economic resources measurement focus* and the *accrual basis of accounting* generally including the reclassification or elimination of internal activity (between or within funds). Proprietary fund financial statements report using this same measurement focus and basis of accounting although internal activity is not eliminated in these statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property tax revenues are recognized in the year for which they are levied while grants are recognized when all eligibility requirements are met.

Governmental fund financial statements and the fund level statements of the discretely presented component units are prepared using the *current financial resources measurement focus* and the *modified accrual basis of accounting.* Revenues are recognized when they are both measurable and available. Available means collectible within the current period or soon enough thereafter to pay current liabilities. The City considers revenues to be available if they are collected within 60 days of the end of the fiscal year. Expenditures are recorded when the related fund liability is incurred, except for general and certificates of obligation bonds, lease and subscription principal, pension and other postemployment benefit obligations, compensated absences, and interest which are reported as expenditures in the year due.

Major revenue sources susceptible to accrual include sales and use taxes, property taxes, franchise taxes, grant revenues, and investment income. In general, other revenues are recognized when cash is received.

Operating income reported in proprietary fund financial statements includes revenues and expenses related to the primary, continuing operations of the fund. Principal operating revenues for the proprietary fund are charges to customers for water and sewer sales or services. Principal operating expenses are the costs of providing goods or services and include administrative expenses and depreciation of capital assets. Other revenues and expenses are classified as *non-operating* in the financial statements.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as needed.

Fund Types and Major Funds

Governmental Funds

The City reports the following major governmental funds:

General Fund – reports as the primary operating fund of the City. This fund is used to account for all financial resources not reported in other funds.

Debt Service Fund – accounts for the accumulation of financial resources for the payment of principal and interest on the City's general and certificates of obligation debt. The City annually levies ad valorem taxes restricted for the retirement of general obligation bonds, leases, and interest. This fund reports all such ad valorem taxes collected.

Street Construction Fund – accounts for the financing and acquisition of major capital street projects. Fund resources are provided primarily through bond sales and interest earnings. This fund is designated as major.

Parkland Fees Fund – accounts for the financing and acquisition of major capital park projects. Fund resources are provided primarily through developer park contributions and grants. This fund is designated as major.

Bond Fund – accounts for the acquisition or construction of streets and other capital projects being financed through bond proceeds, or transfers from other funds.

Additionally, the City maintains the following nonmajor governmental funds:

Roadway Impact Fees Fund - accounts for the receipt and expenditure of roadway fees paid to the City.

Capital Equipment Replacement Fund - accounts for the financing and acquisition of capital public safety projects. Fund resources are provided primarily through fire and police fees.

Capital Acquisition Fund - accounts for the financing and acquisition of capital projects. Fund resources are provided primarily through bond sales and interest earnings.

Capital Projects Fund - accounts for the financing and acquisition of capital improvements. Fund resources are provided primarily through interlocal agreements, developers agreements and escrowed funds.

Roadway Capital Recovery Fees Fund - accounts for the receipt and expenditure of road capital recovery fees paid to the City.

Technology Fund – accounts for the receipt and expenditure of technology funds. Fund resources are provided primarily through technology fees.

Stabilization Fund – established to help the City maintain resiliency by ensuring adequate balance to cash flow requirements during economic turbulence.

Developer Capital Fees Fund – to account for Developer Fees paid to build capital projects per the agreements.

Court Special Revenue Fund – to account for the receipt and expenditure of court security and technology funds. Fund resources are provided primarily through contributions, donations, and court security fees.

Other Special Revenue Funds – to account for various grants, PEG fees, Law Enforcement, and Contributions/Donations to the City.

Proprietary Funds – The City reports the following major Proprietary fund:

Water and Sewer Fund – accounts for the operating activities of the City's water and sewer utilities services.

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position Cash and Cash Equivalents

The City maintains cash and investment pools which are shared by the various governmental funds. In addition, non-pooled cash and investments are separately held and reflected in the respective individual funds. These pooled and non-pooled cash and investment pools are displayed on its respective balance sheet as "cash and cash equivalents".

Investments in external pools are stated at amortized cost and have not been classified in the fair value hierarchy.

The City reporting entity considers highly liquid investments (including restricted assets) with an original maturity of three months or less when purchased to be cash equivalents.

Inventories and Prepaids

Inventories are valued at cost using the first-in/first-out (FIFO) method and consist of expendable supplies and repair parts. The cost of such inventories is recorded as expenditures/expenses when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

Lease Receivable

The City is a lessor for various noncancellable leases of its water towers. The City recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the City determines: (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The City uses the lessee's rate, or the rate disclosed in the agreement. If the rate is not readily available, the City uses its incremental borrowing rate as the discount rate.
- The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The City monitors changes in circumstances that would require a remeasurement of its lease, and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

Deferred Outflows and Inflows of Resources

In addition to assets, the statement of financial position and/or balance sheet will sometimes report a separate section for *deferred outflows of resources*. This separate financial statement element represents a consumption of net assets that applies to a future reporting period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until then.

The government reports deferred outflows related to deferred loss on bond refundings, pension and OPEB in the government-wide statement of net position.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. Unavailable revenue, which arises only under a modified accrual basis of accounting, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from the following sources: property taxes, fines, and ambulance billing. Deferred inflows of resources related to leases are recorded at both the fund level and government-wide financial statements. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. In addition, the government reports deferred inflows related to pension and OPEB in the government-wide statement of net position.

Subscription Assets

Subscription assets are initially recorded at the initial measurement of the subscription liability, plus subscription payments made at or before the commencement of the subscription-based information technology arrangement (SBITA) term, less any SBITA vendor incentives received from the SBITA vendor at or before the commencement of the SBITA term, plus capitalizable initial implementation costs. Subscription assets are amortized on a straight-line basis over the shorter of the SBITA term or the useful life of the underlying IT asset.

Capital, Lease and Subscription Assets, Depreciation, and Amortization

The City's property, plant, equipment, and infrastructure (including lease and subscription assets) with useful lives of more than one year are stated at historical cost, or if historical cost is not available, they are stated at estimated historical cost. Donated assets are reported at acquisition value. These assets are reported in the government-wide financial statements in the applicable governmental or business-type column or in the proprietary fund. The City maintains infrastructure asset records consistent with all other capital assets. The City generally capitalizes assets with a cost of $5,000 or more as purchase and construction outlays occur. The costs of normal maintenance and repairs that do not add to the asset value or materially extend useful lives are not capitalized. Capital, lease, and subscription assets are depreciated/amortized using the straight-line method. When capital assets are disposed, the cost and applicable accumulated depreciation are removed from the respective accounts and the resulting gain or loss is reported.

Estimated useful lives, in years, for depreciable assets are as follows:

Buildings	40
Road infrastructure	15-50
Water and sewer infrastructure and rights	20-40
Vehicles	5
Furniture, machinery, and equipment	5

Long-term Debt and Bond Discounts/Premiums

In the government-wide and proprietary financial statements, outstanding debt is reported as liabilities. Bond discounts are capitalized and amortized over the shorter term of the old or new bonds using the straight-line method. Bond premiums are capitalized and amortized over the life of the new bonds using the effective interest method. Issuance costs are expensed.

The governmental fund financial statements recognize the proceeds of debt and premiums as other financing sources of the current period. Issuance costs are reported as expenditures.

Escrow Deposits

The City collects and holds money from approved developer agreements and other private construction commitments assessed during the permitting process. The escrow deposits are either refunded once the developer has completely fulfilled their commitment or applied to revenue to reimburse for the City’s cost in completing the obligation.

Lease Liability

The City is a lessee for noncancellable leases of equipment. The City recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the government-wide financial statements. The City recognizes lease liabilities with an initial, individual value of $5,000 or more.

At the commencement of a lease, the City measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life for lease term, whichever is shorter.

Key estimates and judgments related to leases include how the City determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with capital, lease, and subscription assets and lease liabilities are reported with long-term liabilities on the statement of net position.

Subscription Liability

The City contracts for noncancellable subscriptions of information technology software. The City recognizes a subscription liability and an intangible subscription asset (subscription asset) in the government-wide financial statements. The City recognizes subscription liabilities with an initial, individual value of $5,000 or more. At the commencement of a subscription, the City measures the subscription liability at the present value of payments expected to be made during the subscription term. Subsequently, the subscription liability is reduced by the principal portion of subscription payments made.

Pensions

For purposes of measuring the net pension liability/(asset), deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the Fiduciary Net Position of the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS' Fiduciary Net Position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Defined Benefit Other Postemployment Benefit Plans

The City has a single-employer defined benefit other postemployment benefit (OPEB) plan (Plan). For purposes of measuring the total OPEB liability for the Plan, deferred outflows of resources and deferred inflows of resources related to the OPEB plan, and OPEB expense have been determined on the same basis as they are reported by the Plan. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms for the Plan.

Compensated Absences

Full-time employees earn vacation leave for each month of work performed. Progressive accrual of vacation leave is based on the number of years the individual is employed by the City. After completion of a probationary period of employment, accrued vacation leave is paid upon termination of employment. Full-time employees also earn sick leave time. Unused sick leave is not paid upon termination of employment; therefore, no monetary obligation exists.

Compensated absences are reported as accrued in the government-wide, proprietary, and component unit financial statements. Governmental funds report only matured compensated absences payable to currently terminating employees. These are included in accrued salaries and benefits, as applicable.

Net Position

Net position represents the difference between assets, deferred outflows of resources, liabilities, and deferred inflows of resources of governmental and business-type activities and proprietary funds. The government-wide and proprietary fund financials utilize a net position presentation. Net position is categorized as net investment in capital assets, restricted, and unrestricted.

Net Investment in Capital Assets – This amount consists of capital, lease, and subscription assets, net of accumulated depreciation/amortization and reduced by outstanding balances of bonds, notes, and other debt, that are attributable to the acquisition, construction, or improvement of those assets. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt are included in this component of net position.

Restricted Net Position – This amount is restricted by external parties such as creditors, grantors, contributors, or laws or regulations of other governments and restrictions imposed by law through constitutional provisions or enabling legislation.

Unrestricted Net Position – This amount is the net position that does not meet the definition of “net investment in capital assets” or “restricted net position.”

Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City’s policy to consider restricted – net position to have been depleted before unrestricted – net position is applied.

Fund Balance

In governmental fund types, the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources is called fund balance. The fund balances of governmental funds are defined as follows:

Nonspendable – amounts that cannot be spent either because they are in nonspendable form, such as inventory or prepaid items or because they are legally or contractually required to be maintained intact.

Restricted – amounts that can be spent only for specific purposes because of constraints that are externally imposed by creditors, grantors, contributors, or laws or regulations of other governments.

Committed – amounts that can be used only for specific purposes determined by a formal action of the City Council. The City Council is the highest level of decision-making authority for the City. Commitments may be established, modified, or rescinded only through a formal resolution of the City Council.

Assigned – amounts that are constrained by the City's intent to be used for a specific purpose but are neither restricted nor committed. This intent can be expressed by the City Council or through the City Council's delegation of this responsibility to City management through the budgetary process.

Unassigned – all other spendable amounts in the general fund. The General Fund is the only fund that reports a positive unassigned fund balance amount.

The City Council delegates the responsibility to assign funds to the City Manager, Director of Finance, or other designees.

When expenditures are incurred for which both restricted and unrestricted fund balance is available the City considers restricted funds to have been spent first. Similarly, committed funds are considered to have been spent first when there is a choice for the use of less restricted funds, then assigned, and then unassigned funds.

Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City is a participant in the Texas Municipal League (TML) Employees Health Insurance Fund, Texas Municipal League Workers' Compensation Joint Insurance Fund (WC Fund), and the Texas Municipal League Joint Self-Insurance Fund (Property-Liability Fund), a public entity risk pool operated by the Texas Municipal League Board for the benefit of individual governmental units located within Texas. The agreement provides that the trust established by TML will be self-sustaining through member premiums. The City pays annual premiums to TML for worker's compensation, general and auto liability, property damage, employee dishonesty, public officials' liability, and law enforcement professional liability coverage. The City does not anticipate any material additional insurance cost assessments as a result of participation in this risk management pool. There were no reductions in insurance coverage from the prior year. Settlements have not exceeded insurance coverage during any of the past three fiscal years.

Estimates

The preparation of financial statements in accordance with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from these estimates.

Adoption of New Accounting Standards

The City has implemented the following statement during fiscal year ended September 30, 2024:

GASB Statement No. 100, *Accounting Changes and Error Corrections* - an amendment of GASB Statement No. 82 - This statement improves the clarity and requirements for accounting changes and error corrections. The adoption had no effect on the City.

Future Financial Reporting Requirements

The GASB has issued the following potentially significant statements which the City has not yet adopted, and which require adoption subsequent to September 30, 2024. The City is currently evaluating the potential impact on the City's net position.

Statement No.	Title	Adoption Required
101	*Compensated Absences*	September 30, 2025
102	*Certain Risk Disclosures*	September 30, 2025
103	*Financial Reporting Model Improvements*	September 30, 2026
104	*Disclosure of Certain Capital Assets*	September 30, 2026

Note 2. Stewardship, Compliance, and Accountability

Budgetary Information

The City Manager submits an annual budget to the City Council in accordance with the laws of the State of Texas and the city charter. The budget is presented to the City Council for review, budget workshops are held with the various City department officials, and public hearings are held to address priorities and the allocation of resources. Generally, in August, the City Council adopts the annual fiscal year budgets for the General Fund, Debt Service Fund, and Water and Sewer Fund. Once approved, the City Council may amend the legally adopted budget when unexpected modifications are required in estimated revenues and appropriations.

The legal level of budgetary control is at the fund level, but to help departments manage resources a detailed line-item budget is prepared for internal use. Each fund's approved budget is prepared on a detailed line-item basis. Revenues are budgeted by source. Expenditures are budgeted by department and class as follows: personnel services and related fringe benefits, supplies, other services and charges, capital outlay, transfers, and debt service. Expenditures may not exceed appropriations at the department level. Within this control level, management may transfer appropriations between line items. Line-item transfers within a department are not subject to final review by the City Council. Budget revisions and line-item transfers are subject to final review by the City Council. Revisions to the budget were made throughout the year.

Annual budgets for the General Fund, Debt Service Fund and Water and Sewer Fund are legally adopted on a basis consistent with generally accepted accounting principles. Unexpended appropriations for annually budgeted funds lapse at fiscal year-end.The capital project funds are appropriated on a project length basis. Other special revenue funds do not have appropriated budgets since other means control the use of these resources and sometimes span a period of more than one fiscal year.

Note 3. Deposits and Investments

Custodial credit risk for deposits is the risk that in the event of a bank failure, the City's deposits may not be returned, or the City will not be able to recover collateral securities in the possession of an outside party. The City's policy requires deposits to be fully secured by collateral valued at market or par, whichever is lower, less the amount of Federal Deposit Insurance Corporation (FDIC) insurance. Deposited funds may be invested in certificates of deposit in institutions with an established record of fiscal health. Collateral agreements must be approved prior to deposit of funds. The City Council approves authorized depository institutions based on the recommendations of City management.

Deposits of City of Celina, Texas (primary government), CEDC and CCDC were fully insured or collateralized with securities held by the City, CEDC, CCDC, its agent, or by the pledging financial institution's trust department or agent in the name of the City, CEDC or CCDC, respectively.

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. Generally, the City's investing activities are managed under the custody of the Finance Director. Investing is performed in accordance with investment policies adopted by the City Council in compliance with the *Public Funds Investment Act* (PFIA).

City investment policy and the PFIA generally permit the City to invest in FDIC insured or fully collateralized certificates of deposit, fully collateralized repurchase agreements, public funds investment pools, obligations of the United States of America or its agencies, direct obligations of the State of Texas and obligations of agencies, counties, cities, and other political subdivisions of Texas having been rated as to investment quality by a nationally recognized investment rating firm and having received a rating of not less than "A" or its equivalent. During the year ended September 30, 2024, the City did not own any types of securities other than those permitted by the City investment policy or the *Public Funds Investment Act*.

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. Investments held for longer periods are subject to increased risk of adverse interest rate changes. City policy generally requires investment maturities to correspond to anticipated cash flow needs. City policy further states that volatile investment instruments shall be avoided and that nonmarketable instruments with maturities beyond one month shall not exceed 30 percent of the portfolio. In addition, investment maturities shall not exceed the following limits:

Operating funds – 30 days

Capital project funds – corresponding draw schedules

Debt service funds – corresponding payment dates, not to exceed (6) six months

Bond reserve funds – (5) five years

External Investment Pools: The City's pooled investments as of September 30, 2024, were invested in TexPool.

The State Comptroller of Public Accounts exercises oversight responsibility over TexPool. Oversight includes the ability to significantly influence operations, designation of management, and accountability for fiscal matters. Additionally, the State Comptroller has established an Advisory Board composed both of participants in TexPool and of other persons who do not have a business relationship with TexPool. The Advisory Board members review the investment policy and management fee structure. Finally, TexPool is rated AAAm by Standard & Poor's. TexPool is not registered with the Securities and Exchange Commission (SEC) as an investment company.

Investments in TexPool are carried at amortized cost and are reported as cash equivalents in the accompanying financial statements.

Concentration of credit risk is the risk of loss attributed to the magnitude of the City's investment in a single issuer. City policy requires that the risk of principal loss in the portfolio as a whole shall be minimized by diversifying investment types to eliminate the risk of loss from over-concentration of assets in a specific issuer, or a specific class of securities.

For investments, **custodial credit risk** is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities in the possession of an outside party. The City's policy on safekeeping and custody requires that investments shall be secured through safekeeping agreements. All investment funds shall be placed directly with qualified financial institutions selected through the City's banking procurement process. All transactions shall be executed on a delivery versus payment basis.

Note 4. Receivables

Proprietary Fund Receivables, Uncollectible Accounts, and Unearned Revenue

Significant receivables include amounts due from customers primarily for utility services. The Proprietary Fund reports accounts receivable net of an allowance for uncollectible accounts and revenues net of uncollectible amounts. The allowance amount is estimated using accounts receivable past due more than 60 to 90 days. Unearned revenue of $180,860 in the proprietary fund represents grant proceeds received in advance related to the Coronavirus State and Local Fiscal Recovery Funds but have not yet been earned.

The following is the detail of the Proprietary Fund receivables and the related allowance for uncollectible accounts:

Accounts receivable, gross	$ 4,079,598
Grants receivable	3,000
Less: allowance for uncollectible accounts	(391,804)
Net accounts receivable	$ 3,690,794

Property Taxes Receivable, Unearned Revenues, and the Property Tax Calendar

Property tax is levied each October 1 on the assessed value listed as of the prior January 1 for all real and personal property located in the City. Assessed value represents the appraisal value less applicable exemptions authorized by the City Council. The Appraisal Board of Review establishes appraised values at 100.00% for estimated fair value. A tax lien attaches to the property on January 1 of each year, to secure the payment of all taxes, penalties and interest ultimately imposed for the year on that property, whether or not the taxes are imposed in the year the lien attaches. Taxes are due on October 1 immediately following the levy date and are delinquent after the following January 31st.

The property tax rate for the year ended September 30, 2024 was 0.6121 per $100 of the assessed valuation on taxable property.

The following is a summary of the overall tax rate as levied by fund:

Maintenance and operations – General Fund	0.3159
Interest and sinking – Debt Service Fund	0.2963
Total tax rate	0.6122

In the governmental fund financial statements, property taxes are recorded as receivables in each of the respective funds on the tax levy date with appropriate allowances for estimated uncollectible amounts. At fiscal year-end, property tax receivables represent delinquent taxes. If delinquent taxes are not paid within 60 days of year-end, they are recorded as deferred inflows of resources – unavailable revenue.

In the government-wide financial statements, property taxes receivable and related revenue include all amounts due to the City with a fifteen percent (15.00%) allowance for estimated uncollectible amounts. Over time substantially all property taxes are collected.

Allowance for Uncollectible Taxes

The City records an allowance for uncollectible property taxes in order to estimate the amount of taxes that will ultimately prove to be uncollectible. Management has determined that an allowance in the amount of fifteen percent (15.00%) of the property taxes receivable in each of the applicable fund types should be adequate to provide for uncollectible property taxes. No provisions are made for uncollectible sales tax receivables, or grants receivable as management estimates that these amounts will be fully collectible.

Fines and Court Costs Receivable and Related Allowances

In the government-wide financial statements, the City records fines and court costs receivable net of amounts estimated to be uncollectible and net of any amounts that would be due to other governmental entities as a result of collection. Management has determined the estimate of uncollectible fines and court costs through an analysis of actual amounts collected subsequent to year end. Amounts due to other governmental entities have been determined based on distribution requirements of the State of Texas.

Governmental Fund Receivables and Related Allowance Summary

The following is the detail of the governmental fund receivables and the related allowance for uncollectible accounts:

	General Fund	Debt Service Fund	Bond Fund	Other Governmental Funds	Total Governmental Funds
Sales tax	$ 888,695	$ -	$ -	$ -	$ 888,695
Property tax	314,651	241,313	-	-	555,964
EMS	1,397,259	-	-	-	1,397,259
Other	3,071,514	-	18,657	213,766	3,303,937
Less: Allowance for doubtful accounts	(1,816,695)	(36,197)	-	-	(1,852,892)
Total	$ 3,855,424	$ 205,116	$ 18,657	$ 213,766	$ 4,292,963

Note 5. Lease Receivable

The City leases a portion of its property to various cell phone companies who use the space to conduct their operations, the terms of which expire 2038 through 2064. The measurement of the lease receivable is based on the present value of lease payments expected to be received during the lease term, such as fixed payments, variable payments that depend on an index or rate, variable payments that are fixed in substance, residual value guarantee payments that are fixed in substance, and any lease incentives payable to the lessee.

The City recognized $69,224 in lease revenue and $113,175 in interest revenue during the current fiscal year related to these leases. As of September 30, 2024, the City's receivable for lease payments was $3,243,621. Also, the City has a deferred inflow of resources associated with these leases that will be recognized as revenue over the lease term. As of September 30, 2024, the balance of the deferred inflow of resources was $3,025,368.

The following is a schedule by year of minimum payments to be received under the City's leases that are included in the measurement of the lease receivable as of September 30, 2024:

	Governmental Activities		
Year Ending September 30	**Principal**	**Interest**	**Total Receipts**
2025	$ 74,727	$ 94,252	$ 168,979
2026	80,993	91,899	172,892
2027	86,332	89,308	175,640
2028	91,943	86,534	178,477
2029	99,195	83,571	182,766
2030-2034	623,580	364,716	988,296
2035-2039	816,720	249,822	1,066,542
2040-2044	708,802	112,121	820,923
2045-2049	278,505	29,334	307,839
2050-2054	99,042	83,223	182,265
2055-2059	131,614	55,665	187,279
2060-2064	152,168	17,056	169,224
Totals	$ 3,243,621	$ 1,357,501	$ 4,601,122

Note 6. Capital, Lease and Subscription Assets

Capital, lease, and subscription asset activity for the year ended September 30, 2024, was as follows:

	Beginning	Increases	Decreases/ Transfers	Ending
Governmental Activities				
Nondepreciable capital assets:				
Land	$ 52,132,690	$ 11,206,876	$ 2,676,110	$ 66,015,676
Construction in progress	74,378,433	60,688,163	(13,745,097)	121,321,499
Total nondepreciable capital assets	126,511,123	71,895,039	(11,068,987)	187,337,175
Depreciable capital assets				
Buildings and improvements	20,240,552	-	2,061,128	22,301,680
Parks	27,475,606	-	(2,539,732)	24,935,874
Road infrastructure	132,543,756	97,023,626	10,436,139	240,003,521
Furniture and equipment	5,406,075	1,120,432	855,291	7,381,798
Right-to-use lease equipment	538,552	-	-	538,552
Subscription asset	131,220	-	-	131,220
Vehicles	10,843,340	1,819,202	(319,347)	12,343,195
Total depreciable capital assets	197,179,101	99,963,260	10,493,479	307,635,840
Total capital assets	323,690,224	171,858,299	(575,508)	494,973,015
Less: accumulated depreciation/amortization				
Buildings and improvements	3,314,149	748,041	(454,729)	3,607,461
Parks	3,667,664	638,238	-	4,305,902
Road infrastructure	15,761,724	6,171,131	-	21,932,855
Furniture and equipment	3,862,296	567,249	(118,522)	4,311,023
Right-to-use lease equipment	107,710	107,710	-	215,420
Subscription asset	26,244	26,244	-	52,488
Vehicles	5,561,112	1,356,756	-	6,917,868
Total accumulated depreciation/ amortization	32,300,899	9,615,369	(573,251)	41,343,017
Capital, lease and subscription assets, net	$ 291,389,325	$ 162,242,930	$ (2,257)	$ 453,629,998

	Beginning	Increases	Decreases/ Transfers	Ending
Business-Type Activities				
Nondepreciable capital assets:				
Land	$ 7,980,894	$ 3,865,315	$ -	$ 11,846,209
Water rights	17,299,949	-	-	17,299,949
Construction in progress	78,325,049	34,453,230	(42,064,406)	70,713,873
Total nondepreciable capital assets	103,605,892	38,318,545	(42,064,406)	99,860,031
Depreciable capital assets				
Buildings and improvements	43,769	-	1,458,999	1,502,768
Water & Sewer infrastrcture	228,606,597	108,055,810	40,400,424	377,062,831
Vehicles	1,686,313	560,163	(543,821)	1,702,655
Equipment	2,755,028	200,386	204,982	3,160,396
Total depreciable capital assets	233,091,707	108,816,359	41,520,584	383,428,650
Total capital assets	336,697,599	147,134,904	(543,822)	483,288,681
Less: accumulated depreciation				
Buildings and improvements	33,374	49,728	-	83,102
Water & Sewer infrastrcture	25,489,514	8,636,565	-	34,126,079
Vehicles	901,338	202,344	(513,047)	590,635
Equipment	1,045,221	293,038	-	1,338,259
Total accumulated depreciation	27,469,447	9,181,675	(513,047)	36,138,075
Capital assets, net	$ 309,228,152	$ 137,953,229	$ (30,775)	$ 447,150,606

	Beginning	Increases	Decreases/ Transfers	Ending
Discretely Presented Component Unit				
Economic Development Corporation:				
Nondepreciable capital assets:				
Land	$ -	$ 13,288,231	$ -	$ 13,288,231
Total nondepreciable capital assets	$ -	$ 13,288,231	$ -	$ 13,288,231

Depreciation and amortization expense for governmental activities was charged to functions of the City as follows:

Administration	$ 175,469
Fire and emergency services	1,140,360
Road infrastructure	6,318,702
Facilities Maintenance	5,903
Parks	738,572
Police department	592,633
Development services	393,166
Library	27,954
Information technology	162,067
Marketing	5,321
Engineering	55,222
Total	$ 9,615,369

Depreciation expense recorded in business-type activities and the Proprietary Fund was $9,181,675.

The City of Celina has active construction projects as of September 30, 2024. The projects include streets, water and wastewater, drainage, public safety, park, and general government improvements. At year-end, the City of Celina's commitments with contractors are as follows:

Project	Remaining Commitment
Water/wastewater improvements	$ 9,780,156
Parks and recreation	15,151,570
Public safety	792,914
Drainage improvements	87,323
Road improvements	13,121,363
General government	920,049
	$ 39,853,375

Note 7. Long-term Obligations

The following is a summary of long-term obligations for the City and its discretely presented component unit for the year ended September 30, 2024:

	Beginning Balance	Increase	Decrease	Ending Balance	Due Within One Year
Governmental Activities					
Bonds Payable					
General obligation bonds	$ 9,140,000	$ -	$ (900,000)	$ 8,240,000	$ 925,000
Tax and waterworks and sewer system certificates of obligation	184,502,659	119,695,000	(5,162,659)	299,035,000	8,935,000
	193,642,659	119,695,000	(6,062,659)	307,275,000	9,860,000
Issuance premium	15,231,815	6,177,731	(1,618,454)	19,791,092	1,789,465
Total bonds payable	208,874,474	125,872,731	(7,681,113)	327,066,092	11,649,465
Lease liability	420,792	-	(98,109)	322,683	102,691
Subscription liability	102,527	-	(23,905)	78,622	25,021
Arbitrage liability	316,200	1,409,078	-	1,725,278	-
Compensated absences	1,464,681	760,005	(407,519)	1,817,167	454,292
Governmental activities Long-term debt	$ 211,178,674	$ 128,041,814	$ (8,210,646)	$ 331,009,842	$ 12,231,469

	Beginning Balance	Increase	Decrease	Ending Balance	Due Within One Year
Business-type Activities					
Bonds Payable					
General obligation bonds	$ 515,000	$ -	$ (55,000)	$ 460,000	$ 60,000
Tax and waterworks and sewer system certificates of obligation	160,960,000	15,305,000	(5,985,000)	170,280,000	6,445,000
	161,475,000	15,305,000	(6,040,000)	170,740,000	6,505,000
Issuance premium	11,522,361	805,357	(1,142,783)	11,184,935	1,128,858
Total bonds payable	172,997,361	16,110,357	(7,182,783)	181,924,935	7,633,858
Note payable	18,000,000	-	(1,000,000)	17,000,000	1,000,000
Arbitrage liability	208,890	579,281	-	788,171	-
Compensated absences	78,762	483,358	(471,543)	90,577	22,644
Business-type activities Long-term debt	$ 191,285,013	$ 17,172,996	$ (8,654,326)	$ 199,803,683	$ 8,656,502

Economic Development Corporation	Beginning Balance	Increases	Decreases	Ending Balance	Due Within One Year
Bonds Payable					
Sales Tax Revenue Bonds	$ -	$ 8,275,000	$ -	$ 8,275,000	$ 165,000
Total bonds payable					
Note Payable	-	5,000,000	-	5,000,000	2,000,000
Economic Development Corporation Long-term debt	$ -	$ 13,275,000	$ -	$ 13,275,000	$ 2,165,000

Long-term Obligations Supporting Governmental Activities

The government issues general obligation bonds and certificates of obligation to provide funds for the acquisition and construction of major capital facilities. General obligation bonds and certificates of obligation have been issued for governmental activities and are direct obligations and pledge the full faith and credit of the government. These bonds and certificates generally are issued as serial bonds with equal amounts of principal maturing each year with maturities of up to 25 years. General obligation bonds and certificates of obligation are to be repaid with property taxes levied for debt service and recorded by the Debt Service fund. The City's borrowing capacity is restrained by maintaining the City's debt at a responsible level.

Interest expense for governmental activities was $9,370,480 and is reported as a separate line item in the statement of activities.

Business-type Activities - Revenue Bonds

Revenue bonds consist of debt issued to support activities of the Proprietary (Water and Sewer) Fund. In addition to being backed by the full faith and credit of the City, revenue bonds are secured by a lien on and a pledge of the surplus revenues of the water and sewer system.

The City entered into an agreement during fiscal year 2023 with Marilee Special Utility District, for the purchase of 20,754 acres of Marilee Certificates of Convenience and Necessity (CCN) area for a total of $18,000,000 (when considering outstanding balance due under previous agreement) to be repaid over eleven annual installments. The remaining annual debt service requirements are as follows:

Year Ending September 30	Business-type Activities	
	Note Payable	Total Required
2025	$ 1,000,000	$ 1,000,000
2026	1,000,000	1,000,000
2027	2,000,000	2,000,000
2028	2,000,000	2,000,000
2029	2,000,000	2,000,000
2030-2034	9,000,000	9,000,000
Totals	$ 17,000,000	$ 17,000,000

Interest expense for business-type activities and the Proprietary (Water and Sewer) Fund was $5,752,321 for the year.

Compensated absences are paid from the fund responsible for the employee's compensation with significant liabilities payable from the General Fund and Water and Sewer Fund.

Debt Service Requirements to Maturity

The annual debt service requirements to maturity for bonded debt are as follows at year end:

Year Ending September 30	Governmental Activities		
	Bond Principal	Bond Interest	Total Required
2025	$ 9,860,000	$ 13,763,139	$ 23,623,139
2026	10,245,000	12,159,088	22,404,088
2027	11,095,000	11,696,375	22,791,375
2028	11,600,000	11,182,919	22,782,919
2029	12,140,000	10,652,094	22,792,094
2030-2034	66,500,000	45,127,894	111,627,894
2035-2039	72,225,000	31,852,600	104,077,600
2040-2044	59,115,000	18,717,175	77,832,175
2045-2049	54,495,000	6,464,275	60,959,275
Totals	$ 307,275,000	$ 161,615,559	$ 468,890,559

Year Ending September 30	Business-type Activities		
	Bond Principal	Bond Interest	Total Required
2025	$ 6,505,000	$ 7,009,603	$ 13,514,603
2026	6,795,000	6,581,669	13,376,669
2027	7,090,000	6,272,431	13,362,431
2028	7,805,000	5,961,869	13,766,869
2029	8,145,000	5,616,325	13,761,325
2030-2034	45,715,000	22,927,924	68,642,924
2035-2039	43,445,000	14,255,750	57,700,750
2040-2044	25,140,000	7,698,463	32,838,463
2045-2049	20,100,000	2,191,069	22,291,069
Totals	$ 170,740,000	$ 78,515,103	$ 249,255,103

Year Ending September 30	Economic Development Corporation					
	Bond Principal	Bond Interest	Total Required	Note Principal	Note Interest	Total Required
2025	$ 165,000	$ 428,901	$ 593,901	$ 2,000,000	$ -	$ 2,000,000
2026	185,000	409,778	594,778	1,000,000	-	1,000,000
2027	195,000	400,990	595,990	1,000,000	-	1,000,000
2028	205,000	391,728	596,728	1,000,000	-	1,000,000
2029	210,000	381,990	591,990	-	-	-
2030-2034	1,230,000	1,748,451	2,978,451	-	-	-
2035-2039	1,550,000	1,423,324	2,973,324	-	-	-
2040-2044	1,980,000	993,042	2,973,042	-	-	-
2045-2049	2,555,000	422,277	2,977,277	-	-	-
Totals	$ 8,275,000	$ 6,600,481	$ 14,875,481	$ 5,000,000	$ -	$ 5,000,000

Current Year Bond Issuances

In May 2024, the City issued Tax and Waterworks and Sewer System Revenue Certificates of Obligation, Series 2024 in the amount of $135,000,000 for the purpose of: (i) designing, constructing, improving, renovating and equipping parking structures for City owned facilities, including the acquisition of land and rights-of-way, (ii) designing, constructing, improving, remodeling, renovating and equipping an administrative office building housing the government functions of the City and a related parking structure, including the acquisition of land and rights-of-way, (iii) designing, constructing, equipping and improving library facilities, (iv) constructing drainage improvements, including the acquisition of land and rights-of-way, (v) acquiring, designing, constructing, equipping and improving public safety facilities for fire department facilities and emergency sirens, including the acquisition of land and rights-of-way, (vi) acquiring, installing and equipping public safety facilities for the police department, including telecommunication, wireless communication and information technology system equipment, (vii) acquiring, constructing, improving, remodeling, renovating and equipping park or recreation facilities, including the acquisition of land and rights-of-way, (viii) constructing and improving streets, including drainage, landscaping, curbs, gutters, sidewalks, entryways, pedestrian pathways, signage and traffic signalization and the acquisition of land and rights-of-way, (ix) improving and extending the City's combined waterworks and sewer system, including the acquisition of land and rights-of-way, (x) improving, remodeling, renovating and equipping an existing parks administration building, and (xi) professional services rendered in connection therewith. Interest will be payable semiannually on March 1 and September 1 of each year, commencing September 1, 2024. The bonds were issued with a premium of $6,983,088 and an interest rate of 4.0 - 5.0%.

In July 2024, the Economic Development Corporation issued Sales Tax Revenue Bonds, Series 2024 in the amount of $8,275,000 for the purpose of: (i) land, equipment, buildings, facilities, and any related improvements (and any necessary demolition of existing structures or contamination cleanup related thereto) found by the Board to be required or suitable for entertainment, convention, tourist, exhibition and public park purposes and events, including stadiums, auditoriums, amphitheaters, concert halls, and related store, restaurant, concession and automobile parking facilities, related area transportation facilities, and related roads, streets and water and sewer facilities, and other related improvements (the "Project"), (ii) to pay costs of issuance associated with the issuance of the Bonds, and (iii) to fund a reserve fund for the Bonds with a Reserve Policy. Interest will be payable semiannually on March 1 and September 1 of each year, commencing March 1, 2025. The bonds have an interest rate of 4.75 - 5.25%.

In March 2024, the Economic Development Corporation issued a note payable in the amount of $5,000,000 to Martinek Farming LLC and South Side of Ash LLC, for the purpose of acquiring land. The note payable does not bear interest.

Special Assessment Revenue Bonds

From time to time the City issues Special Assessment Revenue Bonds. Total bond principal outstanding for these issues is $344,963,000 at year-end. Proceeds of the bonds were deposited into trust accounts with U.S. Bank N.A. (U.S. Bank) for the purpose of funding improvements. U.S. Bank serves as trustee, for the benefit of the bond holders, for these funds as well as any and all other property or money of every name and nature, which is, from time-to-time hereafter by delivery or in writing of any kind, conveyed, pledged, assigned, or transferred to the trustee. The City has no direct or contingent liability or moral obligation for the payment of this debt; therefore, this debt is not recorded as long-term debt of the City.

Lease Liability

The City leases certain equipment to conduct its operations, the term of which expires 2027. The measurement of lease payables is based on the present value of lease payments expected to be paid during the lease term, such as fixed payments, variable payments that depend on an index or rate, variable payments that are fixed in substance, residual value guarantee payments that are fixed in substance, and any lease incentives payable to the lessee.

As of September 30, 2024, the value of the lease liabilities was $322,683. An incremental borrowing rate of 4.67 percent was used to measure the lease liabilities. The value of the right-to-use lease assets as of September 30, 2024 was $538,552 and had accumulated amortization of $215,420.

The future principal and interest payments for the lease liability as of September 30, 2024 are as follows:

Year Ending September 30	Governmental Activities		
	Principal	Interest	Total Required
2025	$ 102,691	$ 10,673	$ 113,364
2026	107,486	5,672	113,158
2027	112,506	437	112,943
Totals	$ 322,683	$ 16,782	$ 339,465

Subscription Liability

The City has subscription IT arrangements to conduct its operations, the terms of which expire through 2027. The measurement of the subscription liabilities is based on the present value of subscription payments expected to be paid during the subscription term, such as fixed payments, variable payments that depend on an index or rate, variable payments that are fixed in substance, residual value guarantee payments that are fixed in substance, and any subscription incentives payable.

As of September 30, 2024, the value of the subscription liabilities was $78,622. An incremental borrowing rate of 4.67 percent was used to measure subscription liabilities. The value of the right-to-use subscription assets as of September 30, 2024 was $131,220 and had accumulated amortization of $52,488.

The future principal and interest payments for subscription liabilities as of September 30, 2024, are as follows:

Year Ending September 30	Governmental Activities		
	Principal	Interest	Total Required
2025	$ 25,021	$ 2,601	$ 27,622
2026	26,189	1,382	27,571
2027	27,412	107	27,519
Totals	$ 78,622	$ 4,090	$ 82,712

Note 8. Defined Benefit Pension Plan

Plan Description

The City of Celina, Texas participates as one of over 930 plans in the defined benefit cash-balance plan administered by the Texas Municipal Retirement System (TMRS). TMRS is a statewide public retirement plan created by the State of Texas and administered in accordance with the *TMRS Act*, Subtitle G, Title 8, Texas Government Code (TMRS Act) as an agent multiple-employer retirement system for employees of Texas participating cities. The TMRS Act places the general administration and management of TMRS with a six-member, Governor-appointed Board of Trustees; however, TMRS is not fiscally dependent on the State of Texas. TMRS issues a publicly available annual comprehensive financial report that can be obtained at *www.tmrs.com.* All eligible employees of the City are required to participate in TMRS.

TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

At retirement, the Member's benefit is calculated baseon on the sum of the Member's contributions, with interest, and the City-financed monetary credits with interest.The retiring Member may select one of seven monthly benefit payment options. Members may also choose to receive a portion of their benefit as a Partial Lump Sum Distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75.00% of the total Member contribution and interest.

The plan provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS. Plan provisions for the City were as follows:

Employee deposit rate	7.0%
Matching ratio (City to Employee)	2 to 1
Years required for vesting	5
Service retirement eligibility	20 years at any age, 5 years at age 60 and above
Updated service credit	100% Repeating
Annuity increase to retirees	30% of CPI Repeating

At the December 31, 2023, valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	36
Inactive employees entitled to but not yet receiving benefits	159
Active employees	279
	474

Contributions

Member contribution rates in TMRS are either 5%, 6%, or 7% fo the Member's total compensation, and the City matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the City. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Enry Age Normal (EAN) actuarial cost method. The City's contribution rate is based on the liabilities created from the benefit plan options selected by the City and any changes in benefits or actual experience over time.

Employees of the City were required to contribute 7.00% of their annual compensation during the fiscal year. The contribution rates for the City were 11.93% and 6.49% in calendar years 2024 and 2023 respectively. The City's

contributions to TMRS for the year ended September 30, 2024, were $3,196,534 and were equal to the required contributions.

Net Pension Liability/(Asset)

The City's Net Pension Liability/(Asset) (NPL) was measured as of December 31, 2023, and the Total Pension Liability (TPL) used to calculate the Net Pension Liability/(Asset) was determined by an actuarial valuation as of that date.

Actuarial Assumptions

The Total Pension Liability in the December 31, 2023, actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.50% per year
Overall payroll growth	2.75% per year
Investment Rate of Return	6.75%, net of position plan investment expense, including inflation

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with 110% of the Public Safety table used for males and 100% of the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by the most recent Scale MP-2021 to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees are used with a four-year set-forward for males and a three-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by the most recent Scale MP-2021 to account for future mortality improvements subject to the 3% floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2018 to December 31, 2022. The assumptions were adopted in 2023 and first used in the December 31, 2023 actuarial valuation. The post-retirement mortality assumption for Annuity Purchase Rates (APRs) is based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income in order to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined by best estimate ranges of expected returns for each major asset class. The long-term expected rate of return is determined by weighting the expected return for each major asset class by the respective target asset allocation percentage.

The target allocation and best estimates of the expected return for each major asset class in fiscal year 2024 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Global Equity	35.00%	6.70%
Core Fixed Income	6.00%	4.70%
Non-Core Fixed Income	20.00%	8.00%
Other Public and Private Markets	12.00%	8.00%
Real Estate	12.00%	7.60%
Hedge Funds	5.00%	6.40%
Private Equity	10.00%	11.60%
Total	100.00%	

Discount Rate

The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that Member and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive Members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

Changes in the Net Pension Liability (Asset)

	Total Pension Liability (A)	Plan Fiduciary Net Position (B)	Net Pension Liability (Asset) (A - B)
Balance at October 1, 2023	$ 20,637,222	$ 15,484,216	$ 5,153,006
Changes for the year:			
Service Cost	3,762,979	-	3,762,979
Interest	1,594,165	-	1,594,165
Change of benefit terms	1,285,221	-	1,285,221
Difference between expected and actual experience	94,006	-	94,006
Change in assumptions	123,158	-	123,158
Contributions – employer	-	2,388,565	(2,388,565)
Contributions – employee	-	1,457,712	(1,457,712)
Net investment income	-	1,807,636	(1,807,636)
Benefit payments, including refunds of employee contributions	(373,337)	(373,337)	-
Administrative expense	-	(11,401)	11,401
Other changes	-	(80)	80
Net changes	6,486,192	5,269,095	1,217,097
Balance at September 30, 2024	$ 27,123,414	$ 20,753,311	$ 6,370,103

Sensitivity of The Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the City, calculated using the discount rate of 6.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (5.75%) or 1 percentage point higher (7.75%) than the current rate:

	1 % Decrease in Discount Rate (5.75%)	Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
City's net pension liability	$ 11,417,381	$ 6,370,103	$ 2,343,622

Pension Plan Fiduciary Net Position

Detailed information about the pension plan' s Fiduciary Net Position is available in the Schedule of Changes in Fiduciary Net Position, by Participating City. That report may be obtained at *www.tmrs.com.*

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended September 30, 2024, the City recognized pension expense of $4,253,816.

At September 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	$ 432,721	$ 20,674
Changes in actuarial assumptions	101,626	40
Difference between projected and actual investment earnings	313,040	-
Contributions subsequent to the measurement date	2,560,109	-
Total	$ 3,407,496	$ 20,714

$2,560,109 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a decrease to the net pension liability for the year ending September 30, 2025. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal Year Ending September 30,	Amount
2025	$ 227,075
2026	244,743
2027	398,922
2028	(71,396)
2029	27,329
Total	$ 826,673

Note 9. Postemployment Benefits Other Than Pensions (OPEB)

Plan description - The City maintains a single-employer defined benefit group-term life insurance plan known as the TMRS Supplemental Death Benefits Fund (SDBF). The plan is administered by the TMRS. This is a voluntary program in which the City elected, by ordinance, to provide group-term life insurance coverage for their active members, including retirees. As the SDBF covers both active and retiree participants, with no segregation of assets, the SDBF is considered to be an unfunded other postemployment benefit (OPEB) plan (i.e., no assets are accumulated in a trust that meets the criteria in paragraph four of GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions).*

Benefits provided - The death benefit for active employees provides a lump-sum payment approximately equal to the employee 's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death). The death benefit for retirees is considered an OPEB and is a fixed amount of $7,500.

Employees Covered by Benefit Terms

At the December 31, 2023 actuarial valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	23
Inactive employees entitled to but not yet receiving benefits	23
Active employees	279
	325

Contributions

The City contributes to the SDBF at a contractually required rate as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year; the intent is not to prefund retiree term life insurance during employees' entire careers.

The City's SDBF contribution rate for all covered employees of the City in calendar years 2024 and 2023 was .20% and .10%, respectively. The City's contributions for all covered employees to the TMRS SDBF for the fiscal years ended September 30, 2024 and 2023, were $42,865 and $35,054, respectively, which equaled the required contributions for each year. The retiree portion of this contribution rate (OPEB portion) was 0.01% of covered payroll in calendar years 2024 and 2023.

Total OPEB Liability

The City's total OPEB liability (TOL) of $195,649 was measured as of December 31, 2023, and was determined by an actuarial valuation as of that date.

Actuarial Assumptions and Other Inputs

The total OPEB liability in the December 31, 2023 actuarial valuation was determined using the following actuarial assumptions and other inputs:

Inflation	2.50% per year
Salary Increases	3.60% to 11.85% including inflation
Discount Rate	3.77% (4.05% in prior year)

Mortality rates for retirees and beneficiaries are based on the gender-distinct 2019 Municipal Retirees of Texas mortality tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent scale MP-2021 (with immediate convergence) to account for future mortality improvements. Based on the size of the city, rates are multiplied by an additional factor of 100.0%. For disabled annuitants, the mortality tables for healthy retirees are used with a four-year set-forward for males and a three-year set-forward for females. In addition, a 3.5 percent and 3 percent minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence) to account for future mortality improvements subject to the floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS as of December 31, 2022. These assumptions were adopted in 2023 and first used in the December 31, 2023 actuarial valuation.

Discount Rate

The current year discount rate used to measure the total OPEB liability was 3.77% and was based upon the Fidelity Index's "20-year Municipal GO AA Index" rate as of December 31, 2023. The prior year discount rate used to measure the total OPEB liability was 4.05% and was based upon the Fidelity Index's "20-year Municipal GO AA Index" rate as of December 31, 2022.

Changes in the Total OPEB Liability

	Total OPEB Liability
Balance at October 1, 2023	$ 158,609
Changes for the year:	
Service Cost	31,237
Interest on total OPEB liability	7,014
Difference between expected and actual experience	(10,186)
Changes in assumptions and other inputs	11,057
Benefit payments*	(2,082)
Net changes	37,040
Balance at September 30, 2024	$ 195,649

*Due to the SBDF being considered an unfunded OPEB plan under GASB Statement No. 75, benefit payments are treated as being equal to the employer's yearly contribution for retirees.

The SDBF does not incur TMRS Administrative Expenses. The City is charged, and the administrative expenses are paid through the TMRS Defined Benefit Pension Plan recorded under GASB Statement No. 68.

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the City, calculated using the discount rate of 3.77%, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (2.77%) or 1-percentage-point higher (4.77%) than the current rate:

	1 % Decrease (2.77%)	Discount Rate (3.77%)	1% Increase (4.77%)
Total OPEB liability	$ 245,258	$ 195,649	$ 158,119

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended September 30, 2024, the City recognized OPEB expense of $26,080. At year-end, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 53	$ 51,638
Changes in assumptions and other inputs	50,113	86,497
Contributions made subsequent to the measurement date	31,908	-
Total	$ 82,074	$ 138,135

$31,908 reported as deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date will be recognized as a reduction of the total OPEB liability for the year ending September 30, 2025. Other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Fiscal Year Ending September 30,	Amount
2025	$ (12,171)
2026	(12,171)
2027	(12,720)
2028	(12,307)
2029	(14,308)
Thereafter	(24,292)
Total	$ (87,969)

Note 10. Deferred Compensation Plan

The City offers its employees a defined contribution, deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan is administered by ICMA Retirement Corporation, and the Trustee is VantageTrust Company. Benefit provisions are contained in the plan document and were established and can be amended by the action of City Council. All assets and income are held in trust for the exclusive benefit of participants and their beneficiaries; therefore, it is not reported in the financial statements of the City.

The plan, available to all full-time City employees, permits them to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency. The City does not contribute to the plan.

Note 11. Transfers and Payments Within the Reporting Entity

Transfers and Payments

Transfers and payments within the reporting entity are substantially for the purposes of funding capital projects and asset acquisitions, transferring bond proceeds between funds, or maintaining debt service on a routine basis. Resources are accumulated in a fund to support and simplify the administration of various projects or programs. The following schedule reports transfers and payments within the reporting entity:

Fund	Transfers In	Transfers Out
General Fund	$ 980,000	$ (12,738,258)
Debt Service Fund	-	(333,768)
Street Construction Fund	5,050,000	-
Parkland Fees Fund	185,434	-
Nonmajor Governmental Funds	1,828,815	(662,223)
Water and Sewer Fund	5,690,000	-
	$ 13,734,249	$ (13,734,249)

General Fund transfers-out is made up of several significant items. First, the City contributed $5.05 million to the Street Construction fund during fiscal year 2024. In addition, the General Fund transferred $5 million to the Water and Sewer fund for various projects, and $1,188,258 was transferred to the City's Vehicle Replacement Program. The Stabilization fund interest earnings of $300,000 were transferred to the Capital Acquisitions fund, and the remaining interest of $170,000 was transferred to the Water and Sewer fund for capital projects. Interest earnings of $333,768 from the Debt Service fund were transferred to the Street Construction fund for future improvements. The TIRZ 11 fund transferred $185,434 to the Park fund for capital projects in the downtown area.

Note 12. Contingencies

The City participates in various state and federal grant programs and contracts which are subject to financial and compliance audits by the grantors or their representatives. These programs are subject to program compliance audits by the grantors or their representatives. The City expects that costs disallowed by these various awarding agencies, if any, would be minimal.

Note 13. Litigation

From time to time, the City is involved in litigation in the ordinary course of business. City management estimates, based on the advice of legal counsel, that the potential claims against the City, in excess of insurance coverage, would not materially affect the basic financial statements of the City.

Note 14. UTRWD Contractual Requirements

The City has entered into a Participating Member Contract with Upper Trinity Regional Water District (UTRWD) for the use of sewer capacity in the Northeast Regional Water Reclamation System (Doe Branch Plant). In return for the utilization of 1,320,000 gallons of capacity at the Doe Branch Plant, along with the interceptor project, the City will pay annual facilities charges to UTRWD ranging from $810,335 to $1,583,230 beginning in fiscal year 2022 and continuing through fiscal year 2048. Fiscal year 2024 expense associated with this agreement was $1,611,635.

The following is a summary of the City's contractual requirements for future payments under the agreements with UTRWD by year for next five years and in total thereafter:

Year Ending September 30,	Annual Requirement
2025	1,575,935
2026	1,578,910
2027	1,576,130
2028	1,580,855
2029	1,573,580
Thereafter	22,318,225
Total required	$ 30,203,635

Required Supplementary Information



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City of Celina, Texas
Schedule of Changes in Net Pension Liability (Asset) and Related Ratios
Last Ten Measurement Years

	Measurement Year			
	2023	2022	2021	2020
Total Pension Liability				
Service Cost	$ 3,762,979	$ 2,929,377	$ 1,813,918	$ 1,587,716
Interest (on the Total Pension Liability)	1,594,165	1,185,730	798,870	653,756
Changes of benefit terms	1,285,221	2,786,294	-	-
Difference between expected and actual experience	94,006	556,565	7,226	(39,432)
Change of assumptions	123,158	-	-	-
Benefit payments, including refunds of employee contributions	(373,337)	(272,258)	(193,295)	(137,309)
Net Change in Total Pension Liability	6,486,192	7,185,708	2,426,719	2,064,731
Total Pension Liability – Beginning	20,637,222	13,451,514	11,024,795	8,960,064
Total Pension Liability – Ending	$ 27,123,414	$ 20,637,222	$ 13,451,514	$ 11,024,795
Plan Fiduciary Net Position				
Contributions – employer	$ 2,388,565	$ 1,076,062	$ 857,813	$ 772,210
Contributions – employee	1,457,712	1,209,059	957,574	835,640
Net Investment income	1,807,636	(1,067,722)	1,496,793	705,428
Benefit payments, including refunds of employee contributions	(373,337)	(272,258)	(193,295)	(137,309)
Administrative expense	(11,401)	(9,183)	(6,892)	(4,545)
Other	(80)	10,958	47	(177)
Net Change in Plan Fiduciary Net Position	5,269,095	946,916	3,112,040	2,171,247
Plan Fiduciary Net Position – Beginning	15,484,216	14,537,300	11,425,260	9,254,013
Plan Fiduciary Net Position – Ending	$ 20,753,311	$ 15,484,216	$ 14,537,300	$ 11,425,260
Net Pension Liability (Asset) – Ending	$ 6,370,103	$ 5,153,006	$ (1,085,786)	$ (400,465)
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	76.51%	75.03%	108.07%	103.63%
Covered Payroll	$ 20,824,545	$ 17,272,272	$ 13,679,622	$ 11,937,718
Net Pension Liability (Asset) as a Percentage of Covered Payroll	30.59%	29.83%	-7.94%	-3.35%

Other Information:

For the 2019 valuation, actuarial studies were updated through December 31, 2018.
For the 2023 valuation, actuarial studies were updated through December 31, 2022.

Measurement Year						
2019	2018	2017	2016	2015	2014
$ 1,389,740	$ 1,074,389	$ 760,238	$ 634,724	$ 477,763	$ 349,532
532,994	434,173	356,068	297,354	246,793	204,236
-	-	-	-	-	-
(31,250)	6,080	(3,776)	(42,188)	(33,873)	11,213
(150)	-	-	-	164,970	-
(265,215)	(151,399)	(73,590)	(92,022)	(16,986)	(25,289)
1,626,119	1,363,243	1,038,940	797,868	838,667	539,692
7,333,945	5,970,702	4,931,762	4,133,894	3,295,227	2,755,535
$ 8,960,064	$ 7,333,945	$ 5,970,702	$ 4,931,762	$ 4,133,894	$ 3,295,227
$ 650,019	$ 504,822	$ 357,923	$ 241,159	$ 188,960	$ 96,209
717,947	558,331	393,323	325,261	258,850	201,034
1,095,951	(190,540)	691,169	285,732	5,594	190,520
(265,215)	(151,399)	(73,590)	(92,022)	(16,986)	(25,289)
(6,169)	(3,673)	(3,576)	(3,223)	(3,406)	(1,988)
(185)	(191)	(181)	(174)	(168)	(163)
2,192,348	717,350	1,365,068	756,733	432,844	460,323
7,061,665	6,344,315	4,979,247	4,222,514	3,789,670	3,329,347
$ 9,254,013	$ 7,061,665	$ 6,344,315	$ 4,979,247	$ 4,222,514	$ 3,789,670
$ (293,949)	$ 272,280	$ (373,613)	$ (47,485)	$ (88,620)	$ (494,443)
103.28%	96.29%	106.26%	100.96%	102.14%	115.00%
$ 10,256,387	$ 7,976,159	$ 5,618,903	$ 4,646,591	$ 3,697,854	$ 2,871,910
-2.87%	3.41%	-6.65%	-1.02%	-2.40%	-17.22%

City of Celina, Texas
Schedule of Contributions
Last Ten Fiscal Years

	Fiscal Year			
	2024	**2023**	**2022**	**2021**
Actuarially determined contribution	$ 3,196,534	$ 2,065,125	$ 1,056,172	$ 796,174
Contributions in relation to the actuarially determined contribution	3,196,534	2,065,125	1,056,172	796,174
Contributions deficiency (excess)	$ -	$ -	$ -	$ -
Covered payroll	$ 31,265,662	$ 31,925,731	$ 16,654,068	$ 12,371,440
Contributions as a percentage of covered payroll	10.22%	6.47%	6.34%	6.44%

Schedule Notes:

Valuation Date:	Actuarially determined contribution rates are calculated as of December 31 and become effective in January 13 months later.
Methods and Assumptions Used to Determine Contribution Rates:	
Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Percentage of Payroll, Closed
Remaining Amortization Period	20 Years (longest amortization ladder)
Asset Valuation Method	10 year smoothed fair value; 12% soft corridor
Inflation	2.50%
Salary Increases	3.60% to 11.85% including inflation
Investment Rate of Return	6.75%
Retirement Age	Experience-based table of rates that vary by age. Last updated for the 2023 valuation pursuant to an experience study of the period ending 2022.
Mortality	Post-retirement: 2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence). Pre-retirement: PUB(10) mortality tables, with the 110% of the Public Safety table used for males and the 100% of the General Employee table used for females. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).
Other Information:	
Notes	Adopted 30% non-retroactive repeating COLA.

Fiscal Year						
2020	2019	2018	2017	2016	2015
$ 772,301	$ 624,122	$ 459,895	$ 324,728	$ 237,763	$ 162,349
772,301	624,122	459,895	324,728	237,763	162,349
$ -	$ -	$ -	$ -	$ -	$ -
$ 11,996,779	$ 9,844,203	$ 7,245,746	$ 5,230,520	$ 4,486,771	$ 3,388,197
6.44%	6.34%	6.35%	6.21%	5.30%	4.79%

City of Celina, Texas
Schedule of Changes in Total OPEB Liability and Related Ratios
Last Seven Measurement Years

	Actuarial Valuation and Measurement Date December 31,						
	2023	2022	2021	2020	2019	2018	2017
Total OPEB Liability							
Service cost	$ 31,237	$ 58,726	$ 45,143	$ 35,813	$ 21,538	$ 19,940	$ 12,362
Interest on the total OPEB liability	7,014	4,854	4,480	4,149	3,527	2,646	2,074
Changes of benefit terms	-	-	-	-	-	-	-
Difference between expected and actual experience	(10,186)	(28,874)	(24,423)	(3,930)	(5,434)	155	-
Changes in assumptions or other inputs	11,057	(109,698)	9,375	33,718	30,162	(8,000)	6,931
Benefit payments	(2,082)	(1,727)	(1,368)	(1,194)	(1,026)	-	-
Net Change in Total OPEB Liability	37,040	(76,719)	33,207	68,556	48,767	14,741	21,367
Total OPEB Liability – Beginning	158,609	235,328	202,121	133,565	84,798	70,057	48,690
Total OPEB Liability – Ending	$ 195,649	$ 158,609	$ 235,328	$ 202,121	$ 133,565	$ 84,798	$ 70,057
Covered Employee Payroll	$ 20,824,454	$ 17,272,272	$ 13,679,622	$ 11,937,718	$ 10,256,387	$ 7,976,159	$ 5,618,903
Total OPEB Liability as a Percentage of Covered Employee Payroll	0.94%	0.92%	1.72%	1.69%	1.30%	1.06%	1.25%

Schedule Notes:

Plan information:

Single-employer unfunded OPEB plan — There are no assets accumulated in a trust that meets the criteria in GASB Statement No.75 paragraph 4 to pay related benefits.

Changes of assumptions:

Changes of assumptions and other inputs reflect the effects of changes in the discount rate each period. The following are the discount rates used in each period:

2017	Not available
2018	3.31%
2019	2.75%
2020	2.00%
2021	1.84%
2022	4.05%
2023	3.77%

Actuarial Valuation & Measurement Date: December 31

Significant actuarial assumptions used to measure the total OPEB liability:

Inflation	2.50%
Salary Increases	3.60% to 11.85%, including inflation
Discount Rate	3.77% (Based on Fidelity Index's "20-year Municipal GO AA Index" rate as of 12/31/23). 4.05% in prior year.
Retiree's Share of Benefit-related Costs	$ 0
Administrative expenses	All administrative expenses are paid through the Pension Trust and accounted for under reporting requirements under GASB Statement No.68
Mortality - Service Retirees	2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. Therates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).
Mortality - Disabled Retirees	2019 Municipal Retirees of Texas Mortality Tables with a 4 year set forward for males and a 3 year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence) to account for future mortality improvements subject to the floor.

*Due to the SDBF being considered an unfunded OPEB plan under GASB 75, benefit payments are treated as being equal to the employer's yearly contributions for retirees.

The information in this schedule has been determined as of the measurement date (December 31) of the City's total OPEB liability and is intended to show information for 10 years. However, until a full 10-year trend is compiled in accordance with the provision of GASB 75, only periods for which such information is available are presented.



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Combining and Individual Fund Financial Statements and Schedules



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City of Celina, Texas
Budgetary Comparison Schedule (GAAP Basis)
Debt Service Fund
For the Year Ended September 30, 2024

	Budgeted Amounts			Variance with Final Budget - Positive (Negative)
	Original	Final	Actual	
Revenues				
Ad valorem taxes	$ 17,106,443	$ 17,106,443	$ 17,694,199	$ 587,756
Intergovernmental revenue	-	-	821,257	821,257
Interest	200,000	200,000	-	(200,000)
Total revenues	17,306,443	17,306,443	18,515,456	1,209,013
Expenditures				
Principal	8,435,000	8,435,000	6,062,659	2,372,341
Interest and Fiscal Charges	8,152,795	8,152,795	8,167,633	(14,838)
Bond issuance costs	2,000	2,000	-	2,000
Total expenditures	16,589,795	16,589,795	14,230,292	2,359,503
Excess of revenues over expenditures	716,648	716,648	4,285,164	3,568,516
Other Financing Sources (Uses)				
Transfers in (out)	821,257	487,489	(333,768)	(821,257)
Total Other Financing Sources (Uses)	821,257	487,489	(333,768)	(821,257)
Net Change in Fund Balance	1,537,905	1,204,137	3,951,396	2,747,259
Fund Balances, Beginning of Year	3,689,413	3,689,413	3,689,413	-
Fund Balances, End of Year	$ 5,227,318	$ 4,893,550	$ 7,640,809	$ 2,747,259



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Nonmajor Governmental Funds



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Nonmajor Governmental Funds

Capital Equipment Replacement Fund – to account for public safety capital replacements including vehicles and equipment.

Capital Acquisition Fund – established as a reserve fund for capital and smaller infrastructure needs. Funding is from transfers in from the General Fund.

Capital Projects Fund – accounts for the financing and acquisition of capital improvements. Fund resources provided primarily through interlocal agreements, developer agreements and escrowed funds.

Roadway Capital Recovery Fees Fund – to account for roadway capital recovery fees paid by developers to the City for roadway construction.

Roadway Impact Fees Fund – is used to account for fees paid by developers for construction of streets under the Roadway Impact Fees ordinance.

Technology Fund – to account for technology infrastructure improvements and computer hardware/software needs. Source of funding is from developer fees when obtaining building permits.

Stabilization Fund – Established to help the City maintain resiliency by ensuring adequate balance to cash flow requirements during economic turbulence.

Developer Capital Fees Fund – to account for Developer Fees paid to build capital projects per the agreements.

Court Special Revenue Fund – to account for the restricted Court fees to be used to pay for technology expenses and security expenses specific to the Court.

Other Special Revenue Funds – to account for various grants, PEG fees, hotel occupancy taxes, and other miscellaneous special revenues collected.

City of Celina, Texas
Combining Balance Sheet
Other Governmental Funds
September 30, 2024

	Capital Projects			
	Capital Equipment Replacement	Capital Acquisition	Capital Projects	Roadway Capital Recovery Fees
Assets				
Cash and cash equivalents	$ 5,234,703	$ 5,350,591	$ 4,000,461	$ 11,147,810
Accounts receivable	-	-	-	-
Lease receivable	-	-	-	-
Prepaid items	120	-	-	-
Total assets	$ 5,234,823	$ 5,350,591	$ 4,000,461	$ 11,147,810
Liabilities				
Accounts payable	$ 62,290	$ 101,500	$ 282,937	$ 213,263
Retainage payable	-	-	7,833	-
Accrued salaries and benefits	2,682	-	-	-
Escrowed funds	-	-	990,502	243,072
Total liabilities	64,972	101,500	1,281,272	456,335
Deferred Inflows of Resources				
Lease related	-	-	-	-
Unavailable revenue	-	-	-	-
Total deferred inflows of resources	-	-	-	-
Fund Balances				
Nonspendable				
Prepaids	120	-	-	-
Restricted for				
Capital projects	-	-	2,719,189	10,691,475
Law enforcement	-	-	-	-
Courts	-	-	-	-
PEG	-	-	-	-
Hotel	-	-	-	-
Technology	-	-	-	-
Assigned	5,169,731	5,249,091	-	-
Total fund balances	5,169,851	5,249,091	2,719,189	10,691,475
Total liabilities, deferred inflows of resources and fund balances	$ 5,234,823	$ 5,350,591	$ 4,000,461	$ 11,147,810

Special Revenue Funds						
Roadway Impact Fees	Technology	Stabilization	Developer Capital Fees	Court Special Revenue	Other Special Revenue Funds	Total Other Governmental Funds
$ 12,529,781	$ 2,282,979	$ 6,466,915	$ 8,390,268	$ 208,374	$ 4,857,762	$ 60,469,644
-	-	-	-	-	213,766	213,766
-	-	-	-	-	3,243,621	3,243,621
-	-	-	-	-	25,271	25,391
$ 12,529,781	$ 2,282,979	$ 6,466,915	$ 8,390,268	$ 208,374	$ 8,340,420	$ 63,952,422
$ 81,018	$ -	$ -	$ 132,000	$ -	$ 25,636	$ 898,644
-	-	-	-	-	-	7,833
-	-	-	-	-	-	2,682
-	-	-	-	-	-	1,233,574
81,018	-	-	132,000	-	25,636	2,142,733
-	-	-	-	-	3,025,368	3,025,368
-	-	-	-	-	76,531	76,531
-	-	-	-	-	3,101,899	3,101,899
-	-	-	-	-	25,271	25,391
12,448,763	-	-	8,258,268	-	4,830,912	38,948,607
-	-	-	-	-	232,610	232,610
-	-	-	-	208,374	-	208,374
-	-	-	-	-	77,211	77,211
-	-	-	-	-	46,881	46,881
-	2,282,979	-	-	-	-	2,282,979
-	-	6,466,915	-	-	-	16,885,737
12,448,763	2,282,979	6,466,915	8,258,268	208,374	5,212,885	58,707,790
$ 12,529,781	$ 2,282,979	$ 6,466,915	$ 8,390,268	$ 208,374	$ 8,340,420	$ 63,952,422

City of Celina, Texas
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Other Governmental Funds - Nonmajor
For the Year Ended September 30, 2024

	Capital Projects Funds			
	Capital Equipment Replacement	Capital Acquisition	Capital Projects	Roadway Capital Recovery Fees
Revenues				
Ad valorem taxes	$ -	$ -	$ -	$ -
Sales tax	-	-	-	-
Developer contributions	-	-	1,701,254	-
Special events and donations	-	-	-	-
Park fees	-	-	-	-
Impact and capital recovery fees	-	-	-	3,083,355
Other income	-	-	-	-
Interest	229,707	272,664	2,806,556	503,027
Federal, state, and local grants	-	-	-	-
Total revenues	229,707	272,664	4,507,810	3,586,382
Expenditures				
Current:				
Administration	119,947	89,236	-	-
Fire and emergency services	63,215	-	-	-
Development services	1,888	-	-	-
Public works	-	-	-	63,252
Police department	59,182	6,000	-	-
Parks and recreation	395	-	-	-
Library	-	-	-	-
Downtown project	-	-	-	-
Capital outlay	862,406	787,510	2,122,389	549,297
Total expenditures	1,107,033	882,746	2,122,389	612,549
Excess (Deficiency) of Revenues Over (Under) Expenditures	(877,326)	(610,082)	2,385,421	2,973,833
Other Financing Sources (Uses)				
Transfers in	1,195,047	300,000	333,768	-
Transfers out	(6,789)	-	-	-
Total other financing sources (uses)	1,188,258	300,000	333,768	-
Net Change in Fund Balances	310,932	(310,082)	2,719,189	2,973,833
Fund Balances, Beginning of Year	4,858,919	5,559,173	-	7,717,642
Fund Balances, End of Year	$ 5,169,851	$ 5,249,091	$ 2,719,189	$ 10,691,475

Special Revenue Funds						
Roadway Impact Fees	Technology	Stabilization	Developer Capital Fees	Court Special Revenue	Other Special Revenue Funds	Total Other Governmental Funds
$ -	$ -	$ -	$ -	$ -	$ 1,095,240	$ 1,095,240
-	-	-	-	-	165,970	165,970
60,049	-	-	-	-	-	1,761,303
-	-	-	-	-	80,401	80,401
-	-	-	1,207,000	-	-	1,207,000
3,619,956	-	-	4,038,500	-	-	10,741,811
-	965,950	-	-	35,979	1,530,238	2,532,167
520,912	92,848	344,603	307,228	9,640	190,055	5,277,240
-	-	-	-	-	226,459	226,459
4,200,917	1,058,798	344,603	5,552,728	45,619	3,288,363	23,087,591
-	63,252	-	-	2,127	123,860	398,422
-	-	-	-	-	-	63,215
-	-	-	1,004,491	-	-	1,006,379
121,550	-	-	-	-	-	184,802
-	-	-	-	-	27,988	93,170
-	-	-	-	-	-	395
-	-	-	-	-	14,631	14,631
-	-	-	-	-	106,107	106,107
76,745	91,250	-	-	-	734,487	5,224,084
198,295	154,502	-	1,004,491	2,127	1,007,073	7,091,205
4,002,622	904,296	344,603	4,548,237	43,492	2,281,290	15,996,386
-	-	-	-	-	-	1,828,815
-	-	(470,000)	-	-	(185,434)	(662,223)
-	-	(470,000)	-	-	(185,434)	1,166,592
4,002,622	904,296	(125,397)	4,548,237	43,492	2,095,856	17,162,978
8,446,141	1,378,683	6,592,312	3,710,031	164,882	3,117,029	41,544,812
$ 12,448,763	$ 2,282,979	$ 6,466,915	$ 8,258,268	$ 208,374	$ 5,212,885	$ 58,707,790

The accompanying notes are an integral part of these financial statements.

Discretely Presented Component Units
Financial Statements



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City of Celina, Texas
Balance Sheet - Celina Economic Development Corporation
Discretely Presented Component Unit
September 30, 2024

Assets		
Cash and cash equivalents	$	3,968,203
Sales tax receivable		444,348
Total assets		4,412,551
Liabilities		
Accounts payable		89,006
Total liabilities		89,006
Fund Balance		
Restricted for economic development		4,323,545
Total fund balance	$	4,323,545

City of Celina, Texas
Reconciliation of the Balance Sheet to the Statment of Net Position
Discretely Presented Component Unit - Celina Economic Development Corporation
September 30, 2024

Total fund balance	$	4,323,545
Amounts presented in the statement of net position are different because:		
Capital assets reported in the statement of net position are not financial resources and are not reported in the fund balance sheet.		13,288,231
Long-term liabilities are reported in the statement of net position but they are not due and payable or consume net position in the current period and; therefore, are not reported in the fund balance sheet.		(13,275,000)
Interest due on long-term debt is recorded as accrued interest payable in the statement of net position but does not become a liability on the fund statement until the date due.		(36,613)
Total net position	$	4,300,163

City of Celina, Texas
Statement of Revenues, Expenditures, and Changes in Fund Balance
Celina Economic Development Corporation
Discretely Presented Component Unit
Year Ended September 30, 2024

Revenues	
Sales tax	$ 2,440,753
Miscellaneous	19,500
Unrestricted investment earnings	108,919
Total general revenues	2,569,172
Expenditures	
Current:	
Economic development	1,507,357
Capital outlay	13,288,231
Debt service:	
Interest and fiscal agent fees	239,849
Total expenditures	15,035,437
Deficiency of Revenues Under Expenditures	(12,466,265)
Other Financing Sources	
Issuance of bonds	13,275,000
Total other financing sources	13,275,000
Change in Fund Balance	808,735
Fund Balance – Beginning of Year	3,514,810
Fund Balance – End of Year	$ 4,323,545

City of Celina, Texas
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balance to the Statement of Activities
Celina Economic Development Corporation
Discretely Presented Component Unit
For the Year Ended September 30, 2024

Net change in fund balance	$	808,735
Amounts reported in the statement of activities are different because:		
Capital outlays are reported as expenditures in the fund, while in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense, where applicable.		13,288,231
Bond and other debt proceeds provide current financial resources to the fund, but issuing debt increases long-term liabilities in the Statement of Net Position. Repayment of bond and other debt principal is an expenditure in the fund but repayment reduces long-term liabilities in the Statement of Net Position.		
Bonds issued		(8,275,000)
Notes issued		(5,000,000)
Interest accrued on bonds payable are not due and payable and therefore are not reported as expenditures in the fund. This is the net change in accrued interest payable.		(36,613)
Change in net position	$	785,353

City of Celina, Texas
Balance Sheet - Celina Community Development Corporation
Discretely Presented Component Unit
September 30, 2024

Assets		
Cash and cash equivalents	$	5,789,650
Sales tax receivable		444,348
Total assets		6,233,998
Fund Balance/Net Position		
Restricted for economic development		6,233,998
Total fund balance/net position	$	6,233,998

City of Celina, Texas
Statement of Revenues, Expenditures, and Changes in Fund Balance
Celina Community Development Corporation
Discretely Presented Component Unit
For the Year Ended September 30, 2024

Revenues		
Sales tax	$	2,440,753
Unrestricted investment earnings		264,102
Total general revenues		2,704,855
Expenditures		
Community development		821,257
Total expenditures		821,257
Change in Fund Balance/Net Position		1,883,598
Fund Balance/Net Position – Beginning of Year		4,350,400
Fund Balance/Net Position – End of Year	$	6,233,998

Statistical Section (Unaudited)



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Statistical Section

This section of the City of Celina's Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, notes disclosures, and required supplementary information says about the City's overall financial health. This information has not been audited by the independent auditor.

Contents **Table Numbers**

Financial Trends 1-5
These tables contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

Revenue Capacity 6-9
These tables contain information to help the reader assess the City's two most significant revenue sources-property and sales taxes.

Debt Capacity 10-14
These tables present information to help the reader assess the affordability of the City's current level of outstanding debt and the City's ability to issue additional debt in the future.

Economic and Demographic Information 15-16
These tables offer economic and demographic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Information 17-19
These tables contain service and infrastructure data to help the reader understand how the information in the City's annual comprehensive financial report relates to the services the City provides.

Source: Unless otherwise noted, the information in these tables is derived from the City's past audit reports for the relevant year.



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City of Celina, Texas
Net Position by Component
Last Ten Fiscal Years
(Accrual Basis of Accounting)
(Unaudited)

	Fiscal Year			
	2015	2016	2017	2018
Governmental Activities				
Net investment in capital assets	$ 8,693,312	$ 13,138,978	$ 13,184,763	$ 32,376,605
Restricted	4,675,044	5,340,173	5,848,514	6,361,057
Unrestricted	6,325,979	7,893,951	11,575,127	10,218,998
Total governmental activities net position	19,694,335	26,373,102	30,608,404	48,956,660
Business-type Activities				
Net investment in capital assets	11,575,656	12,078,113	13,079,265	18,675,162
Restricted	-	-	-	-
Unrestricted	2,120,144	1,733,702	3,171,397	5,862,371
Total business-type activities net position	13,695,800	13,811,815	16,250,662	24,537,533
Primary Government				
Net investment in capital assets	20,268,968	25,217,091	26,264,028	51,051,767
Restricted	4,675,044	5,340,173	5,848,514	6,361,057
Unrestricted	8,446,123	9,627,653	14,746,524	16,081,369
Total primary government net position	$ 33,390,135	$ 40,184,917	$ 46,859,066	$ 73,494,193

Table 1

Fiscal Year					
2019	**2020**	**2021**	**2022**	**2023**	**2024**
$ 20,672,418	$ 51,424,407	$ 83,742,420	$ 102,946,241	$ 145,178,585	$ 249,570,159
3,979,639	4,925,334	13,176,802	19,290,037	22,571,293	46,077,308
30,927,875	25,553,066	28,745,889	39,072,195	55,664,236	62,899,391
55,579,932	81,902,807	125,665,111	161,308,473	223,414,114	358,546,858
30,124,340	54,394,479	55,835,300	89,549,445	165,996,622	282,693,619
-	44,092	56,065	152,009	-	-
10,028,343	16,804,092	50,683,069	60,358,870	79,776,835	110,702,507
40,152,683	71,242,663	106,574,434	150,060,324	245,773,457	393,396,126
50,796,758	105,818,886	139,577,720	192,495,686	311,175,207	532,263,778
3,979,639	4,969,426	13,232,867	19,442,046	22,571,293	46,077,308
40,956,218	42,357,158	79,428,958	99,431,065	135,441,071	173,601,898
$ 95,732,615	$ 153,145,470	$ 232,239,545	$ 311,368,797	$ 469,187,571	$ 751,942,984

City of Celina, Texas
Changes in Net Position
Last Ten Fiscal Years
(Accrual Basis of Accounting)
(Unaudited)

	Fiscal Year			
	2015	2016	2017	2018
Expenses				
Governmental Activities				
Administration	$ 1,170,613	$ 1,592,794	$ 2,624,918	$ 3,305,724
Judicial	84,853	102,803	155,521	173,809
Fire and emergency services	1,453,477	1,957,077	2,414,778	2,898,525
Development services	529,067	683,599	887,990	1,812,852
Public works	824,527	1,080,661	1,104,523	5,760,436
Police Department	1,114,266	1,532,829	1,877,574	2,598,590
Parks and Recreation	886,212	1,084,077	1,263,538	1,284,123
Library	140,104	152,664	169,326	230,781
Infrastructure	198,868	211,300	353,119	823,826
Bond issuance costs	70,510	65,279	55,176	59,285
Main street program	-	-	-	-
Interest and fiscal charges	635,090	710,249	787,001	840,645
Total governmental activities expenses	7,107,587	9,173,332	11,693,464	19,788,596
Business Type Activities				
Water and sewer services	4,284,806	8,508,496	10,811,473	12,887,075
Total business-type activities expenses	4,284,806	8,508,496	10,811,473	12,887,075
Total primary government expenses	11,392,393	17,681,828	22,504,937	32,675,671
Program Revenues				
Governmental Activities				
Charges for services	3,755,293	4,265,112	6,391,343	7,865,830
Operating grants/contributions	214,115	368,784	356,258	201,610
Capital grants/contributions	625,237	2,578,809	1,011,625	20,365,689
Total governmental activities program revenues	4,594,645	7,212,705	7,759,226	28,433,129
Business-type Activities				
Charges for services				
Water and sewer services	7,518,331	10,057,113	13,590,654	16,506,407
Operating grants and contributions	-	-	-	-
Capital grants/contributions	45,289	800,100	-	3,432,870
Total business-type activities program revenues	7,563,620	10,857,213	13,590,654	19,939,277
Total primary government program revenues	12,158,265	18,069,918	21,349,880	48,372,406
Net (Expense) Revenues				
Governmental activities	(2,512,942)	(1,960,627)	(3,934,238)	8,644,533
Business-type activities	3,278,811	2,348,717	2,779,181	7,052,202
Total primary government program revenues net expenses	765,869	388,090	(1,155,057)	15,696,735

Table 2

Fiscal Year					
2019	2020	2021	2022	2023	2024
$ 3,613,202	$ 4,676,077	$ 5,295,666	$ 6,478,575	$ 13,886,440	$ 12,046,109
169,960	166,725	204,724	193,302	209,350	251,705
4,516,435	5,406,951	5,912,755	6,620,651	8,455,931	11,768,158
2,844,946	6,177,019	7,529,485	8,535,165	10,758,050	13,956,292
1,625,818	2,888,942	2,636,498	2,097,180	2,714,742	5,719,853
3,219,436	3,729,439	4,627,454	5,178,526	7,388,351	10,282,158
1,480,614	1,853,913	1,886,673	1,883,123	3,043,497	3,654,586
231,803	252,721	244,058	317,775	389,445	435,014
1,010,684	-	-	-	-	-
61,612	-	828,202	301,079	491,915	-
1,953,396	142,972	75,898	36,325	75,660	106,107
-	1,752,515	1,492,701	3,333,335	4,481,732	9,370,480
20,727,906	27,047,274	30,734,114	34,975,036	51,895,113	67,590,462
14,811,593	17,188,107	19,876,311	22,337,443	30,063,285	38,332,338
14,811,593	17,188,107	19,876,311	22,337,443	30,063,285	38,332,338
35,539,499	44,235,381	50,610,425	57,312,479	81,958,398	105,922,800
11,837,197	13,048,290	25,842,056	32,332,998	36,442,384	49,798,688
1,291,079	2,764,624	3,636,696	2,347,930	862,378	2,761,584
180,890	15,870,800	19,822,044	10,081,541	38,619,344	99,233,684
13,309,166	31,683,714	49,300,796	44,762,469	75,924,106	151,793,956
21,133,549	26,722,197	41,304,183	43,119,619	43,967,567	63,679,831
-	-	-	-	-	400,000
-	23,622,709	13,904,905	22,459,804	73,156,255	108,830,648
21,133,549	50,344,906	55,209,088	65,579,423	117,123,822	172,910,479
34,442,715	82,028,620	104,509,884	110,341,892	193,047,928	324,704,435
(7,418,740)	4,636,440	18,566,683	9,787,433	24,028,993	84,203,494
6,321,956	33,156,799	35,332,777	43,241,980	87,480,537	134,578,141
(1,096,784)	37,793,239	53,899,460	53,029,413	111,509,530	218,781,635

City of Celina, Texas
Changes in Net Position
Last Ten Fiscal Years
(Accrual Basis of Accounting)
(Unaudited)

	Fiscal Year			
	2015	2016	2017	2018
General Revenues and Other Changes in Net Position				
Governmental Activities				
Taxes				
Ad valorem	3,739,841	4,458,401	5,362,919	7,464,462
Sales	603,949	733,881	958,350	1,150,663
Franchise	364,763	429,102	370,949	420,352
Gain on sale of capital assets	-	-	-	-
Other	438,820	671,241	985,322	1,613,911
Unrestricted investment earnings	-	-	-	-
Transfers	395,000	2,346,769	492,000	(907,706)
Contributions from component unit	-	-	-	-
Total governmental activities	5,542,373	8,639,394	8,169,540	9,741,682
Business-type activities				
Other	39,470	114,067	151,666	332,227
Gain on sale of capital assets	-	-	-	-
Unrestricted investment earnings	-	-	-	-
Grants not restricted to specific programs	-	-	-	-
Transfers	(395,000)	(2,346,769)	(492,000)	907,706
Total business-type activities	(355,530)	(2,232,702)	(340,334)	1,239,933
Total primary governmental revenues	$ 5,186,843	$ 6,406,692	$ 7,829,206	$ 10,981,615
Changes in Net Position				
Governmental activities	$ 3,029,431	$ 6,678,767	$ 4,235,302	$ 18,386,215
Business-type activities	2,923,281	116,015	2,438,847	8,292,135
Total primary government program net expenses	$ 5,952,712	$ 6,794,782	$ 6,674,149	$ 26,678,350

Table 2

Fiscal Year					
2019	**2020**	**2021**	**2022**	**2023**	**2024**
9,856,619	10,679,289	12,892,450	16,242,263	24,505,056	36,490,482
1,248,168	1,823,693	2,652,260	3,213,081	4,039,188	4,925,187
516,777	602,603	602,037	783,188	1,003,967	1,383,145
-	-	-	-	-	189,301
2,027,855	4,654,145	8,714,771	3,951,136	2,619,358	3,405,448
-	-	-	917,556	6,083,247	10,225,687
527,000	2,752,921	334,103	748,705	(174,168)	(5,690,000)
-	1,173,784	-	-	-	-
14,176,419	21,686,435	25,195,621	25,855,929	38,076,648	50,929,250
1,124,765	686,102	333,097	776,837	4,811,448	229,790
-	-	-	-	-	43,924
-	-	-	-	-	7,080,814
-	-	-	215,778	3,246,980	-
(527,000)	(2,752,921)	(334,103)	(748,705)	174,168	5,690,000
597,765	(2,066,819)	(1,006)	243,910	8,232,596	13,044,528
$ 14,774,184	$ 19,619,616	$ 25,194,615	$ 26,099,839	$ 46,309,244	$ 63,973,778
$ 6,757,679	$ 26,322,875	$ 43,762,304	$ 35,643,362	$ 62,105,641	$ 135,132,744
6,919,721	31,089,980	35,331,771	43,485,890	95,713,133	147,622,669
$ 13,677,400	$ 57,412,855	$ 79,094,075	$ 79,129,252	$ 157,818,774	$ 282,755,413



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City of Celina, Texas
Governmental Activities - Tax Revenues by Source
Last Ten Fiscal Years
(Accrual Basis of Accounting)
(Unaudited)

Table 3

Fiscal Year	Property Tax	Sales Tax	Franchise Tax	Total
2015	$ 3,754,816	$ 603,949	$ 364,763	$ 4,723,528
2016	4,453,862	733,881	429,102	5,616,845
2017	5,374,888	958,350	370,949	6,704,187
2018	7,454,528	1,150,663	420,352	9,025,543
2019	9,856,619	1,248,168	516,777	11,621,564
2020	10,679,289	1,823,693	602,603	13,105,585
2021	12,892,450	2,652,260	602,037	16,146,747
2022	16,242,263	3,213,081	783,188	20,238,532
2023	24,505,056	4,039,188	1,003,967	29,548,211
2024	36,490,482	4,925,187	1,383,145	42,798,814

City of Celina, Texas
Fund Balances - Governmental Funds
Last Ten Fiscal Years
(Modified Acccrual Basis of Accounting)
(Unaudited)

	Fiscal Year			
	2015	2016	2017	2018
General Fund				
Nonspendable				
Prepaids and inventory	$ 19,941	$ 2,230	$ 3,013	$ 7,322
Unassigned	4,585,888	7,130,005	6,562,842	8,903,854
Total general fund	$ 4,605,829	$ 7,132,235	$ 6,565,855	$ 8,911,176
All Other Governmental Funds				
Nonspendable				
Prepaids and inventory	$ -	$ -	$ -	$ -
Restricted for				
Debt service	646,075	901,524	1,369,343	1,813,530
Capital projects	7,021,861	7,083,988	13,033,951	29,063,864
Law enforcement	-	-	-	-
Courts	-	-	-	-
Grants	-	-	-	-
PEG	-	-	-	-
Hotel	-	-	-	-
Technology	-	-	-	-
Assigned for use in specific funds	-	-	-	-
Unassigned	-	-	168,342	623,156
Total all other governmental funds	$ 7,667,936	$ 7,985,512	$ 14,571,636	$ 31,500,550

Table 4

Fiscal Year					
2019	**2020**	**2021**	**2022**	**2023**	**2024**
$ 14,827	$ 5,786	$ 227,911	$ 41,181	$ 254,639	$ 422,117
10,924,630	8,860,057	16,328,612	23,421,150	25,102,006	31,111,570
$ 10,939,457	$ 8,865,843	$ 16,556,523	$ 23,462,331	$ 25,356,645	$ 31,533,687
$ -	$ -	$ 873,057	$ 894,610	$ 34,949	$ 25,391
2,497,665	2,228,648	2,166,835	1,968,883	3,689,413	7,640,809
30,026,311	19,963,891	65,461,702	87,464,361	89,656,869	169,601,814
22,542	25,833	36,620	120,031	103,816	232,610
114,323	122,992	131,949	148,846	164,882	208,374
10,948	25,727	12,955	-	-	-
90,354	46,708	58,548	68,964	88,660	77,211
-	12,823	14,835	23,665	36,045	46,881
-	-	548,150	698,373	1,378,683	2,282,979
7,973,971	9,269,049	10,935,124	16,040,078	24,570,613	27,436,361
58,548	58,548	-	-	-	-
$ 40,794,662	$ 31,754,219	$ 80,239,775	$ 107,427,811	$ 119,723,930	$ 207,552,430

City of Celina, Texas
Change in Fund Balances - Governmental Funds
Last Ten Fiscal Years (Uaudited)

	Fiscal Year			
	2015	2016	2017	2018
Revenues				
Property taxes	$ 3,754,816	$ 4,453,862	$ 5,374,888	$ 7,454,528
Franchise taxes	364,763	429,102	370,949	420,352
Sales taxes	603,949	733,881	958,350	1,150,663
Permits/inspection fees	1,767,856	2,357,289	3,959,914	5,982,027
Component unit contributions	320,000	200,000	200,000	200,000
Development fees	924,249	509,870	1,245,943	119,344
Developer contributions	-	-	-	-
Fire Department/EMS fees	241,005	910,360	817,691	1,031,818
Fines	254,370	283,758	209,806	142,332
Special events and donations	221,696	373,421	250,214	165,188
Park fees	602,626	2,215,582	1,178,028	1,624,159
Impact and capital recovery fees	-	-	-	-
Intergovernmental	-	-	-	-
Other income	92,349	397,657	508,311	1,427,017
Interest income	111,901	111,776	183,077	436,017
Grants	519,701	518,784	1,570	1,610
Total revenues	9,779,281	13,495,342	15,258,741	20,155,055
Expenditures				
Administration	1,133,574	1,458,673	2,433,180	3,036,201
Judicial	84,853	99,803	153,213	172,610
Fire and EMS	1,316,275	1,731,896	2,041,407	2,445,213
Development services	524,712	675,267	868,862	1,787,306
Public works	806,788	1,023,572	943,895	5,604,030
Police department	1,046,160	1,414,488	1,688,094	2,374,037
Parks and Rec	667,908	819,539	959,343	978,479
Library	140,857	153,752	165,768	230,090
Main street	70,510	65,279	55,176	59,285
Capital outlay	5,253,351	8,542,536	3,656,718	3,837,902
Debt service				
Principal retirement	678,366	841,124	1,005,685	1,436,110
Interest and fiscal charges	669,480	724,025	782,253	908,016
Bond issuance costs	-	-	74,569	146,002
Total expenditures	12,392,834	17,549,954	14,828,163	23,015,281
Excess (deficiency) of revenues over (under) expenditures	(2,613,553)	(4,054,612)	430,578	(2,860,226)
Other Financing Sources (Uses)				
Sales of Assets	12,525	41,825	634,597	-
Issuance of leases	-	-	-	-
Bond premium	-	-	-	-
Issuance of refunding bonds	-	-	-	-
Payments to refunding bond escrow agent	-	-	-	-
Note/Bond Proceeds	-	4,510,000	4,462,569	23,042,167
Contributions from component unit	-	-	-	-
Capital contributions	-	-	-	-
Transfers in (out)	395,000	2,346,769	492,000	(907,706)
Total other financing sources (uses)	407,525	6,898,594	5,589,166	22,134,461
Net Changes in Fund Balances	$ (2,206,028)	$ 2,843,982	$ 6,019,744	$ 19,274,235
Debt Service as a percentage of Non-Capital Expenditures	23.27%	21.03%	19.21%	14.05%

Fiscal Year					
2019	**2020**	**2021**	**2022**	**2023**	**2024**
$ 9,864,233	$ 10,747,355	$ 12,777,734	$ 16,208,733	$ 24,361,749	$ 36,472,698
516,777	602,603	602,037	783,188	1,003,967	1,383,145
1,248,168	1,823,693	2,652,260	3,213,081	4,039,188	4,925,187
6,716,762	8,643,113	16,190,503	17,466,229	21,831,320	27,387,624
360,000	-	-	-	-	-
110,486	232,805	2,737,506	865,154	448,342	693,731
180,890	119,478	111,126	103,646	136,371	1,990,203
1,075,263	1,627,366	1,214,615	2,575,378	2,466,362	2,615,044
137,299	138,339	95,995	169,647	229,575	365,019
129,814	131,482	281,433	279,990	555,226	455,619
2,855,844	2,343,250	5,295,776	4,565,744	3,446,693	6,833,765
-	-	6,429,565	6,378,222	7,368,937	10,741,811
-	-	-	-	-	821,257
1,765,739	3,643,263	1,918,669	3,935,550	2,708,083	3,405,448
1,031,375	995,261	366,537	917,556	6,083,247	10,225,687
808,276	2,764,624	3,636,696	2,347,930	862,378	1,484,708
26,800,926	33,812,632	54,310,452	59,810,048	75,541,438	109,800,946
3,451,032	4,252,519	4,561,954	6,684,391	10,682,222	10,372,416
166,197	163,761	181,964	193,302	209,350	251,705
3,930,238	4,490,395	4,974,980	5,705,911	7,457,252	10,154,751
2,799,375	3,674,903	5,211,399	5,052,683	7,324,358	7,109,979
1,411,826	2,707,462	2,388,149	2,085,811	2,672,084	5,513,254
2,935,005	3,513,316	4,339,652	5,114,496	6,808,085	9,330,964
1,104,513	1,376,035	1,789,800	1,623,183	2,593,832	2,849,204
229,797	245,418	242,967	296,204	366,094	407,060
61,612	62,944	75,898	36,325	75,660	106,107
14,435,482	25,537,609	34,750,342	28,047,957	72,740,029	74,834,673
2,028,202	2,912,011	3,340,200	2,605,000	3,621,453	6,184,673
2,151,331	2,057,217	2,012,300	4,063,385	5,177,070	8,186,374
-	-	828,202	301,079	491,915	868,533
34,704,610	50,993,590	64,697,807	61,809,727	120,219,404	136,169,693
(7,903,684)	(17,180,958)	(10,387,355)	(1,999,679)	(44,677,966)	(26,368,747)
-	-	-	36,221	-	191,558
340,818	-	-	-	538,552	-
-	-	6,595,450	4,033,597	4,611,356	6,177,731
-	-	7,290,000	-	-	-
-	-	(7,882,414)	-	-	-
18,014,140	-	60,285,000	31,275,000	53,892,659	119,695,000
-	1,173,784	-	-	-	-
-	140,196	-	-	-	-
527,000	2,752,921	334,103	748,705	(174,168)	(5,690,000)
18,881,958	4,066,901	66,622,139	36,093,523	58,868,399	120,374,289
$ 10,978,274	$ (13,114,057)	$ 56,234,784	$ 34,093,844	$ 14,190,433	$ 94,005,542
25.98%	19.52%	17.87%	19.81%	18.51%	23.43%

City of Celina, Texas
Assessed Value of Taxable Property
(Per $100 of Assessed Value)
Last Ten Fiscal Years (Unaudited) **Table 6**

Fiscal Year	Land/ Improvements	Personal Property	Less: Tax-Exempt Property	Total Taxable Assessed Value (1)
2015	575,171,296	29,266,740	48,889,169	555,548,867
2016	734,250,874	34,259,626	106,840,408	661,670,092
2017	951,809,128	39,416,023	117,402,829	873,822,322
2018	1,191,727,090	49,306,703	132,932,108	1,108,101,685
2019	1,641,821,879	57,224,752	194,483,109	1,504,563,522
2020	2,013,074,011	71,064,516	217,620,776	1,866,517,751
2021	2,518,491,508	79,119,287	288,467,439	2,309,143,356
2022	3,252,195,608	93,068,477	378,289,093	2,966,974,992
2023	5,322,159,979	109,829,018	959,732,550	4,472,256,447
2024	7,481,869,043	127,629,924	1,258,884,257	6,350,614,710

Source: Collin County Central Appraisal District and Denton County Appraisal District

Notes: Property is reassessed annually at actual value; therefore, the assessed values are equal to the actual values. Tax rates are per $100 of assessed value.

(1) Includes adjustments to certified rolls. Fiscal Year reports Certified Tax Report from prior calendar year.

City of Celina, Texas
Direct and Overlapping Property Tax Rates
(Per $100 of Assessed Value)
Last Ten Fiscal Years (Unaudited) **Table 7**

	City Direct Rates			Overlappping Rates					
Fiscal Year	Operating/ General Rate	General Obligation Debt Service	Total Direct	Celina ISD	Prosper ISD	Pilot Point ISD	Collin County	Denton County	Collin County Community College
2015	0.4327	0.2123	0.6450	1.6400	1.6700	1.3700	0.2350	0.2620	0.0820
2016	0.4335	0.2115	0.6450	1.6400	1.6700	1.3700	0.2250	0.2484	0.0820
2017	0.4233	0.2217	0.6450	1.6400	1.6700	1.3700	0.2250	0.2378	0.0820
2018	0.4278	0.2172	0.6450	1.6400	1.6700	1.3700	0.1922	0.2255	0.0798
2019	0.4537	0.1913	0.6450	1.6400	1.6700	1.3700	0.1808	0.2253	0.0812
2020	0.4531	0.1919	0.6450	1.5489	1.5684	1.2684	0.1750	0.2418	0.0812
2021	0.4294	0.2156	0.6450	1.4832	1.4927	1.2186	0.1725	0.2418	0.0812
2022	0.4294	0.2156	0.6450	1.4409	1.4603	1.1603	0.1681	0.2333	0.0812
2023	0.3727	0.2621	0.6348	1.4235	1.4429	1.2117	0.1524	0.2344	0.0812
2024	0.3159	0.2963	0.6122	1.2381	1.2575	1.0263	0.1493	0.1939	0.0812

Source: Collin County Appraisal District and Denton County Appraisal District

City of Celina, Texas
Principal Property Tax Payers
Current Year and Nine Years Ago (Unaudited)
(Total $) **Table 8**

	2024				2015		
Taxpayer	Taxable Assessed Value	Rank	Percentage of Taxable Assessed Value	Taxpayer	Taxable Assessed Value	Rank	Percentage of Taxable Assessed Value
SW1 Prosper TX Owner LLC	$ 72,000,000	1	1.13%	Celina Town Center LTD	$ 5,985,214	1	1.08%
DD Ownsby Farms LLC	71,301,922	2	1.12%	Celina 682 Partners LP	5,835,900	2	1.05%
Methodist Hospitals of Dallas	66,397,202	3	1.05%	Chemtrade Sulfate Chemicals Inc	5,223,562	3	0.94%
SD Celina Property LLC	64,595,883	4	1.02%	First Texas Homes Inc	4,214,411	4	0.76%
West Shore Bluewood LC	51,800,000	5	0.82%	Bhakhtiari LLC	4,200,000	5	0.76%
Nexmetro Grove LP	51,032,900	6	0.80%	TXI Operations LP	4,021,900	6	0.72%
MCREF SFR 1 Wilson Creek LLC	50,915,044	7	0.80%	Brookshire Grocery Company	3,913,153	7	0.70%
ASD-CEI Oklahoma Drive MM LLC	50,877,139	8	0.80%	D R Horton - Texas LTD	3,867,277	8	0.70%
Pulte Homes of Texas LP	46,448,592	9	0.73%	Bobcat Crossing LTD	3,839,768	9	0.69%
SWBC Celina LP	43,766,861	10	0.69%	CTMGT Frontier 80 LLC	3,805,355	10	0.68%
Total	$ 569,135,543		8.96%	Total	$ 44,906,540		8.08%

Source: Collin County Appraisal District

Notes: Tax Payers are assessed on January 1, 2023, for the 2024 fiscal year and January 1, 2014, for the 2015 fiscal year.

The majority of the property taxes are collected in Collin County; therefore, those principal taxpayers are shown above.

City of Celina, Texas
Property Tax Levies and Collections
(Unaudited) **Table 9**

Fiscal Year	Total Tax Levy for Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	% of Levy		Amount	% of Levy
2015	3,776,218	3,629,138	96.11%	56,603	3,776,218	100.00%
2016	4,483,759	4,261,734	95.05%	147,080	4,483,759	100.00%
2017	5,579,944	5,396,743	96.72%	222,025	5,579,944	100.00%
2018	7,659,627	7,129,348	93.08%	183,201	7,659,628	100.00%
2019	10,770,158	10,292,771	95.57%	530,280	10,770,157	100.00%
2020	12,058,075	11,897,363	98.67%	160,712	12,058,075	100.00%
2021	14,855,572	14,758,839	99.35%	96,733	14,855,572	100.00%
2022	18,919,351	18,838,343	99.57%	81,008	18,919,351	100.00%
2023	27,837,667	27,740,998	99.65%	96,669	27,837,667	100.00%
2024	38,488,068	38,165,888	99.16%	-	38,165,888	99.16%

Source: Collin County Tax Assessor Collector and Denton County Tax Assessor Collector

Note: A portion of the above property tax goes toward repayment of Special Assessment Revenue Bonds related to the Public Improvement Districts (PID) and is not recorded in the City's financial statements.

City of Celina, Texas
Ratio of Outstanding Debt by Type Last Ten Fiscal Years
(Unaudited)

	Governmental Activities					
Fiscal Year	General Obligation Bonds	Certificate of Obligation	Capital Lease	Lease/ SBITA Liability	Bond Premiums	Other Obligations
2015	4,606,322	14,211,317	-	-	-	-
2016	4,249,490	18,237,025	-	-	-	-
2017	3,880,431	22,013,573	-	-	-	-
2018	9,342,795	36,860,000	-	-	-	-
2019	7,995,000	52,890,000	-	-	-	-
2020	7,115,000	50,940,200	185,405	-	2,816,179	-
2021	10,860,000	103,695,000	98,876	-	8,840,984	-
2022	10,010,000	133,215,000	-	-	11,899,585	-
2023	9,140,000	184,502,659	-	523,319	15,231,815	-
2024	8,240,000	299,035,000	-	401,305	19,791,092	

Source: City of Celina Audit Reports

N/A - Information not available for the most current year

Notes: Details regarding the City's outstanding debt is found in the notes to the financial statements. Bond premiums and Capital Lease were included beginning in fiscal year 2020. Bond premiums will be included on a go forward basis. Capital lease was removed with the adoption of GASB 87.

Lease liability was included beginning in fiscal year 2022 and will be included on a go forward basis.

Subscription liability was included beginning in fiscal year 2023 and will be included on a go forward basis.

*See Table 15 for personal income and population data.

Business-Type Activities							
General Obligation Bonds	Certificate of Obligation	Bond Premiums	Other Obligations	Note Payable	Total Primary Government	% of Personal Income	Per Capita*
4,558,678	5,798,682	-	45,957	-	29,220,956	7.03%	4,184
3,965,510	26,047,975	-	18,704	-	52,518,704	N/A	6,836
3,359,570	30,731,425	-	-	-	59,984,999	15.95%	5,818
2,185,000	59,620,000	-	-	-	108,007,795	20.04%	8,251
1,750,000	76,675,000	-	-	-	139,310,000	22.28%	7,880
1,305,000	74,769,800	4,331,683	-	1,151,000	142,614,267	15.90%	6,655
845,000	101,080,000	6,068,665	-	925,526	232,414,051	20.67%	9,225
430,000	129,340,000	9,359,301	-	700,051	294,953,937	24.29%	9,276
-	161,487,341	11,522,361	-	18,000,000	400,407,495	20.74%	7,264
460,000	170,280,000	11,184,935	-	17,000,000	526,392,332	19.85%	9,103

City of Celina, Texas
Ratios of General Bonded Debt Outstanding Last Ten Fiscal Years
(Unaudited) **Table 11**

Fiscal Year	Assessed Property Value (1)	Gross Bonded Debt (2)	% Bonded Debt to Assessed Property Value	Bonded Debt Per Capita
2015	555,548,867	29,220,956	5.26%	4,184
2016	661,670,092	52,518,704	7.94%	6,836
2017	873,822,322	59,984,999	6.86%	5,818
2018	1,108,101,685	108,007,795	9.75%	8,251
2019	1,504,563,522	139,310,000	9.26%	7,880
2020	1,866,517,751	141,463,267	7.58%	6,601
2021	2,309,143,356	231,488,525	10.02%	9,188
2022	2,966,975,002	294,253,886	9.92%	9,254
2023	4,472,256,447	381,884,176	8.54%	10,902
2024	6,350,614,710	508,991,027	8.01%	11,100

Source: (1) Collin County Appraisal District/Denton County Appraisal District

(2) Schedule of Bonds Payable and Total bonds for fiscal year

Notes: Details regarding the City's outstanding debt can be found in the notes to the financial statements. The amounts presented are net of bond premiums.

See Table 15 for population data.

City of Celina, Texas
Legal Debt Margin Information Last Ten Fiscal Years
(Unaudited) **Table 12**

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Tax rate limit	$ 2.50	$ 2.50	$ 2.50	$ 2.50	$ 2.50	$ 2.50	$ 2.50	$ 2.50	$ 2.50	$ 2.50
Current tax rate	0.6450	0.6450	0.6450	0.6450	0.6450	0.6450	0.6450	0.6450	0.6348	0.6122
Available tax rate	$ 1.86	$ 1.86	$ 1.86	$ 1.86	$ 1.86	$ 1.86	$ 1.86	$ 1.86	$ 1.87	$ 1.89

Notes: The City Charter of the City of Celina, Texas does not provide for a debt limit. Under provisions of state law, the maximum tax rate is limited to $2.50 per $100 assessed valuation. No direct bond debt limitation is imposed on the City under current state law.

City of Celina, Texas
Direct and Overlapping Governmental Activities Debt
As of September 30, 2024
(Unaudited) **Table 13**

Governmental Unit	Gross Bonded Debt	% of Debt Applicable to Area (1)	Celina Share of Overlapping Debt
Debt Repaid with Property Taxes			
Celina ISD	$ 487,310,000	70.53%	$ 343,699,743
Collin County	841,715,000	2.29%	19,275,274
Collin County CCD	459,865,000	2.29%	10,530,909
Denton County	673,670,000	0.49%	3,300,983
Pilot Point ISD	44,680,000	0.03%	13,404
Prosper ISD	1,906,240,696	12.92%	246,286,298
Subtotal, overlapping debt	4,413,480,696		623,106,610
City of Celina (direct debt)	478,015,000	100.00%	478,015,000
Total direct and overlapping debt			$ 1,101,121,610

Notes: Details regarding the City's outsanding debt is found in the notes to the financial statements. The amounts presented are net of bond premiums.

(1) The percentage of overlapping debt applicable is estimated using taxable assessed property values (before freeze loss). Applicable percentages were estimated by determining the portion of another governmental unit's taxable assessed value that is within the city's boundaries and dividing it by each unit's total taxable assessed value.

City of Celina, Texas
Pledged Revenue Coverage
As of September 30, 2024 (Unaudited)
Last Ten Fiscal Years **Table 14**

Fiscal Year	Water and Sewer System Revenue Bonds				
	Total Revenue (1)	Less: Operating Expense (2)	Net Available Revenue	Annual Requirement (3)	Times Coverage
2015	7,557,801	3,326,739	4,231,062	1,158,447	3.65
2016	10,171,180	7,059,651	3,111,529	1,697,450	1.83
2017	13,742,320	8,982,382	4,759,938	1,892,430	2.52
2018	20,271,504	10,604,055	9,667,449	1,520,733	6.36
2019	22,258,314	10,927,759	11,330,555	3,398,343	3.33
2020	27,408,299	11,652,539	15,755,760	4,880,253	3.23
2021	41,637,280	14,304,459	27,332,821	7,419,169	2.53
2022	44,328,012	13,891,799	30,436,213	10,442,961	2.91
2023	52,445,995	19,406,039	33,039,956	12,994,745	2.54
2024	71,390,435	23,287,286	48,103,149	13,514,603	3.56

(1) Includes operating revenues and investment income

(2) Includes operating expenses minus depreciation

(3) Includes Principal and Interest (represents average annual requirement)

City of Celina, Texas
Demographic and Economic Statistics
Last Ten Fiscal Years
(Unaudited) **Table 15**

Fiscal Year	Estimated Population (1)	Personal Income (2)	Per Capita Income (5)	School Enrollment (3)	Unemployment Rate (4)
2015	6,984	415,771,488	59,532	2,201	3.6%
2016	7,683	N/A	N/A	2,353	3.8%
2017	10,310	376,036,630	36,473	2,425	3.2%
2018	13,090	538,967,660	41,174	2,568	3.3%
2019	17,680	625,394,640	35,373	2,723	3.3%
2020	21,430	758,043,390	35,373	2,831	3.2%
2021	25,195	1,054,561,920	41,856	3,429	3.4%
2022	31,796	1,587,510,688	49,928	3,932	5.6%
2023	35,028	1,930,918,500	55,125	4,410	3.7%
2024	45,854	2,651,645,112	57,828	5,478	3.7%

(1) Source: North Central Texas Council of Governments April 2024 publication

(2) Source: Personal Income calculated by multiplying estimated population by per capita income.

(3) Source: Celina Independent School District

(4) Source: Texas Workforce Commission calendar year 2024 for Collin County

(5) Source: U.S. Central Bureau QuickFacts

City of Celina, Texas
Top Employers
Fiscal Year Ended September 30, 2024 (Unaudited) **Table 16**

2024		2018	
Major Employers in Celina, Texas		**Major Employers in Celina, Texas**	
Employer	**# of Employees**	**Employer**	**# of Employees**
Celina ISD	552	Celina ISD	330
City of Celina	316	City of Celina	84
Gold Star Team - Keller Williams	191	Brookshire	70
Settlers Ridge Care Center	120	Chemtrade Logistics	27
Brookshire	105	Independent Bank	20
Chemtrade Logistics	30	Dickerson	31
Texas Seasons Nursery	29	Celina Ready Mix	16
Celina Montessori Academy	28	Texas Star Bank	10
CAD/CAM Svc Inc	25		
Servpro	21		

Source: Respective entities

City of Celina, Texas
Full Time Equivalent City Government Employees by Function/Program
As of September 30, 2024 (Unaudited)
Last Ten Fiscal Years **Table 17**

Function/Program	Dept.	Fiscal Year 2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
GIS	101	N/A	N/A	N/A	N/A	1	1	2	2	3	3
Facilities	102	N/A	N/A	N/A	N/A	1	1	2	2	2	2
Information Technology	103	N/A	N/A	N/A	N/A	3	2	1	3	4	5
Finance	104	N/A	N/A	N/A	N/A	8	7	9	10	11	13
Library	105	2	3	2.5	3.5	3.5	3.5	2.5	5	5.5	7.5
City Secretary	106	1	2	3	4	2	1	1	2	2	2
Development Services	107	6	9	10	16	20	18	23	29	31	32
Administration	108	5	6	6	9	4	5	7	7	9	8
Municipal Court	109	1	1	2	2	3	2	2	2	2	3
Fire and EMS	110	11	16	19	22	41	41	42	46	60	66
Streets*	111	6	7	7	7	7	5	5	7	9	12
Police	112	12	17	19	21	27	30	33	46	54	63
Parks	113	5	5	7	7	8	7	11	14	15	19
Community Relations/Marketing	114	1	1	1	1	1	2	4	5	7	7
Engineering	115	N/A	4	6	6	9	8	13	15	16	18
Human Resources	116	N/A	N/A	N/A	N/A	2	3	3	3	4	5
Main Street	127	1	1	1	1	1	1	N/A	N/A	N/A	N/A
Total general fund		51.0	72.0	83.5	99.5	141.5	137.5	160.5	198.0	234.5	265.8
Water*	118	8	10	10.5	14	14	12	17	22	22	23
Wastewater*	119	3	4	5.5	7	8	7	7	12	13	15
Utility billing	120	N/A	N/A	3.50	N/A	3	3	5	6	6	7
Fleet	125	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	1	1
Drainage/Stormwater*	124	N/A	N/A	N/A	N/A	N/A	N/A	N/A	4	4	4
Total water and wastewater fund		11.0	14.0	19.5	21.0	25.0	22.0	29.0	45.0	46.0	50.0
Total FTE – all funds		62.0	86.0	103.0	120.5	166.5	159.5	189.5	243.0	280.5	315.8

*From Public works

City of Celina, Texas
Operating Indicators by Function
Last Ten Fiscal Years
(Unaudited)

Table 18

	Fiscal Year									
Function/Program	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**
Police										
Number of police officers	12	16	20	21	27	30	30	46	57	62
Average response time (in minutes)	6	6	6	5	8	9	6	10	14	7
Calls for service	18,322	18,414	13,422	14,852	17,231	20,402	18,537	18,374	24,059	42,421
Fire										
Number of calls answered	932	946	1,174	1,422	1,516	1,686	1,992	2,385	2,989	3,138
Number of firefighters	9	14	15	19	41	41	41	46	57	67
Number of EMS runs	457	521	641	704	796	885	1,093	1,353	1,664	1,906
Development Services										
Number of inspections	5,000	9,350	34,628	40,009	46,069	49,018	67,542	69,870	93,460	105,184
Total number of permits issued (all types)	1,126	1,688	3,021	2,925	2,548	2,908	4,296	3,783	4,477	5,799
Municipal Court										
Number of new cases filed	1,803	2,520	2,000	1,214	1,260	1,258	870	1,485	2,309	3,773
Fines & fees collected	311,869	471,843	400,000	222,750	196,932	211,828	183,228	284,663	348,259	620,212
Streets										
Miles of streets*	138	154	213	241	352	370	382	279	319	363
Miles of storm sewer	35	39	48	48	67	82	108	110	130	156
Acres of drainage right of way	8	9	9	9	9	11	15	15	15	15
Regulatory and warning signs	660	733	753	800	880	947	1,247	1,620	1,668	1,689
Water										
Gallons of water treated (in million gal.)	446	508	671	792	815	959	1,192	1,631	1,801	2,283
Miles of water lines	100	112	134	168	175	184	212	228	265	308
Number of valves	1,666	1,833	2,504	3,581	4,060	4,585	5,888	8,754	10,179	11,497
Number of fire hydrants	569	626	998	1,352	1,415	1,536	1,928	2,735	3,116	3,624
Number of water meters	3,351	3,875	4,598	5,948	6,862	8,135	9,908	10,754	13,616	15,845
Wastewater										
Gallons of WW treated (in million gal.)	147	85	180	209	229	194	199	179	221	288
Miles of sewer lines	67	74	94	122	138	142	168	174	201	244
Number of lift stations	12	11	11	11	11	11	11	11	11	11
Utilities										
Number of active customers	3,337	3,902	4,584	5,955	6,862	8,141	9,957	11,426	13,501	16,122
Number of new customers	1,273	1,597	2,054	2,464	2,682	3,764	1,465	1,469	2,075	2,621

* City Maintained, Before 2022, the number reported was miles of streets within the ultimate City boundary, which included streets maintained by City, County, State, and private entities.

Source: City Departments

City of Celina, Texas
Capital Asset Statistics by Function/Program
Last Ten Fiscal Years
(Unaudited)

Table 19

	Fiscal Year									
Function/Program	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**
Police										
Stations	1	1	1	1	1	1	1	1	1	1
Fire										
Stations	1	1	1	1	1	2	2	2	2	3
Library	1	1	1	1	1	1	1	1	1	1
Parks and Recreation										
Park Acreage	145.7	164.7	164.7	164.7	215.9	436.3	472.0	472.0	707.0	707.0
Public Parks	3	3	3	3	3	3	3	3	3	3
Streets										
Miles of Streets	138	154	213	241	352	370	382	279	319	363
Water and Wastewater										
Miles of Water Lines	100	112	134	168	175	184	212	228	265	308
Miles of Sewer Lines	67	74	94	122	138	142	168	168	201	244
Number of Lift Stations	12	11	11	11	11	11	11	11	11	11

Source: City Departments



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City of Celina, Texas

Single Audit Reports

September 30, 2024

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City of Celina, Texas
Schedule of Expenditures of Federal Awards
Year Ended September 30, 2024

Federal Grantor/Pass-Through Grantor/ Program or Cluster Title	Federal Assistance Listing Number	Pass-Through Entity Identifying Number	Provided to Subrecipients	Total Federal Expenditures
Department of Interior				
Passed through from Texas Parks and Wildlife Department:				
Outdoor Recreation Acquisition, Development, and Planning	15.916	54-000222	$ -	$ 150,000
Total National Parks Service			**-**	**150,000**
Department of Transportation				
Passed through from Texas Department of Transportation				
Highway Safety Cluster				
National Priority Safety Programs	20.616	2023-CELINAPD-CIOT-00037	-	2,109
Total Department of Transportation			**-**	**2,109**
Department of Treasury				
Direct Program:				
COVID-19 - Coronavirus State and Local Fiscal Recovery Funds	21.027		-	404,524
Total Department of Treasury			**-**	**404,524**
Institute of Museum and Library Services				
Passed through from Texas State Library and Archives Commission:				
Grants to States	45.310	SPP-24005	-	69,855
Total Institute of Museum and Library Services			**-**	**69,855**
Department of Homeland Security				
Direct Program:				
Staffing for Adequate Fire and Emergency Response (SAFER)	97.083		-	1,256,288
Total Department of Homeland Security			**-**	**1,256,288**
Total Federal Awards Expended			**$ -**	**$ 1,882,776**

The accompanying notes are an integral part of this Schedule.

Note 1: Basis of Presentation

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal award activity of the City of Celina, Texas (City) under programs of the federal government for the year ended September 30, 2024. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net position/fund balance, or cash flows of the City.

Note 2: Summary of Significant Accounting Policies

Expenditures are reported on the Schedule are reported on the modified accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance or other regulatory requirements, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Negative amounts, if any, shown on the Schedule represent adjustments or credits made in the normal course of business to amounts reported as expenditures in prior years.

Note 3: Indirect Cost Rate

The City has elected not to use the 10% de minimis indirect cost rate allowed under the Uniform Guidance.

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Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

Independent Auditor's Report

The Honorable Mayor and
Members of the City Council
City of Celina, Texas

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Celina, Texas (City), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated March 6, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Forvis Mazars, LLP

Dallas, Texas
March 6, 2025

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Report on Compliance for Each Major Federal Program; Report on Internal Control over Compliance; and Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

Independent Auditor's Report

The Honorable Mayor and
Members of the City Council
City of Celina, Texas

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the City of Celina, Texas's (City) compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended September 30, 2024. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2024.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards);* and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the "Auditor's Responsibilities for the Audit of Compliance" section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the City's federal programs.

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Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the "Auditor's Responsibilities for the Audit of Compliance" section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We have issued our report thereon dated March 6, 2025, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

Forvis Mazars, LLP

Dallas, Texas
March 6, 2025

Section I - Summary of Auditor's Results

Financial Statements

1. Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP:

   ☒ Unmodified ☐ Qualified ☐ Adverse ☐ Disclaimer

2. Internal control over financial reporting:

   Significant deficiency(ies) identified? ☐ Yes ☒ None reported

   Material weakness(es) identified? ☐ Yes ☒ No

3. Noncompliance material to the financial statements noted?

   ☐ Yes ☒ No

Federal Awards

4. Internal control over major federal awards programs:

   Significant deficiency(ies) identified? ☐ Yes ☒ None reported

   Material weakness(es) identified? ☐ Yes ☒ No

5. Type of auditor's report issued on compliance for the major federal programs:

   ☒ Unmodified ☐ Qualified ☐ Adverse ☐ Disclaimer

6. Any audit findings disclosed that are required to be reported by 2 CFR 200.516(a)?

   ☐ Yes ☒ No

7. Identification of the major federal programs:

Cluster/Program	Assistance Listing Number
COVID-19 – Coronavirus State and Local Fiscal Recovery Funds	21.027
Staffing for Adequate Fire and Emergency Response (SAFER)	97.083

8. Dollar threshold used to distinguish between Type A and Type B programs: $750,000.

9. Auditee qualified as a low-risk auditee?

☐ Yes ☒ No

Section II – Financial Statement Findings

Reference Number	Finding
	No matters are reportable.

Section III – Federal Award Findings and Questioned Costs

Reference Number	Finding
	No matters are reportable.

City of Celina, Texas
Summary Schedule of Prior Audit Findings
Year Ended September 30, 2024

Reference Number	Summary of Finding	Status

No matters are reportable.

Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Dawn Berry, Purchasing Director
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Ryan Quigley
Date:	March 11, 2025
Re:	RFP 2025-009 Solid Waste and Recycling Services

Action Requested:
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)

Background Information:
On January 6th, 2025, the City received responses to RFP 2025-009 for Solid Waste and Recycling Services. The bid invitation was advertised in the local paper and posted on the City's eProcurement system, in which one hundred and two vendors were notified. Zero no-bid and five responses were received.

An initial review was completed by Purchasing to verify that the submissions met the minimum requirements. All vendors moved forward and were evaluated by a committee using the criteria outlined in the specification and listed below.

- 55 Points Cost of Services
- 25 Points Resources of Contractor to achieve Work Objectives (labor, equipment, etc)
- 10 Points Financial Stability of the Contractor
- 55 Points Quality of Detailed Work Plan in Achieving the City's Service Objectives
- 25 Points Past Performance and Experience in Providing Similar Services in Metroplex Area
- 15 Points Competence and Experience of Key Personnel, Management Staff, and Supervisors
- 05 Points Environmental Management Plan and Compliance History

- 10 Points Disaster Preparedness Plan

Total Points 200

Upon completion of the evaluation, interviews were conducted with the top four ranked firms (Community Waste Disposal, Waste Connections Lone Star, Republic Services, and Frontier Waste Solutions). Upon completion of all interviews, the evaluation committee ranked the four firms. The committee unanimously selected Community Waste Disposal.

Legal Review:
The contract has been previously reviewed and approved.

Supporting Documents:
1. Solid Waste Services Agreement
2. ScoringDetail. Final
3. Interview Ranking - Combined
4. Bid Tabulation Names Only
5. Solid Waste- Presentation

Financial Consideration:
Funding is available through solid waste funds. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends awarding the contract as presented.

CITY OF CELINA, TEXAS
MUNICIPAL SOLID WASTE AND RECYCLING CONTRACT

This Agreement is made by and between the City of Celina, Texas, a Texas home-rule municipality (City), and **Community Waste Disposal, L.P.** (Provider) for **Municipal Solid Waste and Recycling Services** (Project). In consideration of the premises, covenants, and mutual promises contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the Provider hereby agree as follows:

WHEREAS, the City is authorized by Tex. Health & Safety Code § 364.031 to contract with a private contractor to furnish solid waste collection, transportation, handling, storage, or disposal services; and

WHEREAS, the City is further authorized by Tex. Health & Safety Code § 364.034, to offer solid waste disposal service to persons in its boundaries, may require the use of the service by those persons, charge fees for the service, and may establish the service as a separate utility; and

WHEREAS, Tex. Health & Safety Code § 364.037 authorizes the City to enter into an agreement for the collection of unpaid solid waste disposal services fees § 364.037, with exclusive rights to manage waste disposal and recycling services within its jurisdiction, or to grant an exclusive franchise on such rights; and

WHEREAS, while the City is exempted by Tex. Loc. Gov't Code §§ 252.021, 252.022(a)(2) from seeking competitive proposals, the City nonetheless issued a Request for Proposals, as a means of securing the best service at the lowest cost, and after review of the same, the City hereby desires to grant Provider the exclusive right to operate and maintain the service of collection and transportation of residential, commercial, multi-family, and industrial garbage, trash, and recycling and construction and demolition debris waste over, upon, along, and across the present and future streets, alleys, bridges and public properties of the City, or any other area serviced by the City, subject to the terms of this Agreement; and

WHEREAS, Provider desires to operate and maintain the service of collection and transportation of residential, commercial and industrial garbage and trash and recycling and commercial construction and demolition debris waste over, on, along, and across the present and future streets and alleys, bridges, and public properties of the City, or any other area serviced by the City, subject to the terms of this Agreement.

The parties agree as follows:

1. **DEFINITIONS.** Unless the context requires otherwise, the following terms shall have the meanings hereinafter set forth below when used in this Agreement and the Exhibits, whether or not capitalized.

   Bag or Bags

   Plastic sacks designed to store refuse with sufficient wall strength to maintain physical integrity when lifted by the top. The weight of the bag and its contents shall not exceed 35 pounds.

   Brush

   Any cuttings or trimmings from trees, shrubs, lawns, or similar materials. The term Brush excludes limbs that are greater than four feet in length or twelve inches in diameter. All Brush must be bundled.

   Bulky Waste

   Items that can be collected by Provider but that do not fit in the 95-gallon carts include residential stoves, refrigerators (freon free), freezers (must be freon free), water tank heaters, lawnmowers (must be free of gasoline and oil), outdoor grills (not attached to gas tank), washing machines, furniture, carpet, metal and wood poles. Bulky waste does not include single items

weighing in excess of 150 pounds, automobile parts, Dead Animals, Hazardous Waste, tires, any compressed gas tanks, tree stumps, root balls, or stable matter with weights or volumes greater than those allowed for the safe handling of the automated collection of containers.

Bundles

Items not measuring in excess of either forty-eight inches in length or fifty pounds and are securely fastened together (brush, newspapers, and tree trimmings).

Carts (Polycarts)

For Trash Collection: Ninety-five (95) gallon plastic or polyethylene carts with wheels and an attached, hinged lid, designed for automated or semi-automated solid waste collection systems. **CWD** shall provide gray trash carts. Any changes must be approved by the City. The cart shall be single-color with set out, collection guidelines, and they shall be color-imprinted or injection molded on the lid.

For Recycling Collection: Ninety-five (95) gallon plastic or polyethylene carts, each with wheels and attached, hinged lids, designed for automated or semi-automated solid waste collection systems. **CWD** shall provide blue recycling carts. Any changes must be approved by the City. Such containers shall be maintained in a single color with set out and collection guidelines and be color-imprinted or injection molded on the lid.

City

The City of Celina, Texas.

Commencement Date

Commencement Date is defined in Section 4.B., below.

Commercial Unit

Any commercial structure or business, public or private, other than single-family residential, including but not limited to hotels, motels, stores, offices, restaurants, warehouses, multi-family units, complexes, and residential care facilities within the City's corporate limits.

Commercial Containers

Containers of varying sizes commonly used by commercial refuse and recycling collectors for the storage and transportation of Solid Waste and recycling. Such containers shall be equipped with suitable covers to prevent blowing or scattering of Waste and shall be maintained in a sanitary and safe condition by the Contractor. Such containers must be:

- Clearly marked with the Contractor's name and local telephone number in letters not less than two inches (2") in height.
- Shall be maintained in a city-approved single color or color scheme.
- Recycling containers shall be clearly identifiable with the recycling symbol on the outside of the container. The Provider will provide a brochure upon delivery to each resident listing the acceptable and non-acceptable items in English and Spanish.

Commercial Waste

All types of Solid Waste generated by commercial businesses, including but not limited to stores, offices. restaurants. warehouses, and other non-manufacturing activities, excluding Residential Waste and Industrial Waste.

Compactor

A container of any size that has a compaction mechanism, whether stationary or mobile.

Construction and Demolition Debris Waste

All solid waste generated during or as a result of the construction, repair, remodel, or demolition of buildings and/or other structures, including but not limited to wood, brick, metal, sheetrock, plaster, sand, gravel, dirt, concrete, asphalt, rocks dead trees and other similar bulky and/or heavy materials. The foregoing shall include waste generated at temporary construction sites unless otherwise prohibited by law.

Construction Containers

Containers of varying sizes commonly used by construction refuse and recycling collectors for the storage and transportation of solid Waste and recycling. Such containers must be:

- Clearly marked with the Contractor's name and local telephone number in letters not less than two inches (2") in height.
- Shall be maintained in an approved single color or color scheme.
- Recycling containers shall be clearly identifiable: A recycling symbol shall be displayed on the outside of the container in English and Spanish.

Consumer Price Index (or "CPI")

The Consumer Price Index for all Garbage and Trash Collection Services, not seasonally adjusted published by the United States Department of Labor, Bureau of Labor Statistics, at the time(s) called for in this Agreement. In the event that the U.S. Department of Labor, Bureau of Labor Statistics ceases to publish the CPI-U, the parties hereto agree to substitute another equally authorized measure of change in the purchasing power of the United States Dollar as may then be available so as to carry out the intent of the Agreement.

Contractor

Community Waste Disposal, L.P.; also, "Provider."

Contract Administrator

The person or persons designated by the City to administer and monitor the provision of this Agreement.

Customer

The owner or tenant of a Residential, Commercial, and/or Industrial Units, as appropriate, located within the City. and is identified by the City as being eligible for and in need of the services provided by the Provider pursuant to this Agreement.

Dead Animals

Animals or portions thereof equal to or greater than ten (10) pounds in weight that have expired from any cause except those slaughtered or killed for human use.

Disposal Site

A permitted sanitary landfill selected by the Contractor.

Dumpster

A metal receptacle designed to be lifted and emptied mechanically for use only at commercial accounts.

Effective Date

Effective Date is defined in Section 4.A., below.

Hazardous Waste

Any chemical, compound, mixture, substance, or article that the United States Environmental Protection Agency designates under the Federal Solid Waste Disposal Act as amended by

RCRA. 42 U.S.C. §00l. et. seq., as amended or any state agency pursuant to the Resource Conservation and Recovery Act of 1976. as amended. and including future amendments thereto. and any other applicable federal. state or local laws or regulations

Industrial Unit

All industrial businesses and establishments, including manufacturing facilities, premises, locations, or entities, public or private, within the City limits.

Industrial Waste

Solid Waste results from or is incidental to any process of industry, manufacturing, mining, or agricultural operations.

Landfill

A lawfully permitted facility used by the Contractor where Solid Waste is disposed of between layers of earth.

Medical Waste

Waste generated by healthcare-related facilities and associated with healthcare activities. not including Garbage or Rubbish generated from offices. kitchens. or other non-health care activities. The term includes Special Waste from health cue-related facilities, which is comprised of animal waste, bulk blood, and blood products. microbiological waste. pathological waste. and sharps as those terms are defined in 25 Texas Administrative Code §1.132 (relating to Definitions). The term does not include medical waste produced on farmland and ranchland as defined in 34 Texas Administrative Code §3.296(f). Nor does the term include artificial, nonhuman materials removed from a patient and requested by the patient. but not limited to. orthopedic devices and breast implants.

Municipal Solid Waste (or "Solid Waste")

Garbage, trash, refuse, and other discarded material held or accumulated in containers, including, without limitation, animal and vegetable waste materials resulting from the preparation, processing, or consumption of food; combustible waste material such as paper, rags, cartons, boxes, rubber tires, plastics; noncombustible waste materials such as glass, crockery, and metal cans; however, Solid Waste shall not include Hazardous Waste, biomedical Waste, Special Waste or sludge.

Any non-hazardous solid waste generated at locations that are not excluded by the provisions of this Agreement, including garbage, rubbish, refuse, trash, or other discarded material, including solid Waste resulting from industrial, municipal, commercial, mining, and agricultural operations and from community and institutional activities. The term does not include:

a) Solid or dissolved material in domestic sewage, or solid or dissolved material in irrigation return flows or industrial discharges subject to regulation by permit issued under the Texas Water Code, Chapter 26.

b) Solid, dirt, rock, sand, and other natural or man-made inert solid materials used to fill land if the object of the fill is to make the land suitable for the construction of the surface improvement.

c) Waste materials that result from activities associated with the exploration, development, or production of oil, gas, or geothermal resources and other substances or material regulated by the Railroad Commission of Texas under the Texas Natural Resources Code §91.101, unless the Waste, substance or material results from activities associated with gasoline plants, natural gas liquids processing plants, pressure maintenance plants, or depressurizing plants and is hazardous Waste as defined by the EPA under the federal Solid Waste Disposal Act, as amended, by the Resource Conservation and Recovery Act of 1976, as amended (42 USC §6901 et seq).

d) Unacceptable Waste.

Qualified Disabled or Elderly Person

A person who, by virtue of age or disability, would suffer hardship if required to place a cart on the street for curbside collection. The Customer shall contact the Provider directly for assistance.

Recyclable Materials

Material collected by the Contractor pursuant to the contract documents which can be sold in a spot or future market for processing and use or reuse including, but not limited to, all classes of paper (including but not limited to newspaper, office paper, junk mail, magazines, telephone books and catalogs) corrugated cardboard and chipboard (including but not limited to cereal boxes) plastic bottles and jars of all numbers, glass bottles, jugs and jars of all colors (excluding ceramic containers) aluminum, steel, tin food, and beverage containers), and any such other materials that the mutual consent of the City and the Contractor may add.

Recycling Container

A new or used plastic receptacle designed for curbside collection of Recyclable Materials with a capacity of ninety-five gallons.

Regional composting facility

The Contractor's designated compost facility.

Replacement Cart

A cart given to a customer to replace a broken or unusable cart. Carts broken or deemed unusable through contractor fault will be replaced by the Contractor at no charge. Carts replaced because of customer fault will incur a charge. The City will determine the circumstances.

Residential Unit

A dwelling within the corporate limits of the City occupied by a person or group of persons comprising four (4) or less contiguous or separate single-family dwelling units. A condominium, duplex, or other single or multiple-level construction consisting of four (4) or less contiguous or separate single-family dwelling units shall be treated as a residential unit, except that each single-family dwelling within any such residential unit shall be billed separately as a residential unit. A residential unit shall be deemed occupied when water and sanitary sewer service is supplied thereto by the City unless it is unoccupied and is a new (not previously occupied) unit.

Residential Construction Waste

Building waste materials used in the construction, repair, or demolition of residential houses include but are not limited to tiles, wood, brick, plaster, sand, gravel, dirt, concrete, and site-generated food waste.

Roll-Off Bin

A container is provided to a commercial unit or industrial unit by the Contractor and is capable of being picked up and transported to a landfill.

Special Waste

Any solid waste or combination of solid wastes that, because of its quantity, concentration, physical or chemical characteristics, or biological properties, requires special handling and disposal to protect human health or the environment, including, but not limited to. the following: (A) containerized waste (e.g., a drum. barrel, portable tank. box. pail, etc.). (B) waste transported in bulk tanker. (C) liquid waste or gaseous material, (D) sludge waste. (E) waste from an industrial process. (F) waste from a pollution control process, (G) residue and debris from the cleanup of a spill or release of chemicals, or (H) any other waste defined by Texas

law, rule, or regulation as "Special Waste," Or any waste which, if improperly handled, transported, stored, processed, otherwise disposed of, or otherwise managed, it may pose a potential danger to the health of humans or the environment.

Stable Matter

All manure and other waste matter typically accumulate in or about a stable or any animal, livestock, or poultry enclosure and result from the keeping of animals, livestock, or poultry.

Unacceptable Waste

Any waste accepted by the Contractor that would cause a violation of any permit, condition, legal or regulatory requirement, substantial damage to Provider's equipment or facilities, or present a danger to the health or safety of the public, Contractor's employees, including but not limited to hazardous Waste, Special Waste (except as otherwise provided herein), medical waste, dead animals, solid or dissolved material in domestic sewage, or solid or dissolved material in irrigation return flows, or industrial discharges subject to regulation by permit, soil, dirt, rock, sand, and other natural or man-made inert solid materials used to fill land if the object of the fill is to make the land suitable for the construction of surface improvements.

Unusual Accumulations

For residences, any accumulation of refuse or Solid Waste that does not fit into the producer's cart(s). For commercial establishments, accumulations would not occur in the ordinary course of business. Also includes large, heavy, or bulky objects such as furniture or appliances and materials judged by the City to be hazardous, such as oil, acid, or caustic materials.

White Goods

Any item not measuring in excess of either two cubic yards in size or two hundred pounds in weight, including but not limited to refrigerators that have CFCs removed by a certified technician, stoves, ranges, water heaters, freezers, swing sets, bicycles without tires, scrap metal, copper, and other similar domestic and commercial large appliances.

Yard Waste and Debris

Plants, grass clippings, leaves, tree trimmings, garden debris, and brush, including clean woody vegetative material no greater than six inches in diameter that results from landscaping maintenance. The term does not include stumps, roots, or shrubs with intact root balls.

2. **EMPLOYMENT OF THE PROVIDER.**

The City agrees to retain the Provider for **Municipal Solid Waste and Recycling Services**. The Provider agrees to provide services relative to the following Project: **Municipal Solid Waste and Recycling Services, RFP #2025-009** (hereinafter also referred to as “Services”) in accordance with the terms and conditions as set forth in this Agreement and Exhibits attached thereto and incorporated herein by reference.

The Provider is an independent contractor responsible for its employees and all employer-related requirements, including, but not limited to, taxes, insurance, and reporting. The Provider is not an employee of the City.

3. **GRANT OF EXCLUSIVE FRANCHISE.**

Beginning on the Commencement Date, Provider is granted the exclusive right and privilege within the corporate limits of the City and any other area served by the City to conduct business for the collection and disposal of Solid Waste, Construction and Demolition Debris Waste and Recyclable Materials, subject to the terms and conditions of this Agreement, including any tracts, territories, and areas hereafter annexed to or acquired by the City. All Residential Units, Commercial Units. and Industrial Unit Customers shall utilize the Provider's services pursuant to this Agreement.

From the Effective Date through December 1, 2025, the City shall work in close coordination

with permit applicants and the Development Services Department to ensure compliance with the City's exclusive agreement with CWD as the designated Solid Waste Provider for Construction and Demolition Debris Waste. The City will make all reasonable efforts to inform and educate permit applicants on this exclusive arrangement.

4. **CONTRACT TERM**

A. Effective Date: This Agreement shall be effective once signed by the City and the Provider, and performance shall commence as outlined in 4 B below.

B. Commencement Date: The services to be provided under this Agreement by Provider shall commence on December 1, 2025, and continue for five years.

C. At the end of the initial five-year term as outlined in 4 B, the Agreement between City and the Provider will automatically renew for up to two additional five-year terms, unless terminated as provided herein.

D. Non-Renewal Notice: Written notice must be provided by either Party 270 days prior to the end of the Term, as provided herein if either party does not want to renew the Agreement.

5. **RESIDENTIAL COLLECTION**

A. Provider shall collect residential waste generated at a Residential Unit and placed in a residential cart once per week during the term of this Agreement.

B. Provider shall collect Yard Waste and Debris that is enclosed in biodegradable kraft paper, 2-ply bags, with a maximum weight of fifty (50) pounds once per week during the term of this Agreement. Untreated wood pallets and fencing are limited to one (1) pallet, one (1) six (6) foot section, per household per week.

C. Provider may request a change in residential collection days based on specific circumstances. To allow proper notification to residents, Provider must submit any request to the City at least 120 days in advance, and the City shall approve or deny the request within 30 days unless mutually agreed otherwise.

D. Provider shall pick up residential waste, Yard Waste and Debris, and Recyclable Materials generated at a Residential Unit occupied by a qualified disabled or elderly person by hand from the front door of the residence once per week. The resident is required to make a direct request to the Provider for this service.

E. Provider shall collect Commercial Waste placed in a cart from a Commercial unit once per week.

F. Construction debris generated at a residential unit by a Commercial Service Provider shall be deemed Commercial Waste and shall be collected pursuant to Section 9.

6. **RESIDENTIAL BRUSH/BULKY WASTE COLLECTION**

A. Provider shall provide twice-per-month collection services to Residential Units for the collection of Bulky Waste and Bundles.

B. Provider agrees to collect up to, but not to exceed, two cubic yards of Bulky Waste and unlimited Bundles per collection from each Residential Unit on an established schedule. Provider has no obligation to collect excess amounts or Residential Construction Waste generated and/or located at that Residential Unit.

C. All Brush must be cut and tied and placed within three (3) feet of the curb, swale, or paved surface or other location agreed to by the Provider and Residential Customer.

D. Provider shall provide an additional collection of Bulky Waste and Bundles within four (4) days business days after Christmas upon Customer scheduling with Contractor either electronically or by telephone. Provider shall advertise in a manner in which Customers are to schedule Bulky Waste and Bundles collection. The provider shall provide collection of

Bulky Waste and Bundles on the next scheduled collection day of normal Residential Waste and Recyclable Materials collection for that address.

7. **RECYCLABLE MATERIALS COLLECTION**

A. Once a week, Provider shall provide the collection of Recyclable Materials placed in a recyclable cart from Residential Units.

B. The provider shall not be required to collect any Recyclable Materials that are not placed in a recycling cart or are not segregated from residential waste.

8. **WASTE & RECYCLING CONTAINERS**

A. Provider shall deliver a 95-gallon recycling cart to each Residential unit.

B. Provide shall deliver a 95-gallon waste cart to each Residential.

C. Waste and Recycling Containers shall be placed by the customer of the Residential Unit in a location that is readily available to the Provider and their collection equipment, not to exceed three feet from the curb, street, road, or alley, and does not block the driveway or mailbox.

D. Waste and Recycling Containers shall not be placed by the Provider to block the driveway or mailbox.

E. Provider shall not be required to collect any Residential Waste or Recyclable Materials that are not placed in the cart.

F. Provider-furnished Carts shall remain the property of the Provider.

G. Residential Customer is responsible for all loss or damage to the carts, except for everyday wear and tear or damage caused by the Provider. In the event a Cart is lost or damaged by the Residential Customer, the Provider agrees to replace such lost or damaged Cart with a new Cart at a cost equal to the Provider's actual cost.

H. Each residential unit shall be entitled to obtain an additional cart(s) at an additional rate.

9. **COMMERCIAL, INDUSTRIAL, AND CONSTRUCTION COLLECTION**

A. Effective December 1, 2025, Provider shall have the exclusive right to collect and transport Commercial Waste and Construction and Demolition Debris Waste from Commercial Units and Industrial Units utilizing Dumpsters, Compactors, or Roll Off Bins at such a frequency as shall be reasonably requested by the Commercial Unit or Industrial Unit Customer, except as provided in paragraph 3 herein.

B. All Dumpsters, Compactors, or Roll-Off bins shall be located on a concrete pad to accommodate equipment and at a location reasonably acceptable to the Provider.

C. Contractor, however, shall have no obligation to remove or haul off construction and demolition debris not contained in roll-off containers or which is enclosed in a secured, partitioned area and; these are not included in Roll-off Services.

D. Provider shall collect Commercial Waste placed in a cart from a Commercial Unit once per week.

10. **MUNICIPAL COLLECTION**

A. At no cost to the City and at least once per week, the Provider shall provide the collection of the City Solid Waste and Recyclable Materials as detailed in Exhibit A.

11. **UNUSUAL ACCUMULATIONS COLLECTION:**

A. Provider shall have no obligation to collect unusual accumulations outside the scope of this agreement for residential Units. If a customer's trash can is overflowing, the Provider, at their discretion, may collect the waste and add the associated fee. This fee will be transferred from the waste provider and charged to the resident's account.

B. Commercial or Industrial Unit customers with more than one cubic yard of Solid Waste overflow will be documented, and the Provider will contact the customer to adjust their container size or frequency of service. If the customer chooses not to adjust their container size or frequency of service voluntarily and continues to overfill their Containers or Roll-Off Bins, the Provider will have the ability to apply an overflow fee directly to the customer's account. The fee shall be included in the calculation of the City's Franchise Fee.

12. **SPECIAL WASTE:**

A. Provider is not required to accept, transport, or manage any Special Waste.

13. **UNACCEPTABLE WASTE:**

A. Provider shall not be obligated to collect Unacceptable Waste. Title to Unacceptable Waste shall not pass to the Provider, and liability for Unacceptable Waste shall remain with the generator of such Waste.

B. If Unacceptable Waste is discovered before it is collected by the Provider, the Provider may refuse to collect the entire waste container that contains such waste. In such situations, Provider shall contact the City, and the City shall promptly undertake appropriate actions to ensure such Unacceptable Waste is removed and properly disposed of by the depositor or generator.

C. If Unacceptable Waste is present but not discovered until after it has been collected by Provider, Provider may, in its sole discretion, remove, transport, and dispose of such Unacceptable Waste in accordance with applicable law and charge the depositor or generator of such Unacceptable Waste for all direct and indirect costs incurred due to the removal, remediation, handling, transportation, delivery, and disposal of such waste.

D. The City shall provide all reasonable assistance to the Provider to conduct an investigation to determine the identity of the depositor or generator of such Unacceptable Waste and to collect the costs incurred by the Provider in connection with such Unacceptable Waste.

E. Subject to the City providing such reasonable assistance to Provider, Provider shall release the City from any liability for any such costs incurred by the Provider in connection with such Unacceptable Waste, except to the extent that such Unacceptable Waste is determined to be attributed to the City.

14. **OPERATIONAL HOURS**

A. Hours of Operation
   I. Collection of Residential Waste and Recyclable Materials shall not begin before 7:00 AM and shall not extend beyond 7:00 PM, Monday through Saturday.
   II. Collection of Commercial or Industrial Waste shall be collected at such hours as may be determined by the Provider.
   III. Collection shall not be made on Sunday unless notice is provided to the City.
   IV. Hours may be modified for specific events as authorized in writing by the City Manager.

B. Collection Routes
   I. Collection routes shall be as provided in Exhibit B.

C. Holidays
   I. New Year's Day
   II. Memorial Day
   III. Independence Day
   IV. Labor Day
   V. Thanksgiving Day
   VI. Christmas Day
   VII. The Parties shall mutually agree to observe some or all holidays listed above.

VIII. The Provider shall be responsible for providing make-up collection for residential routes that occur on these holidays. Make-up days shall be the next business day following the holiday.

15. **COMPLAINTS**

A. Customer complaints shall be directed by the City to the Provider. Provider shall promptly notify City of Celina the resolution of each complaint.

B. Provider is responsible for maintaining a log of complaints (date, time, nature of complaint, manner, and timing of resolution).

C. On a monthly basis, Provider shall provide the City with a report detailing complaints and resolutions for that period, which includes a copy of the logs.

D. Any alleged missed pickups will be investigated, and if such allegations are verified:

a. Missed collection shall be picked up the next business day after verification.

b. If the missed pickup is a result of a customer's act or omission, the City shall take appropriate action to cause the Customer to subsequently properly set out such Waste.

16. **COLLECTION EQUIPMENT**

A. Provider, at its sole cost and expense, agrees to furnish all trucks, equipment, machines, and labor to efficiently and properly collect and transport waste from customers serviced by Provider in accordance with this Agreement.

B. All motor vehicles used in the performance of this Agreement shall be clearly marked with the Provider's name, telephone number, and unit number.

C. Marked data should be large enough to be legible from 150 feet.

D. All equipment shall be maintained in first class, safe, and efficient working condition during the term of this Agreement.

E. All vehicles shall be maintained and painted as often as necessary to preserve and present a well-kept appearance and a regular preventative maintenance program.

F. The City may inspect the Provider's vehicles at any time to ensure compliance of equipment with this Agreement or require an equipment replacement schedule to be submitted.

G. Vehicles are to be washed on the inside and sanitized with a suitable disinfectant and deodorant a minimum of once per month.

H. Provider shall not use vehicles that leak oil or other fluids or present an unhygienic or unsafe appearance.

I. Provider shall carry an absorbent material to clean any leaks that may occur.

17. **DISPOSAL**

A. The Provider shall deliver collected waste to a duly permitted Disposal Site.

18. **SPILLAGE**

A. The Provider shall not be responsible for scattered waste unless it has been caused by the Provider and shall be picked up immediately by the Provider.

B. During transport of waste, all materials shall be contained, covered, and enclosed.

19. **VICIOUS ANIMALS**

A. Provider shall not be required to collect Solid Waste or Recyclable Materials at a site where dangerous animals are present.

B. Provider shall immediately notify the City, in writing, of such condition and Provider's inability to make collection.

20. **PROTECTION FROM SCATTERING**

A. Each vehicle shall be equipped with a cover to prevent waste or other materials associated with this Agreement.

B. Covers shall be kept in good working order and used to cover the load going to and from the Disposal Site during loading operations or when parked if contents are likely to be scattered.

C. Vehicles shall not be overloaded to cause scattered refuse.

21. **DUTIES – CITY**

The City agrees to perform all obligations required of the City pursuant to the terms of this Agreement, including the following.

A. City shall make a reasonable effort to educate its Residents regarding acceptable and unacceptable materials and encourage proper placement of materials.

B. The City shall designate a Contract Administrator, who will communicate City decisions to the Provider on a timely basis.

C. When applicable, the City shall notify the Providers of Customers to be added or dropped from Provider Services.

D. City shall notify Provider of any change in Customer service and shall require all Residential, Commercial, and Industrial Unit customers to utilize the Provider's services pursuant to this agreement.

E. The City shall notify the Provider of any complaints made by Customers in a timely manner.

F. The City shall work with the Provider in good faith to resolve complex Customer service issues.

G. The City will cooperate with the Provider to educate Customers to encourage, promote, and obtain proper Waste disposals as required by this Agreement, including educating Residential Unit Customers to ensure proper and timely set-out and proper recycling techniques to minimize contamination.

22. **DUTIES – PROVIDER**

The City agrees to perform all obligations required of the City pursuant to the terms of this Agreement, including the following.

A. Provider will provide weekly trash and recycling services to all Residential customers.

B. Provider will provide service to all Commercial, Industrial, and Construction and Demolition Debris Waste Customers.

C. Provider will provide brush and bulk pick up twice per month.

D. The provider will clean the cart once per year for residential customers.

E. Provider will provide a move-in collection of cardboard to new residential customers who call the Provider to schedule.

F. Provider may provide a Commercial Cardboard (OCC) Recycling Program to Commercial customers as outlined in Exhibit H.

G. The provider shall provide claw/brush truck support for up to fifty (50) hours each year to assist at the City's discretion.

H. Provider shall provide sponsorship for the Clean Sweep and other events as detailed in

Exhibit D.

- The Clean Sweep Event shall include the pick up of Household Hazardous Waste, e-waste, Document shredding, Metal Recycling, Bulk Items, and Brush.
- Acceptable and Unacceptable waste items are detailed in Exhibit E.

23. **RIGHT TO INSPECT/AUDIT**

A. Provider may visually inspect the collected Recyclable Materials to ensure loads are at or below the Unacceptable Material Threshold.

B. If the Provider's inspector determines that loads of Recyclable Material are consistently above the Unacceptable Material Threshold.

C. Provide shall notify the City of the issue, and the parties agree to promptly negotiate in good faith

I. An agreed-upon procedure to audit a representative sample of Recyclable Material to determine its actual composition of Unacceptable Material and

II. An updated collection rate commensurate with the composition of Unacceptable Material.

24. **MARKET CONDITIONS**

A. If market conditions develop that limit or inhibit Provider from selling some or all of the Acceptable Material, Provider may, at its option and upon notice to supplier:

I. Redefine Acceptable and Unacceptable Materials.

II. Update the processing facility's average commodity mix.

III. Suspend or discontinue any or all Services or

IV. Dispose of the Acceptable Material (as currently defined) in a landfill and update the pricing for the City accordingly. Any such actions, if taken, may be reversed or further changed as market conditions dictate.

25. **ACCEPTABLE MATERIAL**

A. All material must be empty, clean, and dry.

B. The provider may modify the following list of acceptable materials at its sole and absolute discretion but will provide the City with at least thirty (30) days' prior written notice of any such modifications.

- Aluminum food and beverage containers - aluminum soda and beer cans, cat food
- cans. etc.
- Ferrous Cans - soup. coffee cans. etc.
- P. E. T. plastic containers with the symbol # 1 - no microwave trays
- H. D. P. E. natural plastic containers with the symbol # 2 - milk jugs and water jugs
- containers only (narrow neck containers)
- H. D. P. E. pigmented plastic containers with the symbol # 2 - detergent, shampoo,
- bleach bottles without caps (narrow neck containers); butter and margarine tubs
- Polypropylene plastic food and beverage containers symbol # 5 - yogurt containers
- Mixed Paper (54), as defined in the most recent ISRI Scrap Specifications Circular
- Sorted Residential Paper and News (56), as defined in the most recent ISRI Scrap
- Specifications Circular
- Old Corrugated Containers (OCC) - no wax-coated
- Magazines (OMG) - Coated magazines, catalogs, and similar printed materials.
- Junk mail and softcover books
- Aseptic Cartons - Juice boxes, tabletop milk and juice containers, soy milk, and

- soup cartons
- Glass beverage containers- Flint (clear). Amber (brown). Emerald (green)

26. **UNACCEPTABLE MATERIAL**

A. The provider may modify the following list of unacceptable materials at its sole and absolute discretion but will provide the city with at least thirty (30) days' prior written notification of any such modifications.

- Styrofoam
- Pizza Boxes, unless free of any food or grease residue
- Food
- Any liquids
- Diapers
- Clothing/ textiles
- Plastic Bags or bagged material (newsprint may be placed in a Kraft hag)
- Plastic containers with #3, #4, #6, or #7 on them or no number (#)
- Mirrors, windows, or auto glass. light bulbs, ceramics
- Oil or antifreeze containers
- Coat hangers
- Paint cans
- Medical waste/ sharps
- Any Acceptable Material that is no longer acceptable due to its coming into
- contact with or being contaminated by Unacceptable Material.

27. **LICENSES**

A. Provider shall obtain at its sole expense all licenses and permits required by the City and the State of Texas and shall maintain the same in full force and effect during all terms of this Agreement.

28. **BILLING**

A. On a monthly basis, the City shall bill and collect the base rates for the Residential Units plus any applicable sales, use, or services taxes assessed or payable in connection with the services rendered.

B. The Provider shall bill and collect the Base Rates for Commercial Units, Industrial Units, and Construction and Demolition Debris Waste Customers plus any applicable sales, use, or services taxes assessed or payable in connection with the services rendered. If the Provider wishes to suspend or discontinue services to a Customer for any non-payment, a notice shall be sent to the City.

C. **Franchise Fee-Residential**: The City shall be entitled to receive a six (6%) percent franchise fee for the services rendered to Residential Units. The City will bill the resident and retain the franchise fee.

D. **Franchise Fee-Commercial, Industrial, and Construction:** Provider shall pay the City the six (6%) percent franchise fee based on payments actually received for the services rendered to Commercial Units, Industrial Units and Construction and Demolition Debris Waste Customers each month during the term of this Agreement. . Provider shall bill such Customers directly for services and pay the monthly franchise fee to the City within 30 days from the last day of the month. The 6% franchise fee shall be calculated based upon gross revenues (exclusive of sales tax revenues) received by the Provider arising from its operations under this Agreement, which includes but is not limited to Base Rates, reinstatement fees, and replacement charges.

29. **RATES AND ADJUSTMENTS**

A. Residential: Residential Rates are provided in Exhibit A.

B. Commercial, Industrial, Construction and Demolition Debris Waste: The rates for the collection of Commercial. Industrial units and Construction and Demolition and Debris Waste shall be as shown in Exhibit A.

C. Rates may only be adjusted once per year on the anniversary of the Commencement Date and not in the first twelve months of services provided pursuant to this Agreement, regardless of the Agreement term.

D. **Annual Cost Adjustment:** Provider rates will be adjusted annually based on the Consumer Price Index with the first adjustment occurring 12 months from the Commencement Date. Subsequent adjustments will occur annually on the anniversary of the Commencement Date throughout the term of the Agreement. This adjustment applies to all trash, recycling, and other service charges for residential and commercial customers. If the CPI is discontinued or substantially changed, a mutually agreed-upon replacement index will be used by the City and the Contractor.

E. **Adjustment Limitations:** The annual cost adjustment is not based on service performance and will not be unreasonably withheld. While the annual increase is based on the CPI, it is subject to a 5% maximum increase in any given year. If the CPI exceeds 5%, the portion of the increase exceeding the cap will be deferred to the following year. This excess amount will be carried over, ensuring that the cumulative increase for any single adjustment period does not exceed 5%. The Contractor will provide the CPI increase (not to exceed 5%) at least 90 days prior to the implementation of the rate to allow time for administrative processes and ordinance adoption. The 90-day period is subject to adjustment by the City Manager.

F. The Provider may request the City Council to consider an extraordinary increase in excess of the 5% maximum one time during each five-year term.

30. **OFFICE**

Provider shall maintain an office or such facility through which it may be contacted by telephone without charge.

31. **LANDFILL**

Provider shall have and maintain, during the term of this Agreement, contracts in place to provide adequate disposal of Refuse for the City's needs.

32. **TRANSFERABILITY OF AGREEMENT**

A. Other than by operation of law, no assignment of the Agreement or any right accruing under this Agreement shall be made in whole or in part by the Provider without express written consent of the City. Upon assignment, the assignee shall assume the liability of the Provider.

B. Notwithstanding anything contained herein to the contrary, Provider shall be permitted to assign this Agreement to a subsidiary or parent company of the Provider without the City's consent.

33. **TERMINATION OF AGREEMENT.**

A. If either party breaches any material provision of this Agreement and such Breach is not substantially cured within 30 days after receipt of written notice from the non-breaching party specifying such breach in reasonable detail, the non-breaching party may terminate this Agreement by giving thirty (30) days written notice of termination to the breaching party. However, if the breach cannot be substantially cured within 30 days, the Agreement may

not be terminated if the cure is commenced within the cure period and for as long thereafter as a cure is diligently pursued.

B. Upon termination, the City shall pay Provider only such charges and fees for the services performed on or before the termination effective date, and the Provider shall collect its equipment, and Provider shall have no further obligation to perform any services under this Agreement.

C. In the event of any termination hereunder, the Provider consents to the City's selection of another Provider to assist the City in any way in completing the Services. The Provider further agrees to cooperate and provide any information requested by the City in connection with the completion of the Services.

34. **FORCE MAJEURE**

A. The performance of this Agreement may be suspended and the obligations of either party excused in the event of and during the period that such performance is prevented or delayed by a Force Majeure occurrence.

B. "Force Majeure" shall mean: Except for the City's obligation to pay amounts due to Provider, any failure or delay in performance under this Agreement due to contingencies beyond a party's reasonable control. Including but not limited to strikes, riots, and pandemics. epidemics. terrorist acts, compliance with applicable laws or governmental orders, fires, bad weather, and acts of God shall not constitute a breach of this Agreement but shall entitle the affected party to be relieved of performance at the current pricing levels under this Agreement during the term of such event and for a reasonable time thereafter. The collection or disposal of any increased volume resulting from a flood, hurricane, or similar or different Act of God over which Provider has no control shall not be included as part of Provider's service under this Agreement. In the event of increased volume due to a Force Majeure event, the Provider and the City shall negotiate the additional payment to be made to the Contractor. Further, the City shall grant Provider variances in routes and schedules as deemed necessary by the Provider to accommodate a collection of the increased volume of Waste.

35. **CLEAN AND GREEN EVENTS/SPECIAL EVENTS**

A. The Provider shall sponsor clean-up events and special events during the course of each year. Events and sponsorship requirements are detailed in Exhibit F.

36. **STORM DEBRIS**

A. Storm-related services are a part of the Agreement. However, the City has the right to contract with any contractor or entity of its choice as required by Federal Emergency Management for Disaster orSorm Event debris removal services.

B. For purposes of this Agreement, Disaster or Storm Event shall mean an event such as a tornado, hurricane, wildfire, severe thunderstorms, flooding, ice or hail storm, war, riot, act of terrorism, or the Act of God that results in the generation of White Goods and/or the generation of higher than normal volumes of Waste, Bulky Waste or Solid Waste by Residential, Commercial, or Industrial Units and that require additional equipment, manpower, or resources beyond that which is included in this Agreement.

C. The City has requested that the Provider prepare a disaster management plan that sets forth the activities and rates that the Contractor would undertake.

I. Provider shall designate a local employee as its representative to act as the lead contact and liaison with the City in responding to the event.

II. The Provider requests this employee be designated as a member of the City's Office of Emergency Management team to ensure seamless communication in coordinating the Provider response. Provider's designated representative would

coordinate with both the Provider operations personnel and the City in responding to the Disaster or Storm Event.

III. Once the City declares it safe, Provider operational personnel will, with the assistance of City staff, perform an assessment of the scope and impact of the Disaster or Storm event and will begin putting together a plan to perform clean-up services.

IV. The provider's ability to assimilate the necessary equipment and labor in order to respond to the Disaster or Storm Event will be driven by the size of the Event, the extent of damage caused by the Event, weather, citizen reaction, and accessibility of streets. The type, size, and number of vehicles needed to perform the services will be influenced by the amount of debris generated, the size of the debris, Special Waste mixed into the debris, and access to the areas needing clean-up. As such, each Event may require different types of collection vehicles to perform removal services, and the costs will vary based on the type of vehicle deployed.

V. Once the Provider's initial assessment has been completed, the Provider will submit a report to the City's designated representative regarding the scope of the Event cleanup. Typically, the full scope and extent of clean-up cannot be reasonably determined until at least seventy-two hours after the Event occurred.

VI. Following an Event, the Provider shall provide at least one collection service to Residential Units for the collection of Disaster or Storm Debris upon scheduling with the Provider.

VII. Rates charged by the Provider for Storm Events are provided in Exhibit A

37. **PAYMENTS.**

A. Payments will be processed on a monthly basis, and payment will be available within thirty (30) days after the City's receipt of the invoice for the previous month's Services.

38. **INVOICING.**

A. Invoices should be prepared and submitted to the City for payment. Invoices should be mailed to Accounts Payable, City of Celina, 142 N. Ohio, Celina, TX 75068, or **emailed to accountspayable@celina-tx.gov**.

39. **INSURANCE.**

A. The Provider shall provide proof that it has obtained and will continue to maintain throughout the duration of this Agreement the insurance requirements set forth in **Exhibit C.** Failure to maintain the required insurance may result in immediate termination of this Agreement.

40. **INDEMNIFICATION.**

THE PROVIDER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY, ITS OFFICIALS, OFFICERS, AGENTS, SERVANTS AND EMPLOYEES (HEREINAFTER COLLECTIVELY REFERRED TO AS "INDEMNITEES") FROM AND AGAINST SUITS, ACTIONS, CLAIMS, LOSSES, ANY DAMAGE, LIABILITY, AND FROM AND AGAINST ANY COSTS AND EXPENSES, INCLUDING, IN PART, ATTORNEY'S FEES INCIDENTAL TO THE DEFENSE OF SUCH SUITS, ACTIONS CLAIMS, LOSSES, DAMAGES OR LIABILITY ON ACCOUNT OF INJURY, SERIOUS BODILY INJURY, DISEASE, SICKNESS, INCLUDING DEATH, TO ANY PERSON OR DAMAGE TO PROPERTY INCLUDING, IN PART, THE LOSS OF USE RESULTING THEREFROM, ARISING FROM ANY NEGLIGENT ACT, ERROR OR OMISSION OF THE PROVIDER, ITS OFFICERS, EMPLOYEES, SERVANTS, AGENTS OR SUBCONTRACTORS, OR ANYONE ELSE UNDER THE PROVIDER'S DIRECTION AND CONTROL, AND ARISING OUT OF, RESULTING FROM, OR CAUSED BY THE PERFORMANCE OR FAILURE OF PERFORMANCE OF ANY WORK OR SERVICES UNDER THIS AGREEMENT, OR FROM CONDITIONS CREATED BY THE PERFORMANCE OR NON-PERFORMANCE

OF SAID WORK OR SERVICES. EXCEPT THAT THE INDEMNITY PROVIDED FOR IN THIS PARAGRAPH WILL NOT APPLY TO ANY LIABILITY RESULTING FROM THE SOLE NEGLIGENCE OR FAULT OF CITY, ITS OFFICERS, AGENTS, EMPLOYEES OR SEPARATE CONTRACTORSTHIS INDEMNIFICATION IS SUBJECT TO THE LIMITATIONS IN TEXAS LOCAL GOVERNMENT CODE, § 271.904(A) AND TEXAS CIVIL PRACTICE AND REMEDIES CODE, § 130.002(B), AS SAME MAY BE APPLICABLE TO THE PROVIDER AS A MATTER OF LAW.

41. **OWNERSHIP**

A. Title to Waste shall pass to Provider when placed in Provider's collection vehicle. Title to Unacceptable Waste shall remain with the generator of such Unacceptable Waste.

42. **SEVERABILITY**

A. Should any portion of this Agreement be deemed invalid or unenforceable to any extent, the parties agree that such provision shall be amended to the minimum extent necessary to make such provision enforceable, and the remainder of this Agreement shall not be affected.

43. **AUDITS AND RECORDS.**

A. At any time during normal business hours and as often as the City may deem necessary, the Provider shall make available to the City for examination all of its records with respect to all matters covered by this Agreement and will permit the City to audit, examine and make copies, excerpts, or transcripts from such records. The City may also audit all contracts, invoices, personnel payroll records, conditions of employment, and other data relating to this Agreement.

B. Provider shall maintain all records for five years after the last or final payment.

C. Provider shall create, maintain and deliver to the City the following records on a monthly basis. Reports shall be delivered to swreports@celina-tx.gov.

I. Document Solid Waste and Bulky Waste tonnage delivered to disposal facility.

II. Document Recyclable Materials delivered to a processing facility.

III. Document Commercial and Industrial Unit collection activity by container size and frequency of pick up.

IV. Identify unaccepted loads by date collected, route, and facility.

V. Other documents and reports as the City may reasonably require verification of compliance with this Agreement or meeting the City's reporting requirements.

VI. Any other recordkeeping and reporting requirements as agreed upon by the City and Provider.

VII. Detailed Commercial and Industrial Unit billings and Franchise Fees assessed in Excel format.

VIII. Provider shall also document complaints on a daily basis to include the address, time, and date for each and the reason and resolution, in addition to any previous reporting requirements herein.

44. **PROVIDER'S REPRESENTATIONS.**

A. The Provider hereby represents to the City that the Provider is financially solvent and possesses sufficient experience, licenses, authority, personnel, and working capital to complete the Services required under this Agreement.

45. **CITY APPROVAL FOR ADDITIONAL WORK.**

A. No payment of any nature whatsoever will be made to the Provider for additional work without the City's written approval before such work begins.

46. **PERFORMANCE BY PROVIDER.**

A. All Services provided by the Provider hereunder shall be performed in accordance with the highest professional standards, and the Provider shall be responsible for all Services provided hereunder whether such services are provided directly by the Provider or by any sub-Providers hired by the Provider.

B. The Provider shall perform all duties and Services and make all decisions called for hereunder promptly and without unreasonable delay. The Provider shall not utilize sub-Providers to perform Services without the City's prior written consent.

47. **DAMAGE.**

A. In instances where City property and/or equipment is damaged by the Provider's employees, a full report of the facts, the extent of the damage, and estimated impact on the Provider's schedule shall be submitted to the City by 8:00 a.m. on the following City business day after the incident.

B. If damage results in further damages to the City or loss of City property, the Provider must notify Police Dispatch immediately.

C. The Provider shall be fully liable for all damage to City property or equipment caused by the Provider's officers, employees, agents, or sub-Providers.

48. **CITY OBJECTION TO PERSONNEL.**

A. If at any time after entering into this Agreement, the City has any reasonable objection to any of the Provider's personnel or any personnel retained by the Provider, then the Provider shall promptly propose substitutes to whom the City has no reasonable objection and the Provider's compensation shall be equitably adjusted to reflect any difference in the Provider's costs occasioned by such substitution.

49. **COMPLIANCE WITH LAWS.**

A. The Provider warrants and covenants to the City that all Services will be performed in compliance with all applicable federal, state, county, and City laws, rules, and regulations, including, but not limited to, the Texas Industrial Safety and Health Act and Health and Safety Code, Chapter 502, the Hazard Communication Workers Right-to-Know Law. All necessary precautions shall be taken to ensure that safety regulations prescribed by (OSHA) and the City are followed.

B. Provider affirms that it has submitted any necessary forms needed to comply with Texas Gov't Code Section 2252.908, Certificate of Interested Parties (Form 1295) https://www. ethics.state.tx.us/filinginfo/1295/ and Chapter 176, Texas Local Government Code, Conflict of Interest Questionnaire (Form CIQ) (https://www.ethics. state.tx.us/forms/CIQ.pdf) and to the extent required, has acknowledge receipt of Addendums "1", "2", and "3" to this executed Agreement and provide proof of filing of the latter to the City after filing with the Texas Ethics Commission as required by the referenced provision of the Texas Government Code.

C. **Verification Regarding Energy Company Boycotts**. To the extent, this Agreement constitutes a contract for goods or services for which a written verification is required under § 2276.002, Tex. Gov't. Code, and is over $100,000.00, Provider hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. The foregoing verification is made solely to comply with § 2276.002, Tex. Gov't. Code, as amended, to the extent § 2276.002, Tex. Gov't. Code does not contravene applicable Texas or federal law. As used in the foregoing verification, "boycott energy

companies" shall have the meaning assigned to the term "boycott energy company" in § 809.001,Tex. Gov't. Code. Provider understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with the Underwriter and exists to make a profit.

D. **Verification Regarding Firearm Entities or Trade Associations.** To the extent this Agreement constitutes a contract for goods or services for which a written verification is required under § 2274.002(b) Tex. Gov't. Code, and exceeds $100,000.00, (i) Provider verifies that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and (ii) Provider will not discriminate during the term of the contract against a firearm entity or firearm trade association. The foregoing verification is made solely to comply with Chapter 2274,Tex. Gov't. Code, to the extent the applicable provision in Chapter 2274.002, Tex. Gov't. Code does not contravene applicable Texas or federal law. As used in the foregoing verification, "firearm entity or firearm trace association" shall have the meaning assigned to the terms in § 2274.001 (6), (7), Tex. Gov't. Code. Provider understands "affiliate" to mean an entity that controls is controlled by or is under common control with the Underwriter and exists to make a profit.

E. **Certification Regarding Terrorist Organizations**. To the extent this Agreement constitutes a contract for goods or services for which a written verification is required under §§ 2252.151-.154, Tex. Gov't. Code, Provider hereby certifies that it and its parent company, wholly or majority-owned subsidiaries, and other affiliates, if any, are not a company identified on the Texas Comptroller's list of companies known to have contracts with or provide supplies or services to, a foreign organization designated as a Foreign Terrorist Organization by the U.S. Secretary of State under federal law.

F. **Verification No Boycott of Israel.** To the extent this Agreement constitutes a contract for goods or services for which a written verification is required under Sections 2271.001-002 Tex. Gov't. Code. Provider and its parent company, wholly or majority-owned subsidiaries, and other affiliates, if any, further certifies and verifies that it does not boycott Israel and agrees that it will not boycott Israel during the term of this Agreement. For purposes of this Agreement, the term "boycott" shall mean and include terminating business activities or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with Israel or with a person or entity doing business in Israel or in an Israeli-controlled territory. (Tex. Gov't. Code §§ 2270.001-.002, 808.001-.006, .051-.057, .101-.102) The foregoing verification is made solely to comply with Chapter 2271, Tex. Gov't. Code, to the extent the appliable provision in Chapter 2271.001, Tex. Gov't. Code does not contravene applicable Texas or federal law. As used in the foregoing verification, "boycott Israel" shall have the meaning assigned to such term in § 808.001(1), Tex. Gov't. Code. Provider understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with the Underwriter and exists to make a profit.

50. **NON-BINDING MEDIATION.**

A. In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved informally by the City and the Provider, the City and the Provider agree to submit such disagreement to non-binding mediation before pursuing any other legal remedy.

51. **ENTIRE CONTRACT.**

A. This Agreement, together with Exhibits A, B, C, D, E, F, G, and H attached hereto and incorporated for all purposes as if more fully set forth, contains the entire contract between the City and the Provider concerning the municipal solid waste and recycling services for the Project. There will be no understanding or contracts other than those incorporated herein. This Agreement may not be modified except by an instrument in writing signed by

the Parties hereto. In the event of a conflict between an attachment to this Agreement and this Agreement, this Agreement shall control.

Exhibit A:	Residential Rates/Commercial Rates
Exhibit B:	Routes
Exhibit C:	Insurance Requirements
Exhibit D:	Clean Sweep and Special Event Sponsorships
Exhibit E:	Clean Sweep Acceptable/Non-Acceptable items
Exhibit F:	RFP Specifications
Exhibit G:	Vendor Response
Exhibit H:	Commercial Cardboard (OCC) Recycling Program

52. **MAILING ADDRESSES/CONTACT.**

A. All notices and other communications provided for or permitted hereunder shall be in writing and shall be deemed to have been duly given and received when delivered by overnight courier or hand delivery, when sent by telecopy, or five days after mailing if sent by registered or certified mail (return receipt requested) postage prepaid, to the Parties at the following addresses:

City of Celina
Attn: Contracts
142 N. Ohio
Celina, TX 75009
contracts@celina-tx.gov

Provider Mailing Address
Attn: Jason Roemer - 2010 California Crossing Rd, Dallas, TX 75220
Attn: Jason Roemer - 2010 California Crossing Rd, Dallas, TX 75220
Attn: Jason Roemer - 2010 California Crossing Rd, Dallas, TX 75220
Attn: Jason Roemer - 2010 California Crossing Rd, Dallas, TX 75220

B. Notices may be sent via the email addresses above and below. Email notices are not valid however, unless acknowledged by the receiving party. Delivery or "read" receipts are insufficient for delivery.

Point of Contact

	City	Provider
Name	Andrew Figueroa	Jason Roemer
Title	Director of Public Works	President
Email	afigueroa@celina-tx.gov	Jroemer@cwd.to
Phone		214.418.5017

53. **LEGAL CONSTRUCTION.**

A. If any one or more of the provisions contained in this Agreement for any reason is held invalid, illegal, or unenforceable in any respect by a court of competent jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been included.

54. **DISCRIMINATION PROHIBITED**

A. Provider in the execution, performance, or attempted performance of this Agreement shall not discriminate against any person or persons because of sex, race, religion, color, or national origin.

B. Provider must be an equal opportunity employer.

55. **GOVERNING LAW.**

A. The validity of this Agreement and any of its terms or provisions as well as the rights and duties of the Parties hereunder, shall be governed by and construed in accordance with

Texas law. The exclusive venue for any legal action concerning this Agreement shall be located in Collin County, Texas.

56. **COUNTERPARTS.**

A. This Agreement may be signed in multiple counterparts, each of which shall be deemed to be an original.

57. **EFFECTIVE DATE.**

A. This Agreement shall be effective on the date last signed by the City and the Provider, as indicated below, with performance to commence as provided herein.

EXECUTED in single or multiple originals.

CITY OF CELINA	**PROVIDER**
	Jason Roemer Jason Roemer (Mar 6, 2025 12:26 CST)
Robert Ranc, City Manager	President Type/Print Name and Title
Date	Mar 6, 2025 Date

Supplier Scoring Summary **2025-009 Addendum 3 - Solid Waste & Recycling Services - Scoring Round**

Supplier	Rank	Score	Cost	Cost - Subjective		Resources of the Contractor	Equipment	Procedures for Breakdowns	Asphalt Road Compliance	Equipment		Financial Stability of the Contractor	Financial Condition	Financial Statements	Authorization to work in Texas		Work Plan - Meet City Objectives	Methodology - Garbage Collection	Methodology - Recycling Collection	Implementation Plan	Methodology - Customer Service	Website and App Capabilities	Licensed Sludge Hauler		Past Performance & Experience - Similar Service	Reference 1 - Population exceeding 100,000	Reference 2	Reference 3	Reference 4	Reference 5		Environmental / Facilities	Facilities		Experience of Key Personnel	Experience / Qualifications		Disaster Preparedness Plan	Disaster Preparedness Plan
		200		55.00		5.00	5.00	5.00	10.00			2.00	5.00	3.00			10.00	10.00	15.00	10.00	5.00	5.00			9.00	4.00	4.00	4.00	4.00			5.00			15.00			10.00
Community Waste Disposal	1	197.66		55.00		5.00	5.00	5.00	10.00			2.00	4.50	3.00			10.00	9.50	14.50	9.83	5.00	5.00			8.83	4.00	3.92	4.00	4.00			5.00			14.83			9.75
Waste Connections Lone Star, I	2	185.88		47.91		4.83	4.83	5.00	9.83			2.00	0.00	3.00			10.00	9.83	15.00	9.67	4.83	5.00			8.83	3.83	3.83	4.00	3.83			5.00			14.83			10.00
Frontier Waste Solutions	3	176.15		39.41		5.00	5.00	4.83	9.83			2.00	0.00	3.00			10.00	9.00	13.67	9.83	4.92	5.00			9.00	4.00	4.00	4.00	3.83			5.00			14.83			10.00
Allied Waste Systems, Inc	4	168.16		34.02		4.67	5.00	3.33	9.00			2.00	0.00	3.00			10.00	9.83	13.83	9.83	5.00	5.00			8.83	3.83	3.83	4.00	3.83			5.00			14.33			10.00
CARDS Dallas, LLC	5	78.98		12.97		2.67	1.67	0.83	3.67			2.00	0.00	2.50			10.00	5.67	3.75	4.33	2.50	2.25			5.00	2.50	2.17	2.00	1.83			5.00			3.67			2.00
		161.37		**37.86**		**4.43**	**4.30**	**3.80**	**8.47**			**2.00**	**0.90**	**2.90**			**10.00**	**8.77**	**12.15**	**8.70**	**4.45**	**4.45**			**8.10**	**3.63**	**3.55**	**3.60**	**3.47**			**5.00**			**12.50**			**8.35**

Solid Waste Services
Interview Ranking

Interview Dates: Feb 3 & 4, 2025

	Allied	CWD	Frontier	Waste Connections
Eval 1	4	1	3	2
Eval 2	3	1	2	4
Eval 3	2	1	3	4
Eval 4	2	1	4	3
Eval 5	4	1	3	2
Eval 6	2	1	3	4
	17	6	18	19

Event Number	2025-009 Addendum 3		**Organization**	City of Celina eBid
Event Title	Solid Waste & Recycling Services		**Workgroup**	Purchasing
Event Type	RFP		**Email**	dberry@celina-tx.gov
Issue Date	11/18/2024 04:37:04 PM (CT)		**Phone**	(469) 813-4194
Close Date	1/6/2025 10:00:00 AM (CT)		**Fax**	
Responding Supplier	**City**	**State**	**Response Submitted**	**Lines Responded**
Community Waste Disposal	Dallas	TX	1/3/2025 03:21:03 PM (CT)	5
Waste Connections Lone Star, Inc.	McKinney	TX	1/5/2025 08:59:47 AM (CT)	5
Frontier Waste Solutions (Frontier Texas Ventures I, LLC)	McKinney	TX	1/6/2025 09:10:38 AM (CT)	5
Allied Waste Systems, Inc (Republic Services, Inc)	Phoenix	AZ	1/5/2025 08:59:43 PM (CT)	5
CARDS Dallas, LLC	Anna	TX	1/6/2025 07:45:00 AM (CT)	5

SOLID WASTE AND RECYCLING SERVICES

Karla Stovall, Assistant City Manager
Dawn Berry, Purchasing Director

March 11, 2025



TIMELINE

- 11/18/24 Bid Issued
- 12/16/24 Questions Due
- 12/04/24 Due Date Extended
- 01/06/25 Due Date
- 01/06/25 Purchasing Evaluation Begins
- 01/08/25 Committee Evaluations Begin
- 02/03/25 Interviews were Conducted (Top 4)
- 02/10/25 Scoring Finalized
- 02/11/25 Contract Negotiation Begins
- 03/05/25 Contract Finalized

HISTORY

2020-2025

1

The City entered into an agreement with its current vendor, Waste Connections, on December 1, 2020.

2

That contract allowed for renewals through December 1, 2025.

3

In anticipation of this final expiration, the City solicited proposals through its e-procurement system.

SOLICITATION

RFP 2025-009 for Solid Waste and Recycling Services was advertised in the local paper, and 120 vendors were invited.

5 responses were received;

- Community Waste Disposal
- Allied Waste Systems
- Frontier Waste Solutions
- CARDS Dallas
- Waste Connections Lone Star (Current Vendor)



EVALUATION

The evaluation committee consisted of members from various departments, including Finance, Administration, GIS, Public Works, and Utility Billing.

- Evaluation criteria (200 Available Points) included:
- 55 Points Cost of Services
- 55 Points Quality of Detailed Work Plan in Achieving the City's Service Objectives
- 25 Points Resources of Contractor to achieve Work Objectives (labor, equipment, etc.)
- 25 Points Past Performance and Experience in Providing Similar Services in DFW
- 15 Points Competence & Experience of Key Personnel, Management & Supervisors
- 10 Points Financial Stability of the Contractor
- 10 Points Disaster Preparedness Plan
- 5 Points Environmental Management Plan and Compliance History

INTERVIEWS

The evaluation committee interviewed the top four ranked firms

- Community Waste Disposal
- Allied Waste Systems
- Frontier Waste Solutions
- Waste Connections Lone Star (Current Vendor)

- All evaluators selected Community Waste Disposal as their number one choice.





ENHANCEMENTS

- Twice a month Brush/Bulk pickup
  - Bundled brush is Unlimited
  - Scheduling is not required
  - Up to 4 CY per month of Bulk
- Trash and Recycling Cart Cleaning- One Time per Year
- Smaller Trucks used for Asphalt Roads
- Claw Brush Truck
  - Up to 50 Hours each year to assist Public Works

ENHANCEMENTS

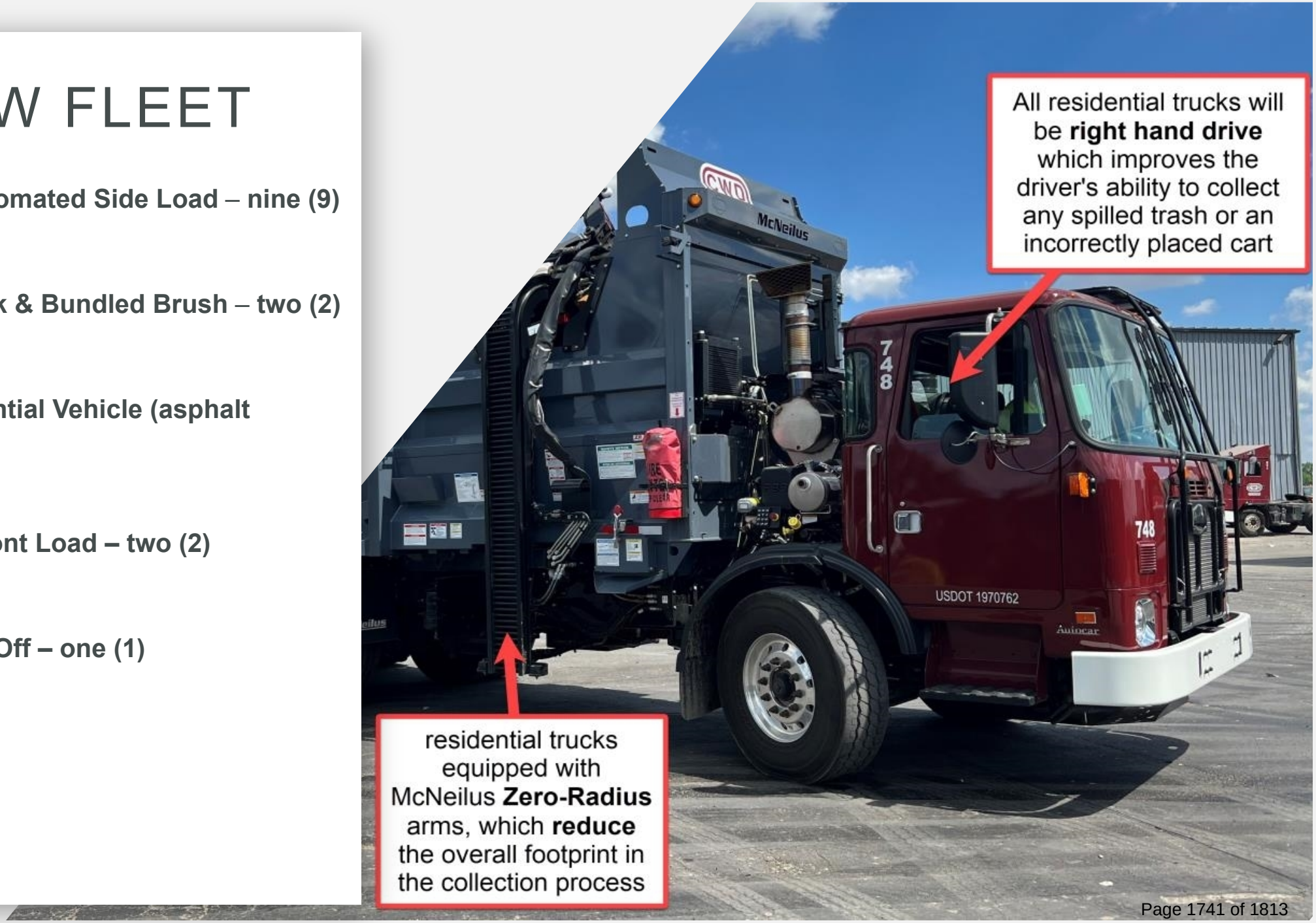
- New Resident cardboard collection
  - One-time cardboard collection option for residents
  - Intended for new move-ins
  - Offers an alternative to taking up space in their trash and/or recycling carts

- Commercial cardboard collection
  - Need 20 customers to begin service
  - 6 – 8 Cubic Yard Containers with slots for broken down cardboard.
  - Offsets material going to the landfill.



NEW FLEET

- **Residential Automated Side Load – nine (9)**
- **Residential Bulk & Bundled Brush – two (2)**
- **Smaller Residential Vehicle (asphalt roads)– one (1)**
- **Commercial Front Load – two (2)**
- **Industrial Roll Off – one (1)**



NEW CARTS

- Gray Cart for Waste
- Blue Cart for Recycling



SAVINGS

- Lower cost for Services beginning 12/1
- Increased Customer Service with enhancements



QUESTIONS ?



Life Connected.

Administration
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Bradley Kearney, Strategic Services Director
CC:	Robert Ranc, City Manager
Intiated by:	Brad Kearney
Date:	March 11, 2025
Re:	Neighborhood Integrity Program Policy

Action Requested:
Consider and act upon a Resolution approving the Neighborhood Integrity Program policy. (Kearney)

Background Information:
In May 2024, City Council requested to amend the guidelines for the Neighborhood Integrity Program (NIP) and establish a formal policy for the program. City staff presented a draft policy to City Council on February 11. Based on the feedback provided by City Council, staff updated the policy for City Council consideration.

The purpose of the NIP is to provide grants to homeowner associations (HOAs) to support neighborhood projects that improve the City's physical and aesthetic conditions, enhance the City's unique identity, improve the quality of life for residents, and/or create opportunities for community connection. The program was implemented in fiscal year (FY) 2022 and has invested more than $175,000.00 in neighborhood projects.

The following are the changes made to the proposed policy since February 11:

- The matching requirement has been changed to a sliding scale based on the total cost of the project:
    - Projects of $0 - $10,000 - The City will contribute $3 for every $1 HOA contribution.
    - Projects of $10,001 - $20,000 - The City will contribute $2 for every $1 HOA contribution.

- Projects of $20,001+ - The City will contribute $1 for every $1 HOA contribution.

- For scoring, public benefit has been increased to the highest scoring category (highest priority). Additional language has also been provided to make scoring as objective as possible in each category.
- The age of a neighborhood has been defined as from the date the Developer hands over the HOA to the residents.

The key points of the policy are:

- The program is focused on established neighborhoods and projects that maximize public benefit.
- Developer-controlled HOAs are excluded from participation.
- Projects must be physical improvements or additions that are located on public property or HOA property that are visible and accessible from a public street or right-of-way (access may not be physically restricted).
- The grant is a reimbursement once the project has been completed and paid by the HOA.
- Projects must be completed within 24 months.
- An HOA that receives a grant is ineligible to apply in the next grant cycle.
- An HOA that receives a grant is ineligible to apply for another grant until the grant-funded project is complete.
- The Keep Celina Beautiful (KCB) Board will evaluate all applications using objective scoring criteria (Exhibit A of the policy) and make a recommendation to City Council.
- City Council will consider the recommendation of the KCB Board and award grants at its discretion.

City Council also expressed interest in including Downtown in the program. In the present format as a reimbursement grant to HOAs, it is not feasible to add Downtown. If City Council would like to provide an option for Downtown, staff could explore establishing a similar program specific to Downtown using funds from the Integrity Fund.

Staff presented the updated draft policy to the Keep Celina Beautiful Board on March 3, 2025. The Board indicated that their feedback had been incorporated into the draft policy. The Board did not provide consensus direction whether the City should continue or discontinue the NIP.

At the February 11, 2025 City Council meeting, some Councilmembers expressed an interest in potentially discontinuing the NIP. In order to continue the NIP, the City Council should vote to approve the policy either as proposed or as amended according to Council's direction. In order to discontinue the NIP, the Council should vote to disapprove the proposed policy and state that staff is directed to discontinue the NIP as part of the disapproval motion.

Legal Review:
This item has been reviewed by legal.

Supporting Documents:

1. Neighborhood Integrity Program Presentation
2. Resolution Approving NIP Policy
3. Exhibit A: NIP Policy

Financial Consideration:

The City has a budget of $100,000.00 for the NIP in FY 2024-2025.

Staff Recommendation:

NEIGHBORHOOD INTEGRITY PROGRAM

City Council Meeting
March 11, 2025



BACKGROUND

- Program implemented in FY 2022
- Purpose: to support neighborhood projects that improve the City's physical and aesthetic conditions, enhance the City's unique identity, improve the quality of life for residents, and/or create opportunities for community connection
- Keep Celina Beautiful (KCB) Board reviews applications and recommends grant recipients to City Council for consideration
- Funding source: lease fees for telecommunications (Integrity Fund)
- To date, the City has invested more than $175,000 across 5 HOAs
- Council requested to establish a policy for the Neighborhood Integrity Program
  - Previously, the program was administered through a set of guidelines
  - Council provided feedback to staff to incorporate into a policy
  - Staff requested feedback from the Keep Celina Beautiful Board

POLICY GOALS

- Focus program toward more established neighborhoods
- Projects must be publicly visible and accessible
- Require matching funds
- Cap the City's contribution at $20,000
- Require projects to be completed within 24 months
- Establish objective criteria to evaluate projects
- Provide opportunities for a variety of neighborhoods to participate

MATCHING FUNDS

Project Size	Matching Requirement	
	HOA Contribution	City Contribution
$0 - $10,000	$1	$3
$10,001 - $20,000	$1	$2
$20,001+	$1	$1

City contribution to any project will not exceed $20,000

SCORING CRITERIA

Public Benefit	**40.0**
High Public Benefit: Visible from significant corridor or thoroughfare; impactful to residents beyond the neighborhood; connected to city improvements.	40.0
Moderate Public Benefit: Central gathering space within the neighborhood; impactful to all residents of the neighborhood.	20.0
Low Public Benefit: Impactful to a limited number of residents within the neighborhood.	0.0
Neighborhood Maturity / Status	**30.0**
Older Neighborhoods: 10 years and older since resident controlled	30.0
Moderately Aged Neighborhoods: 5-9 years since resident controlled	15.0
New Neighborhoods: Less than 5 years since resident controlled	0.0
Project Sustainability	**20.0**
High Sustainability: Project is designed to be long-lasting with minimal ongoing costs.	20.0
Moderate Sustainability: Project has a reasonable lifespan with some ongoing costs.	10.0
Low Sustainability: Project has a short lifespan or high ongoing costs.	0.0
Innovation and Creativity	**20.0**
High Innovation and Creativity: Project introduces new and creative ideas or solutions.	20.0
Moderate Innovation and Creativity: Project shows some creative or innovative aspects.	10.0
Low Innovation and Creativity: Project relies on conventional approaches with little to no creativity.	0.0

DOWNTOWN

- It is not feasible to add Downtown to the program in its current form due to no HOAs
- Staff could draft a similar program focused on Downtown
  - Assign a portion of the NIP funding to a Downtown program
  - Develop a process for residents to propose improvements
  - Identify how projects would be reviewed, approved, and executed

KEEP CELINA BEAUTIFUL BOARD

- Staff presented the updated draft policy to the Keep Celina Beautiful (KCB) Board for final feedback
- The Board believed that their feedback had been addressed in the policy
- There was not consensus direction regarding a recommendation for or against the policy

ACTIONS

- To continue the Program and establish a new policy, Council should vote to approve the policy as proposed or as amended according to Council's direction

- To discontinue the Program, Council should vote to disapprove the proposed policy and, within the motion, state that staff is directed to discontinue the Program

RESOLUTION 2025-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, APPROVING THE NEW NEIGHBORHOOD INTEGRITY PROGRAM POLICY.

WHEREAS, the City of Celina, Texas (hereinafter referred to as the "City") established the Neighborhood Integrity Program in fiscal year 2021-2022 to provide grants to homeowner associations to support neighborhood projects that improve the City's physical and aesthetic conditions, enhance the City's unique identity, improve the quality of life for residents, and create opportunities for community connection.; and

WHEREAS, the Neighborhood Integrity Program provides significant public benefit to all residents of the City by enhancing the City's aesthetic conditions and improving the quality of life; and

WHEREAS, the Neighborhood Integrity Program is funded through revenue from telecommunication lease fees; and

WHEREAS, the Neighborhood Integrity Program was administered through a set of guidelines, and City Council desires to establish a formal policy for the administration of the Program.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1. That the findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. That the City Council hereby approves the Neighborhood Integrity Program Policy attached as EXHIBIT A.

SECTION 3. All provisions of any resolution, motion or administratively-administered policy related to a Neighborhood Integrity Program are hereby repealed, revoked and terminated; but such repeal, revocation or termination shall not abate or revoke any previously approved program-incentive.

SECTION 4. That if any section, article paragraph, sentence, clause, phrase or word in this Resolution, or the application thereto to any persons or circumstances, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Resolution; and the City Council hereby declares it would have passed such remaining portions of this Resolution despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 5. That this Resolution shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THIS THE 11th DAY OF MARCH 2025.

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Jeovanna Rubio, Assistant City Secretary

EXHIBIT A
NEIGHBORHOOD INTEGRITY PROGRAM POLICY

Life Connected.

NEIGHBORHOOD INTEGRITY PROGRAM

The Neighborhood Integrity Program (NIP) provides grants to homeowner associations (HOAs) to support neighborhood projects that improve the City's physical and aesthetic conditions, enhance the City's unique identity, improve the quality of life for residents, and/or create opportunities for community connection. Projects must provide a public benefit that promotes stronger, safer, and healthier communities.

PROGRAM POLICY

Eligible Organizations

Homeowner associations (HOAs) registered with the City of Celina are eligible for the Neighborhood Integrity Program, except for developer-controlled HOAs. The program is particularly focused on established neighborhoods.

Individual residents, nonprofits, and businesses are not eligible to participate.

Eligible Projects

Projects must meet the following criteria:

- Located in the city limits of Celina;
- Visible and accessible from a public street or other right-of-way;
- Located on publicly accessible property, including public property/right-of-way (may require specific permission or permits) and HOA property (may not physically restrict access through fence and gate or other means);
- Physical improvements or additions;
- Provide a public benefit to a significant number of residents;
- Documented support from the HOA Board in the form of an official action by the Board in support of the project and grant; and
- Comply with City of Celina codes and policies, as well as applicable federal, state, and other local laws.

Ineligible Projects

- General or ongoing maintenance that should be funded through an HOA's operating budget.
- Amenities included in a developer's approved plans for a community.
- Events or educational programs.
- Projects in conflict with the City's capital improvement program or master plans.

Matching Funds Requirement

All projects require the HOA to contribute its own funds. The below table details the HOA's contribution and the City's contribution based on the total cost of the project.

Project Size	Matching Requirement	
	HOA Contribution	City Contribution
$0 - $10,000	$1	$3
$10,001 - $20,000	$1	$2
$20,001+	$1	$1

As an example, a $10,000 project would be eligible for a $7,500 City grant. A $20,000 project would be eligible for a $13,333 City grant. A $40,000 project would be eligible for a $20,000 City grant.

Maximum City Grant

The City's maximum grant contribution to any project is $20,000.

Participation Requirements

Participants are responsible for the following:

- Provide all required information in the application, including but not limited to project scope, site plans, materials, and quotes.
- Execute an agreement with the City, detailing the obligations of the City and the applicant.
- Manage the project to completion, including but not limited to obtaining permits, selecting a contractor, paying invoices, and accepting the project at completion.
- Submit all invoices, proof of payment, and other documentation to the City for reimbursement upon completion of the project.
- Provide for the ongoing maintenance of the improvements (the City will not provide funds for maintaining improvements).
- Pay for any project costs that exceed the total project costs identified in the executed agreement between the City and the participant.
- Complete the project within 24 months of the effective date of the agreement. Failure to meet this deadline will result in the termination of the agreement and forfeiture of any remaining funds. Requests for extensions must be submitted to the City in writing and will be considered on a case-by-case basis. Extensions require an amendment to the agreement approved by City Council.

Restrictions

- The project may not begin and expenses may not be incurred prior to the effective date of the agreement between the City and the participant.
- Any changes to the approved project scope in the agreement must be approved by City Council through an amendment to the original agreement. Unauthorized

changes to the project scope will result in the immediate termination of the agreement.
- An HOA that received a grant in the previous year is not eligible to apply for a new grant in the next grant cycle.
- An HOA may not apply for a new grant until all prior grant-funded projects are completed.

Grant Cycle

Applications Open	April 1
Voluntary Pre-Application Review	May 1 – May 31
Application Deadline	June 15

Selection Process

- Applicants may contact lifeconnected@celina-tx.gov during the voluntary pre-application review period to discuss their application with staff to ensure that all documentation and information is provided by the application deadline.
- City staff will compile and review all applications. Staff may follow-up with applicants for additional information.
- The Keep Celina Beautiful Board will review, discuss, and score each application. Scoring will be based on the scoring criteria in Exhibit A.
- The Keep Celina Beautiful Board will recommend projects and funding to City Council for consideration.
- City Council will consider the recommendation of Keep Celina Beautiful Board and approve the final projects and funding levels at a regular City Council meeting.
- The City will execute agreements with each HOA for their specific project.

Conditions

- The Neighborhood Integrity Program is conditional upon annual budget appropriation by City Council.
- City Council reserves the right to exercise discretion in making funding decisions for projects that provide a significant public benefit. This may include funding projects that do not meet all of the requirements of this policy or that may be scored lower by the Keep Celina Beautiful Board.

Exhibit A
Neighborhood Integrity Program Scoring Criteria

1. Public Benefit	**40.0**
High Public Benefit: Visible from significant corridor or thoroughfare; impactful to residents beyond the neighborhood; connected to city improvements.	40.0
Moderate Public Benefit: Central gathering space within the neighborhood; impactful to all residents of the neighborhood.	20.0
Low Public Benefit: Impactful to a limited number of residents within the neighborhood.	0.0
2. Neighborhood Maturity / Status	**20.0**
Older Neighborhoods: 10 years and older since resident control	20.0
Moderately Aged Neighborhoods: 5-9 years since resident controlled	10.0
New Neighborhoods: Less than 5 years since resident controlled	0.0
3. Project Sustainability	**20.0**
High Sustainability: Project is designed to be long-lasting with minimal ongoing costs.	20.0
Moderate Sustainability: Project has a reasonable lifespan with some ongoing costs.	10.0
Low Sustainability: Project has a short lifespan or high ongoing costs.	0.0
4. Innovation and Creativity	**20.0**
High Innovation and Creativity: Project introduces new and creative ideas or solutions.	20.0
Moderate Innovation and Creativity: Project shows some creative or innovative aspects.	10.0
Low Innovation and Creativity: Project relies on conventional approaches with little to no creativity.	0.0
Total	**100.0**

Life Connected.

Administration
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Bradley Kearney, Strategic Services Director
CC:	Robert Ranc, City Manager
Intiated by:	Brad Kearney
Date:	March 11, 2025
Re:	Downtown Center Art Projects

Action Requested:
Consider and appoint City Council Members to serve on art selection committees for Downtown Center art projects. (Kearney)

Background Information:
Throughout the design process of the Downtown Center, public art has been a priority and consideration. The design team and City staff identified four areas of particular interest for public art enhancements to the building. The budget for public art in the Downtown Center has been included in the budgets presented to City Council. In February, these projects were taken to the Arts and Culture Board.

The four art projects for the Downtown Center are:

1. Acoustical panels located in the atrium along the staircase to the basement area of the library. These acoustical panels have been identified for digital art that can be printed directly to them as a part of the manufacturing process. This will eliminate beige acoustical panels and create a unique visual appeal.
2. Acoustical panels located on the wall of the second and third floor meeting rooms (that will be visible from the atrium). These acoustical panels have been identified for digital art that can be printed directly to them as a part of the manufacturing process. This will eliminate beige acoustical panels and create a unique visual appeal.
3. In the atrium area, there are glass railings on the second and third floors. This glass has been identified as an opportunity for etching or another medium to create a timeless art piece in the heart of the building.

4. On the exterior of the building, there are three panels available for murals. These are blank walls covering mechanical rooms or staircases. Murals will eliminate plain walls on the exterior and enhance the building's exterior.

The Arts and Culture Board recommends that these projects be divided into two subcommittees, one for the interior projects and one for the exterior. Two Councilmembers are requested to serve as liaisons to these two subcommittees.

It has been the practice of City Council to appoint a resident to serve on each subcommittee. To maintain project timelines, staff recommends that a resident-at-large not be appointed for these projects. The Arts and Culture Board Members serving on the subcommittee are representative of Celina residents.

A motion to nominate Councilmembers to serve as liaisons for the projects is sufficient action for this item.

Legal Review:
N/A

Supporting Documents:
1. Downtown Center Art Projects Presentation

Financial Consideration:
The art projects have been included in the overall budget presented to City Council for the Downtown Center.

Staff Recommendation:
The Arts and Culture Board recommends approval. Staff recommends approval.

DOWNTOWN CENTER ART PROJECTS

City Council Meeting
March 11, 2025

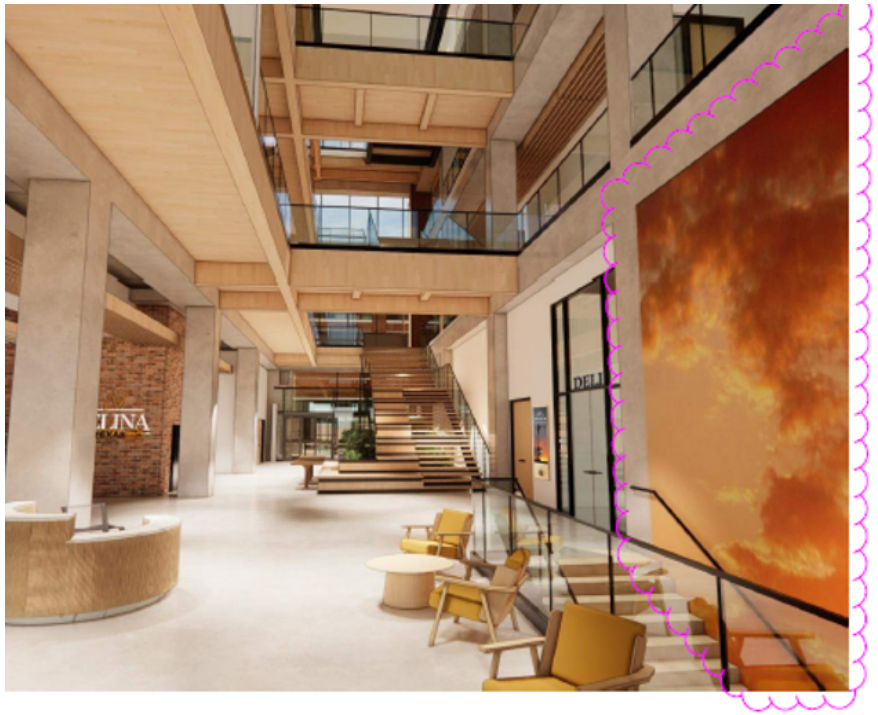


BACKGROUND

- Public art has been a priority for the design team and staff throughout the design process for the Downtown Center
- Four public art projects were identified for the Downtown Center and included in budget
- Staff presented the proposed public art projects to the Arts and Culture Board on February 4
- The Arts and Culture Board recommended the projects to move forward with two art selection committees
- Purpose of this item is for City Council to appoint two Council Members to serve as liaisons to the selection committees
- The Downtown Center projects are being brought forward outside of the normal public art process because of the need to maintain a quick pace to match the construction timeline

ATRIUM WALL ART

- Custom graphic printed onto smooth acoustic panels
- Acoustic panels along stairway from atrium to basement level
- Scope
  - Digital graphic file



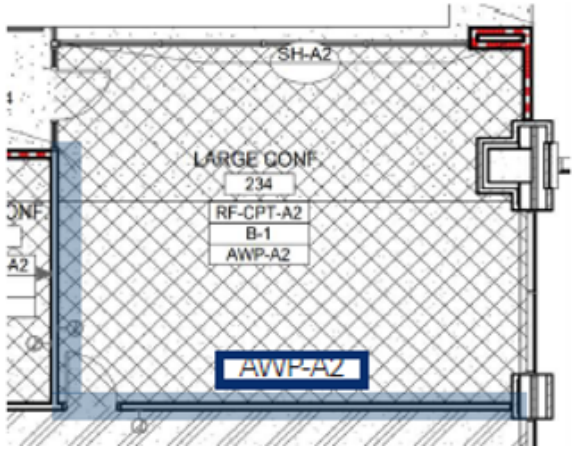


PUBLIC CONFERENCE ROOMS

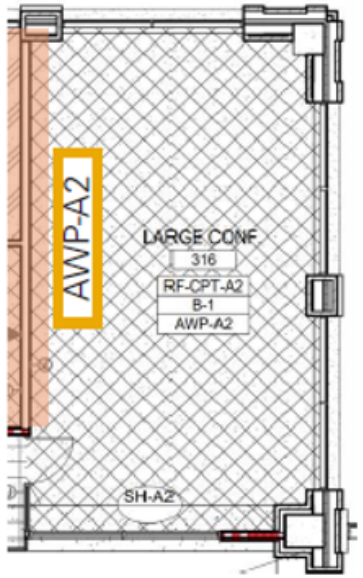
- Custom graphic printed onto acoustic panels
- Acoustic panels along walls of large conference rooms that are publicly visible from atrium
- Scope
  - Digital graphic file

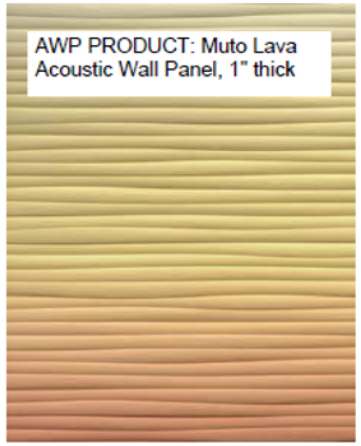


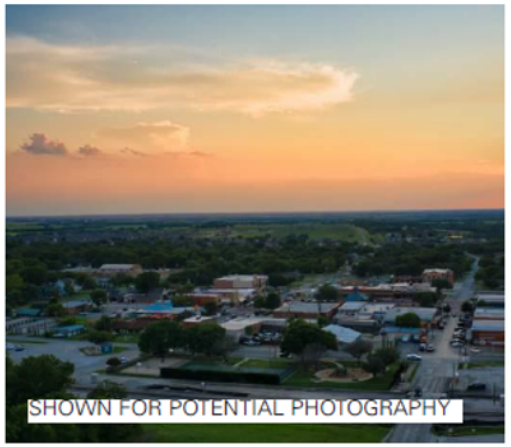
2nd FLOOR CONFERENCE ROOM



3rd FLOOR CONFERENCE ROOM







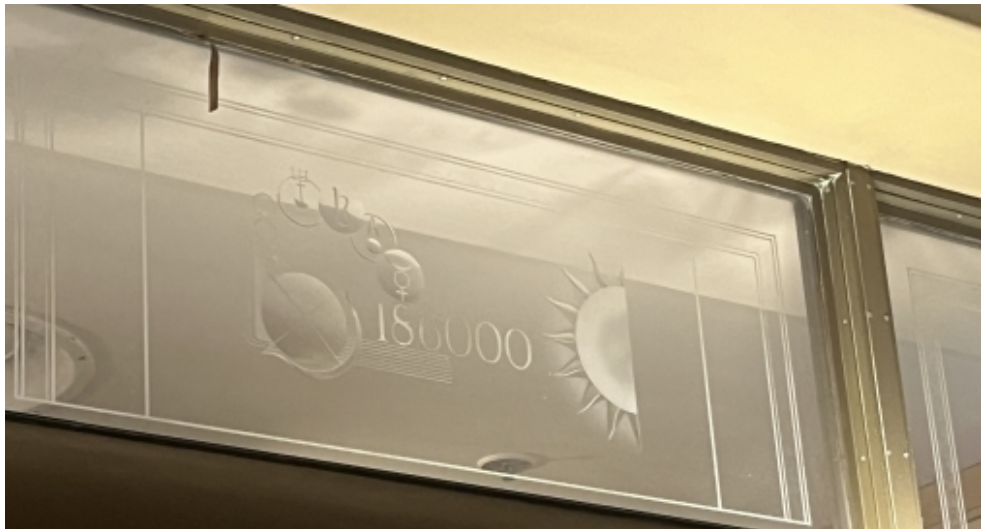
GLASS ETCHING

- Custom graphic on glass railing on second and third floor of the atrium (and on the rooftop patio, if desired)
- Cost:
  - Standard railing
  - Glass railing and etching is not
- Art Council Input
  - Muralist selection
  - Digital graphic
- Artist Scope
  - Design and execution of etching





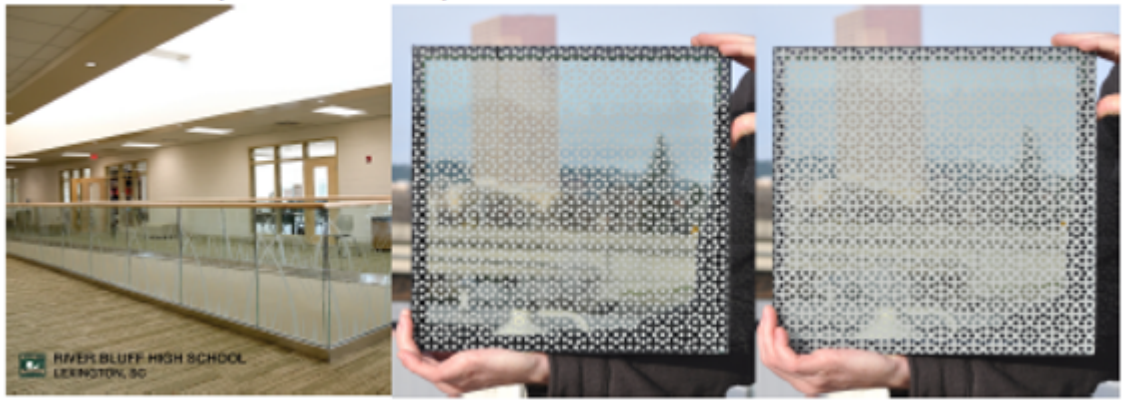
GLASS ETCHING







CERAMIC FRIT: PERMANENT ENAMEL SURFACE TREATMENT/COATING. FACTORY-APPLIED. SINGLE COLOR (USUALLY WHITE)

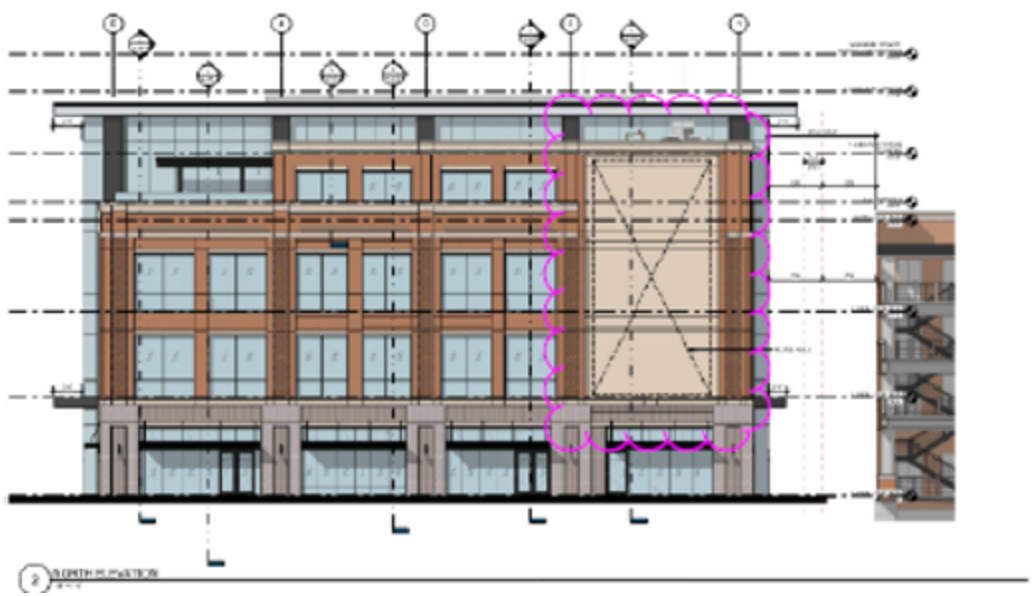


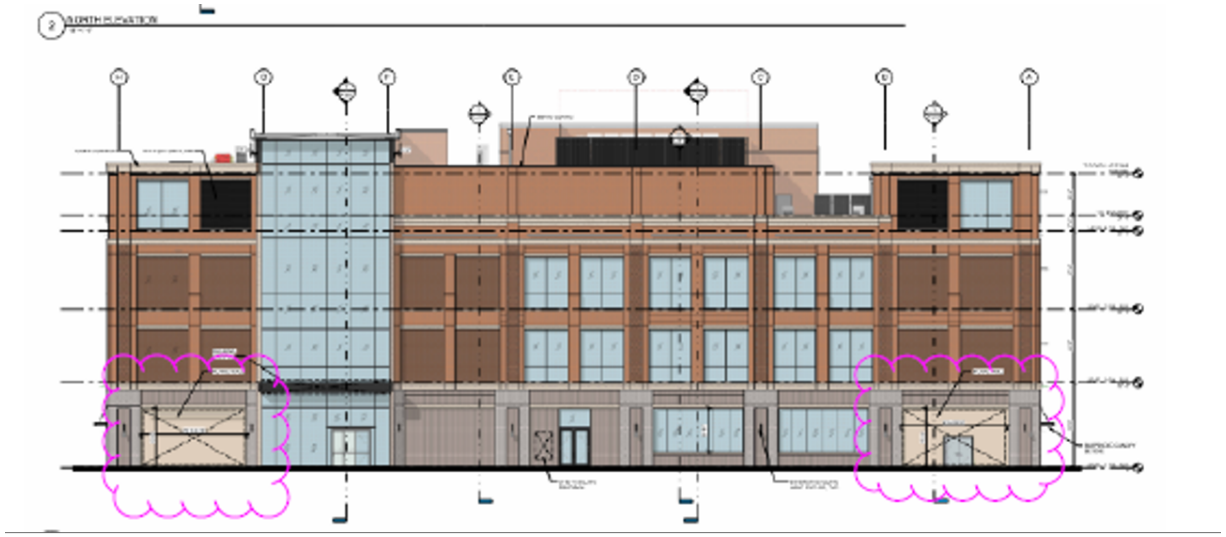
ETCHED: GRAPHICS CREATED THROUGH TEXTURING GLASS SURFACE DIRECTLY. CAN BE SITE OR FACTORY-APPLIED. NO ADDED COLOR; APPEARANCE IS TRANSLUCENT PER BELOW



EXTERIOR MURALS

- Custom murals painted on building exterior
- Three mural locations on the building
  - 1 on north side – 2+ stories high
  - 2 on west side – ground level
- Scope
  - Design and execution of murals





PROCESS

Interior

- Begin meeting ASAP to identify vision for acoustic panels and glass
- Coordinate with design and construction teams on fabrication and timeline requirements
- Issue RFP/call for artists
- Evaluate submissions and make recommendation
- City Council to consider and award contracts for services for artists

Exterior

- Begin meeting at a later date to identify vision for exterior murals
- Coordinate with design and construction teams on expectations and timeline requirements
- Issue RFP/call for artists
- Evaluate submissions and make recommendation
- City Council to consider and award contracts for services for artists

COUNCIL ACTION

- Nominate two Council Members to serve as liaisons for art selection committees

Life Connected.

Fire
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Shawn White, Fire Chief
CC:	Robert Ranc, City Manager
Intiated by:	Jessica Pichardo
Date:	March 11, 2025
Re:	Purchase of Two Pierce Custom Fire Trucks

Action Requested:
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)

Background Information:
The Celina Fire Department (CFD) is seeking the purchase of two new fire trucks, both Pierce Custom Velocity PUC Pumpers from Siddons Martin Emergency Group.

- One truck is for Fire Station 4.
- One truck will be housed at Fire Station 3. Unit 1505 will be moved to reserve status.

The delivery time is approximately 42 months, and the trucks are scheduled to be delivered by August 2027. The units will be purchased through the following cooperative contract.

- HGAC
- Contract # FS12-19

The City maintains an executed Interlocal Agreement with the above cooperative agency. Chapter 271 of the Local Government Code authorizes cooperative purchases. Use of the contracts satisfies the competitive bidding requirement while saving time and funding in the development of specifications and duplication of work during the process.

Legal Review:

The City Attorney has reviewed the proposed quotes.

Supporting Documents:

1. Staff Presentation
2. Proposed Purchase Agreement

Financial Consideration:

Funding is available through bond funds. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:

Staff recommends City Council ratify the purchase as presented, approving the post-purchase authorization for a fire truck and recognizing the necessity of the procurement.

Fire Truck Purchases

Fire Department
March 11, 2025



STATION 4 FIRE TRUCK PURCHASE

- The City of Celina has budgeted to purchase a new Fire Engine that will go into service at the new Fire Station # 4, located at Coit Rd and Punk Carter PKWY.
- The engine will be sourced from Pierce Manufacturing located in Appleton, Wisconsin for a price of $1,209,420.00, utilizing the HGAC Coop contract, which ensures best pricing and aligns our process with government purchasing regulations.
- This will be paid by a future issuance of bonds. The funding source is Fund 113.
- Choosing a Pierce fire engine will maintain standardization within our fleet. All of our current fire engines are Pierce. This helps us to sustain operational effectiveness and streamlines the maintenance of our engines.
- This will be a custom-built brand-new Pierce Velocity PUC (pump under cab) Fire Engine that will serve fire district 4 in the Southeast area of Celina.
- This brand-new Engine is expected to be delivered in August/September 2027
- The new Engine will be placed into front-line service and respond to Fire/Rescue and EMS emergencies.

UNIT 1505 FIRE TRUCK REPLACEMENT

- The City of Celina has budgeted to purchase a new fire engine that will allow the department to retire & replace our oldest reserve fire engine that has reached its end of service life of 10 years.
- This purchase is in compliance with the City's Vehicle Equipment Replacement Fund (VERF) schedule, which is based on age, usage, maintenance costs and resale value.
- Older emergency apparatus are replaced to ensure our fleet of vehicles is healthy and we can maintain operational readiness.
- If these units are not replaced, the city can incur additional maintenance costs, and the salvage values will be greatly depreciated. In addition, the older, aging units can limit our ability to perform our duties because of increased breakdowns and additional downtime for repairs.

UNIT 1505 REPLACEMENT PURCHASE

- The engine will be sourced from Pierce Manufacturing located in Appleton, Wisconsin for a price of $1,209,420.00, utilizing the HGAC Coop contract, which ensures best pricing and aligns our process with government purchasing regulations.
- This will be paid by a future issuance of bonds. The funding source is Fund 113.
- Choosing a Pierce fire engine will maintain standardization within our fleet. All of our current fire engines are Pierce. This helps us to sustain operational effectiveness and streamlines the maintenance of our engines.
- This will be a custom-built brand-new Pierce Velocity PUC (pump under cab) Fire Engine to replace the aging reserve fire engine.
- This brand-new Engine is expected to be delivered in August/September 2027. There is currently a 42-month lead time for delivery.
- The engine will be placed into front-line service and will respond to Fire/Rescue and EMS emergencies.

PIERCE VELOCITY PUC FIRE ENGINE



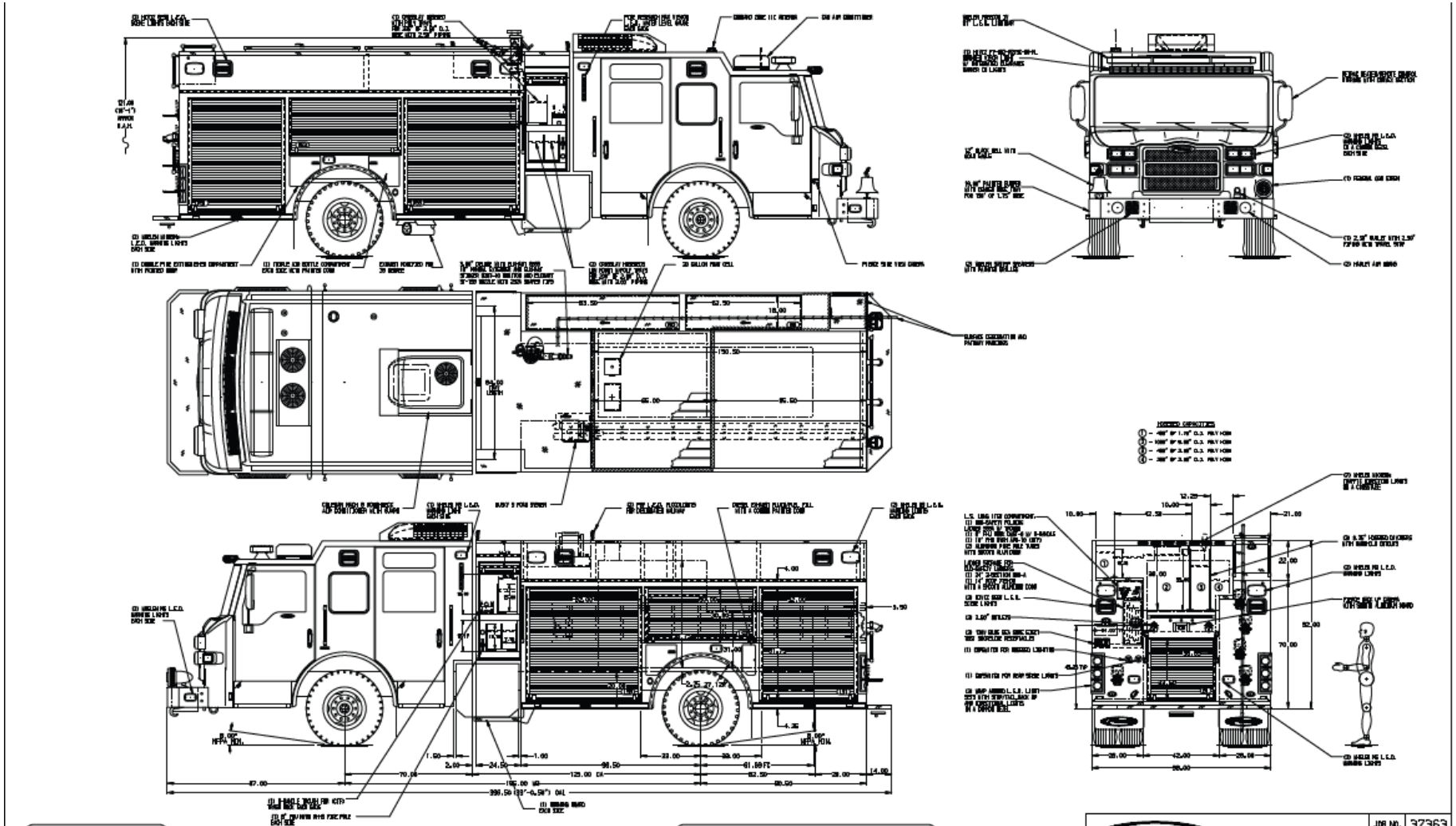
Scott Beckwith
North Texas Sales
214-274-6666

Siddons-Martin Emergency Group

Pierce

ARFF

Skeeter METALS SUPERIOR EQUIPMENT GW DIESEL SERVICES, INC.


ALUMINUM BODY
FRONTAL IMPACT PROTECTION
NOTE
DIMENSIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO MINOR DEVIATIONS AS MAY OCCUR OR BE NECESSARY IN CONSTRUCTION. MINOR DETAILS NOT SHOWN.
Pierce MANUFACTURING INC.
JOB NO. 37363
SCALE 1:24
DATE
CHASSIS DATA
TITLE 1500-0-750P, 750G WATER, 20G FOAM, 100' PUC RESCUE LADDERS THRU LS BODY, (3) CROSSLAYS, DELUXE
DRWN BY JJB 26APR22
FOR CELINA FIRE DEPARTMENT CELINA, TEXAS
CHKD BY MKL 27APR22
PIERCE
VELOCITY
DWG NO. 37363AD
SHEET SIZE D
SHEET NO. 1 of 1

QUESTIONS?

Siddons Martin Emergency Group, LLC
3500 Shelby Lane
Denton, TX 76207
GDN P115891
TXDOT MVD No. A115890

February 4, 2025

CELINA FIRE DEPARTMENT (TX)
1413 S PRESTON RD
SUITE 200
CELINA, TX 75009

Proposal For: 2023 Celina Pumper

Siddons-Martin Emergency Group, LLC is pleased to provide the following proposal to CELINA FIRE DEPARTMENT (TX). Unit will comply with all specifications attached and made a part of this proposal. Total price includes delivery FOB CELINA FIRE DEPARTMENT (TX) and training on operation and use of the apparatus.

Description	Amount

Qty. 2 - 1219 - Pierce-Custom Velocity PUC
(Unit Price - $1,208,420.00)
Delivery within 41-42 months of order date
QUOTE # - SMEG-0005816-3

Vehicle Price	$2,416,840.00
1219 - UNIT TOTAL	**$2,416,840.00**

SUB TOTAL	$2,416,840.00
HGAC FS12-19 (FIRE)	$2,000.00
TOTAL	**$2,418,840.00**

Price guaranteed for 60 days

Additional: Due to global supply chain constraints, any delivery date contained herein is a good faith estimate as of the date of this order/contract, and merely an approximation based on current information. Delivery updates will be made available, and a final firm delivery date will be provided as soon as possible.
Persistent Inflationary Environment Notification: If the Producer Price Index of Components for Manufacturing [www.bls.gov Series ID: WPUID6112] (the "PPI") has increased at a compounded annual growth rate greater than 5.0% from the date of acceptance of this proposal letter (the "Order Month") and 14 months prior to the anticipated Ready for Pickup Date (the "Evaluation Month"), then the proposal price may be increased by an amount equal to any increase exceeding 5.0% for the time period between the Order Month and the Evaluation Month. Siddons Martin and Pierce will provide documentation of such increase and the updated price for the customer's approval before proceeding with completion of the order along with an option to cancel the order.

Taxes: Tax is not included in this proposal. In the event that the purchasing organization is not exempt from sales tax or any other applicable taxes and/or the proposed apparatus does not qualify for exempt status, it is the duty of the purchasing organization to pay any and all taxes due. Balance of sale price is due upon acceptance of the apparatus at the factory.

Late Fee: A late fee of .033% of the sale price will be charged per day for overdue payments beginning ten (10) days after the payment is due for the first 30 days. The late fee increases to .044% per day until the payment is received. In the event a prepayment is received after the due date, the discount will be reduced by the same percentages above increasing the cost of the apparatus.

Cancellation: In the event this proposal is accepted and a purchase order is issued then cancelled or terminated by Customer before completion, Siddons-Martin Emergency Group may charge a cancellation fee. The following charge schedule based on costs incurred may be applied:

(A) 10% of the Purchase Price after order is accepted and entered by Manufacturer;
(B) 20% of the Purchase Price after completion of the approval drawings;
(C) 30% of the Purchase Price upon any material requisition.

The cancellation fee will increase accordingly as costs are incurred as the order progresses through engineering and into manufacturing. Siddons-Martin Emergency Group endeavors to mitigate any such costs through the sale of such product to another purchaser; however, the customer shall remain liable for the difference between the purchase price and, if applicable, the sale price obtained by Siddons-Martin Emergency Group upon sale of the product to another purchaser, plus any costs incurred by Siddons-Martin to conduct such sale.

Acceptance: In an effort to ensure the above stated terms and conditions are understood and adhered to, Siddons-Martin Emergency Group, LLC requires an authorized individual from the purchasing organization sign and date this proposal and include it with any purchase order. Upon signing of this proposal, the terms and conditions stated herein will be considered binding and accepted by the Customer. The terms and acceptance of this proposal will be governed by the laws of the state of Texas. No additional terms or conditions will be binding upon Siddons-Martin Emergency Group, LLC unless agreed to in writing and signed by a duly authorized officer of Siddons-Martin Emergency Group, LLC.

Sincerely,

Scott Beckwith

I, _____, the authorized representative of CELINA FIRE DEPARTMENT (TX), agree to purchase the proposed and agree to the terms of this proposal and the specifications attached hereto.

_____

Signature & Date

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Karla Stovall, Assistant City Manager
CC:	Robert Ranc, City Manager
Intiated by:	Robin Bromiley
Date:	March 11, 2025
Re:	2025 Certificate of Obligation Bonds NOI

Action Requested:
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)

Background Information:
The agenda item requests approval to start the process for the City to issue certificate of obligation bonds in 2025. City Council is requested to authorize the publication of a notice of intention to issue certificates of obligation bonds. A separate item on this agenda provides for the reimbursement of expenses with the proceeds from the 2025 Certificate of Obligation issuance.

The total amount of bonds proposed to be issued is up to a maximum $150 million. The funds will be distributed between general government projects ($90 million) and water and wastewater projects ($58 million). The increase in the total amount proposed from the project total is to guard against adverse market movement and to provide for the cost of issuance.

Staff presented City infrastructure projects to be funded from the proposed 2025 bonds at the November 2024 City Council Meeting. City Council provided staff direction to proceed with the projects as proposed. The bond issuance will include funds for Streets, Public Safety, Facilities, Information Technology, Parks, and Water Wastewater Utilities. A detailed overview of the Capital Projects is included in the presentation included within the agenda.

Legal Review:
Legal review provided by bond counsel

Supporting Documents:

1. Staff Presentation
2. CELINA CO 2025 - Intent Resolution

Financial Consideration:

Issuance of Governmental and Proprietary fund debt

Staff Recommendation:

Staff recommends approval

CERTIFICATES OF OBLIGATION BONDS - NOTICE OF INTENT

City Council Meeting
March 11, 2025



CAPITAL IMPROVEMENT PROGRAM DRIVERS

Fastest Growing City in America

- The City's population in FY 2025 is 54,635 and projected to increase to 94,433 by FY 2028.

Meeting Today's Needs while Planning for the Future

- Budget prepared based on the guiding principles established in City's Strategic Plan, Comprehensive Plan, and Core Values

Fiscal Responsibility

- Five-Year Capital Improvement Program providing Capital projects and identifying source of funds
- Providing a rate forecast for term of 5-year program

Bond Issuance

- Issuance of Certificates of Obligation for FY2025 and FY2026
- Starting in FY 2027 a possibility of a hybrid issue after holding a General Obligation Bond Election

CAPITAL IMPROVEMENT PROGRAM EXPENDITURES

	2025 CIP
General Govt. Projects	$125,797,218
Enterprise – Utility Projects	$ 77,458,943
Total by Year	$203,256,161

Total Certificates of Obligation Issue $148M

2025 CERTIFICATE OF OBLIGATION

As presented in the Five –Year CIP:

General Government (Roadway, Facilities, Information Technology, Public Safety, Parks)
FY2025: Total $90M: $80M plus $10M CDC

Enterprise – Utility (Water, Wastewater)
FY2025: Total $58M

Total 2025: $148M

- Like prior years, also asking for approval of a reimbursement resolution
  - Allows the City to spend money on projects now and reimburse funds once CO issue closes

FY25 GENERAL GOVERNMENT PROJECTS (CO ISSUE)

FACILITIES $21M

- City Hall Parking Garage Land Acquisition
- Downtown Center and Parking Garage
- Parks Administration Building (Ousley Park Phase IIIA)
- Public Works Service Center Administration Remodel

PARKS $40M

- Ousley Park Ph II (Trail and Stream Restoration) – project start 2024
- Ousley Park Ph III-B (Deconstructed Pavillion and Parking)
- Ousley Park Ph IV (Amphitheater)
- Downtown Recreation Center (Drainage/ Land)
- Wilson Creek Park Phase I
- Wilson Creek Park Phase II

FY25 GENERAL GOVERNMENT PROJECTS (CO ISSUE)

PUBLIC SAFETY $12M

- Fire Station #4 Firetruck and Ambulance
- Fire Station #4 Building

INFORMATION TECHNOLOGY $2.0M

- Annual Fiber Allocation
- Downtown Wifi expansion

ROADWAY $15M

- 2025 Annual Street Maintenance
- Coit Road – J. Fred Smith Pkwy to GA Moore Pkwy
- Coit Road Resurfacing
- Hillside Drive from Maryland St to Cul-de-sac
- Oklahoma Dr – Pecan St to Malone St
- Preston Road Right Turn Lanes
- Roseland Pkwy – Sunset Blvd to Big Bend Lane

FY25 GENERAL GOVERNMENT PROJECTS (FIVE-YEAR CIP)

ROADWAY $42.897M

- Oklahoma Dr – Pecan St to Malone St *
- Preston Road Right Turn Lanes *
- Reimbursement for Preston 450
- Roseland Pkwy – Sunset Blvd to Big Bend Lane *
- School Zones
- Street Construction
- Traffic Signals
- Construction Equipment

FY25 ENTERPRISE UTILITY PROJECTS (CO ISSUANCE)

WATER $35M

- Frontier Pkwy - Preston to Coit
- Glendenning Pkwy – Dallas Pkwy to Preston Rd
- Southeast Pump Station and Transmission Line
- CCN Acquisition
- Southeast Ground Storage Tank
- Kristina Court
- Elevated Storage Tank (Uptown)

WASTEWATER $23M

- Downtown Water Reclamation Facility Phase II
- Rasor Sewer Interceptor

TIMELINE

- Tuesday, March 11th – Council considers approval of Notice of Intent to issue CO's and reimbursement resolution
- Friday, March 21st and March 28th – Publications of Notice of Intent in local paper
- Week of April 14th – April 18th – Credit rating discussions with Moody's and Standard & Poor's
- Tuesday, May 13th – Pricing of the CO's; final CO pricing subject to Council approval at the meeting later that night
- Thursday, June 12th – Closing of the CO issue and receipt of funds by the City

PARAMETER ORDINANCE

- The target is to price the COs on May 13th and present the COs to City Council that night

- Due to unfavorable market conditions in 2022, the City's 2022 COs were postponed 1 month to a subsequent Council meeting

- A Parameter Ordinance will provide greater pricing flexibility if market conditions are unfavorable on May 13th
  - Rather than postponing until the next council meeting, the CO's will be placed into 'day to day' mode
  - If the COs are not priced on May 13th, further discussions will be provided on the mechanics of the parameter ordinance at the Council meeting that night

CITY TEAM

- Hilltop Securities – Financial Advisor
  - Fiduciary responsibility to the City
  - Advises on all capital-related matters for the City and related PIDs
  - Structure overall finance plans

- Norton Rose Fulbright – Bond Counsel
  - Opines on legal matters related to bond issuances and development districts
  - Ensure City is in compliance with State law and Federal tax law
  - Interfaces with the Texas AG

RECENT DEBT ISSUANCE AND CREDIT PROFILE

- 3-year history
  - 2022: Issued COs to fund $35mm for general government projects, $35mm for water/wastewater projects
  - 2023: Issued COs to fund $48mm for general government, $40mm for water/wastewater and $10mm for CDC projects
  - 2024: Issued COs to fund $125mm for general government and $16mm for water/wastewater

- Credit ratings
  - S&P: “AA” – upgraded in 2018
  - Moody’s: “Aa1” – upgraded in 2024

QUESTIONS?

RESOLUTION NO. 2025-____R

A RESOLUTION APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION.

WHEREAS, the City Council of the City of Celina, Texas (the "City"), has determined that certificates of obligation should be issued under and pursuant to the provisions of Subchapter C of Chapter 271, Texas Local Government Code, as amended, for the purpose of paying contractual obligations to be incurred for: (i) designing, constructing, improving, renovating and equipping parking structures for City owned facilities, including the acquisition of land and rights-of-way therefor, (ii) designing, constructing, improving, remodeling, renovating and equipping an administrative office building housing the government functions of the City and a related parking structure, including the acquisition of land and rights-of-way therefor, (iii) acquiring, designing, constructing, equipping and improving fire-fighting facilities, including the acquisition of land and rights-of-way therefor, (iv) acquiring and installing wireless communication and information technology system equipment and software, (v) acquiring, constructing, improving, remodeling, renovating and equipping park and recreation facilities that are generally accessible to the public and are part of the municipal park and recreation system, including the acquisition of land and rights-of-way therefor, (vi) constructing and improving streets, including drainage, landscaping, curbs, gutters, sidewalks, entryways, pedestrian pathways, signage and traffic signalization and the acquisition of land and rights-of-way therefor, (vii) improving and extending the City's combined waterworks and sewer system, including the acquisition of land and rights-of-way therefor, (viii) improving, remodeling, renovating and equipping an existing parks administration building and an existing public works service center administration building and (ix) professional services rendered in connection therewith; and

WHEREAS, prior to the issuance of such certificates, the City Council is required to publish notice of its intention to issue the same in a newspaper of general circulation in the City and on the City's website, said notice stating (i) the time and place the Council tentatively proposes to pass the ordinance authorizing the issuance of the certificates, (ii) the maximum amount proposed to be issued, (iii) the purposes for which the certificates are to be issued and (iv) the manner in which the Council proposes to pay the certificates; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1: That the City Secretary or the Assistant City Secretary is hereby authorized and directed to cause notice to be published of the Council's intention to issue certificates of obligation in one or more series in the principal amount not to exceed ONE HUNDRED FIFTY MILLION DOLLARS ($150,000,000) for the purpose of paying contractual obligations to be incurred for (i) designing, constructing, improving, renovating and equipping parking structures for City owned facilities, including the acquisition of land and rights-of-way therefor, (ii) designing, constructing, improving, remodeling, renovating and equipping an administrative office building housing the government functions of the City and a related parking structure, including the acquisition of land and rights-of-way therefor, (iii) acquiring, designing, constructing, equipping and improving fire-fighting facilities, including the acquisition of land and rights-of-way therefor, (iv) acquiring and installing wireless communication and information technology system equipment and software, (v) acquiring, constructing, improving, remodeling, renovating and equipping park and recreation facilities that are generally accessible to the public and are part of the municipal park and recreation system, including the acquisition of land and rights-of-way

therefor, (vi) constructing and improving streets, including drainage, landscaping, curbs, gutters, sidewalks, entryways, pedestrian pathways, signage and traffic signalization and the acquisition of land and rights-of-way therefor, (vii) improving and extending the City's combined waterworks and sewer system, including the acquisition of land and rights-of-way therefor, (viii) improving, remodeling, renovating and equipping an existing parks administration building and an existing public works service center administration building and (ix) professional services rendered in connection therewith; such certificates to be payable from ad valorem taxes and a limited pledge of the net revenues of the City's combined Waterworks and Sewer System. The notice hereby approved and authorized to be published shall read substantially in the form and content of **Exhibit A** hereto attached and incorporated herein by reference as a part of this resolution for all purposes.

SECTION 2: That the City Secretary or the Assistant City Secretary shall cause the aforesaid notice to be (i) published in a newspaper of general circulation in the City, once a week for two consecutive weeks, the date of the first publication to be at least forty-six (46) days prior to the date stated therein for the passage of the ordinance authorizing the issuance of the certificates of obligation and (ii) posted continuously on the City's website for at least forty-five (45) days before the date stated therein for the passage of the ordinance authorizing the issuance of the certificates of obligation.

SECTION 3: It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Texas Government Code, Chapter 551, as amended.

SECTION 4: This Resolution shall be in force and effect from and after its passage on the date shown below.

The rest of the page is blank intentionally.

PASSED AND ADOPTED, this March 11, 2025.

CITY OF CELINA, TEXAS

_____
Mayor

ATTEST:

_____
Assistant City Secretary

(City Seal)

EXHIBIT A

CITY OF CELINA, TEXAS
NOTICE OF INTENTION TO ISSUE
CERTIFICATES OF OBLIGATION

TAKE NOTICE that the City Council of the City of Celina, Texas, shall convene at 5:00 p.m. on May 13, 2025, at the City Council chambers located at 112 N. Colorado Street, in the City of Celina, Texas, and, during such meeting, the City Council will consider the passage of one or more ordinances authorizing the issuance of certificates of obligation in one or more series in an amount not to exceed ONE HUNDRED FIFTY MILLION DOLLARS ($150,000,000) for the purpose of paying contractual obligations to be incurred for: (i) designing, constructing, improving, renovating and equipping parking structures for City owned facilities, including the acquisition of land and rights-of-way therefor, (ii) designing, constructing, improving, remodeling, renovating and equipping an administrative office building housing the government functions of the City and a related parking structure, including the acquisition of land and rights-of-way therefor, (iii) acquiring, designing, constructing, equipping and improving fire-fighting facilities, including the acquisition of land and rights-of-way therefor, (iv) acquiring and installing wireless communication and information technology system equipment and software, (v) acquiring, constructing, improving, remodeling, renovating and equipping park and recreation facilities that are generally accessible to the public and are part of the municipal park and recreation system, including the acquisition of land and rights-of-way therefor, (vi) constructing and improving streets, including drainage, landscaping, curbs, gutters, sidewalks, entryways, pedestrian pathways, signage and traffic signalization and the acquisition of land and rights-of-way therefor, (vii) improving and extending the City's combined waterworks and sewer system, including the acquisition of land and rights-of-way therefor, (viii) improving, remodeling, renovating and equipping an existing parks administration building and an existing public works service center administration building and (ix) professional services rendered in connection therewith; such certificates to be payable from ad valorem taxes and a limited pledge of the net revenues of the City's combined waterworks and sewer system. In accordance with Texas Local Government Code Section 271.049, (i) the current principal amount of all of the City's outstanding public securities secured by and payable from ad valorem taxes is $478,015,000; (ii) the current combined principal and interest required to pay all of the City's outstanding public securities secured by and payable from ad valorem taxes on time and in full is $707,094,732; (iii) the estimated combined principal and interest required to pay the certificates of obligation to be authorized on time and in full is $262,024,079; (iv) the maximum interest rate for the certificates may not exceed the maximum legal interest rate; and (v) the maximum maturity date of the certificates to be authorized is September 1, 2050. The certificates are to be issued, and this notice is given, pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271, as amended.

Assistant City Secretary
City of Celina, Texas

Life Connected.

Administration
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Karla Stovall, Assistant City Manager
CC:	Robert Ranc, City Manager
Intiated by:	Karla Stovall
Date:	March 11, 2025
Re:	2025 Certificate of Obligations Reimbursement Resolution

Action Requested:
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)

Background Information:
This item follows the previous discussion regarding the 2025 Certificates of Obligation. It requests City Council's approval of a reimbursement resolution for expenses using proceeds from the 2025 Certificates of Obligation Bonds. The funds will be distributed between general government projects ($90 million) and water and wastewater projects ($58 million). The total amount of bonds proposed to be issued is up to a maximum $150 million. The increase in the project total is to guard against adverse market movement and to provide for the cost of issuance.

Staff presented City infrastructure projects to be funded from the proposed 2025 bonds at the November 2024 City Council Meeting. City Council provided staff direction to proceed with the projects as proposed. The bond issuance will include funds for Streets, Public Safety, Facilities, Information Technology, Parks, and Water Wastewater Utilities.

Legal Review:
Bond Counsel has completed thier review.

Supporting Documents:
1. Staff Presentation
2. CELINA CO 2025 - Reimbursement Resolution

Financial Consideration:
Reimbursement Resolution provides for reimbursement

Staff Recommendation:
Staff recommends approval.

CERTIFICATES OF OBLIGATION BONDS – Reimbursement Resolution

City Council Meeting
March 11, 2025



2025 CERTIFICATE OF OBLIGATION

As presented in the Notice of Intent Agenda Item:

General Government (Roadway, Facilities, Information Technology, Public Safety, Parks)
FY2025: Total $90M: $80M plus $10M CDC

Enterprise – Utility (Water, Wastewater, Stormwater)
FY2025: Total $58M

Total 2025: $148M

2025 CERTIFICATE OF OBLIGATION

Reimbursement Resolution

This agenda item requests approval of a reimbursement resolution to accompany the 2025 Certificate of Obligation Issuance.

The IRS has specific rules regarding the use of tax-exempt bond proceeds.

A reimbursement resolution is a formal declaration that the city intends to use bond proceeds to reimburse itself for certain expenditures made *before* the bonds are actually issued.

TIMELINE

- **Tuesday, March 11th** – Council considers approval of Notice of Intent to issue CO's and reimbursement resolution
- **Tuesday, March 18th and March 25th** – Publications of Notice of Intent in local paper
- **Week of April 14th – April 18th** – Credit rating discussions with Moody's and Standard & Poor's
- **Tuesday, May 13th** – Pricing of the CO's* ; final CO pricing subject to Council approval at the meeting later that night
- **Thursday, June 12th** – Closing of the CO issue and receipt of funds by the City

**pending market conditions*

CITY TEAM

- Hilltop Securities – Financial Advisor
  - Fiduciary responsibility to the City
  - Advises on all capital-related matters for the City and related PIDs
  - Structure overall finance plans

- Norton Rose Fulbright – Bond Counsel
  - Opines on legal matters related to bond issuances and development districts
  - Ensure City is in compliance with State law and Federal tax law
  - Interfaces with the Texas AG

QUESTIONS?

RESOLUTION NO. 2025-_____R

A RESOLUTION DECLARING EXPECTATION TO REIMBURSE EXPENDITURES WITH PROCEEDS OF FUTURE DEBT.

WHEREAS, the City of Celina, Texas (the "City"), intends to issue debt for the purpose of paying contractual obligations to be incurred for: (i) designing, constructing, improving, renovating and equipping parking structures for City owned facilities, including the acquisition of land and rights-of-way therefor, (ii) designing, constructing, improving, remodeling, renovating and equipping an administrative office building housing the government functions of the City and a related parking structure, including the acquisition of land and rights-of-way therefor, (iii) acquiring, designing, constructing, equipping and improving fire-fighting facilities, including the acquisition of land and rights-of-way therefor, (iv) acquiring and installing wireless communication and information technology system equipment and software, (v) acquiring, constructing, improving, remodeling, renovating and equipping park and recreation facilities that are generally accessible to the public and are part of the municipal park and recreation system, including the acquisition of land and rights-of-way therefor, (vi) constructing and improving streets, including drainage, landscaping, curbs, gutters, sidewalks, entryways, pedestrian pathways, signage and traffic signalization and the acquisition of land and rights-of-way therefor, (vii) improving and extending the City's combined waterworks and sewer system, including the acquisition of land and rights-of-way therefor, (viii) improving, remodeling, renovating and equipping an existing parks administration building and an existing public works service center administration building (collectively, the "Projects") and (ix) professional services rendered in connection therewith; and

WHEREAS, the City further intends to make certain capital expenditures with respect to the Projects and currently desires and expects to reimburse the capital expenditures with proceeds of such debt; and

WHEREAS, under Treas. Reg. § 1.150-2 (the "Regulation"), to fund such reimbursement with proceeds of tax-exempt obligations, the City must declare its expectation to make such reimbursement; and

WHEREAS, the City desires to preserve its ability to reimburse the capital expenditures with proceeds of tax-exempt obligations; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1: The City reasonably expects to reimburse capital expenditures with respect to the Projects with proceeds of tax-exempt obligations hereafter to be incurred by the City, and this resolution shall constitute a declaration of official intent under the Regulation. The maximum principal amount of obligations expected to be issued for the Project is $150,000,000.

SECTION 2: This Resolution shall be in force and effect from and after its passage on the date shown below.

The rest of the page is blank intentionally.

PASSED AND ADOPTED, this March 11, 2025.

CITY OF CELINA, TEXAS

ATTEST:

_____
Mayor

_____
Assistant City Secretary