



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, APRIL 8, 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. Update and briefing regarding personnel investigation
- B. Discussion regarding Shea Scott v. City of Celina - Cause No. DC-20-18195
- C. Discussion regarding a Development Agreement for Mesa Verde

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

- D. Discussion regarding an incentive application for a business located at 322 W. Walnut St.
- E. Discussion regarding an incentive application for a business located at 501 W. Walnut St.
- F. Discussion regarding a Chapter 380 Agreement with First Texas Homes
- G. Discussion regarding Project Cobb

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

- H. Discussion regarding the acquisition of property at 402 N Ohio St
- I. Update on acquisition of property for Downtown Recreation Center

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

IV. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE: (to begin at 6:00 PM)

- A. Child Abuse Prevention Proclamation. (Tubbs)

- B. Celina ISD Bond Presentation (Maglisceau)
- C. EDC Updates. (Satarino)
- D. Children's Advocacy Center of Collin County Presentation. (McLean)

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Discussion of the Lake Ralph Hall Project (Brawner)
- B. Discussion of options for filling vacant seats on Boards and Commissions. (Kearney)
- C. Discussion regarding Local Business Support Program. (Satarino)
- D. Summary of upcoming Charter Election (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- March 11, 2025, 5:00 p.m.
 - 2. City Council- Special Meeting- March 20, 2025, 5:00 p.m.
 - 3. City Council- Special Meeting- March 26, 2025, 5:00 p.m.
- B. Consider and act to award RFP 2025-007 for Water and Wastewater Rate Study to Willdan Financial Services for a total amount not to exceed \$37,000.00. (Stovall)
- C. Consider and act to approve a work authorization for design services from Garver, LLC. for the design of a schematic for Elm Street from Preston Road west to Texas Drive in an amount not to exceed \$70,665.00. (Glasgow)
- D. Consider and act to authorize an agreement for the reimbursement of the oversizing of the Legacy Drive 24" Water Line from Punk Carter to Cimarron River Drive by and between the City of Celina and Tellus Texas I, LLC in an amount not to exceed \$301,304.00. (Glasgow)
- E. Consider and act to authorize a Project Contract between the City of Celina and the Celina Community Development Corporation authorizing the use of sales tax funds to support the design, construction, improving, and equipping of park improvements for Wilson Creek Park and approving a related Project Contract and other matters incident and related thereto. (Walsh)
- F. 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 Pecan Street improvements from Arizona Drive to Florida Drive. (Glasgow)
- G. Consider and act to authorize a change order with RPMx for an amount not to exceed \$140,274.80 as compensation for additional costs they incurred due to the electric poles relocation delays. (Glasgow)
- H. Consider and act to authorize a change order with RPMx for the quantity overrun for the arterial streetlight pole foundations for an amount not to exceed \$119,504.00.(Glasgow)
- I. Consider and act to award bid 2025-020 for the construction and installation of a Water Meter Base Station to RCR Telecon LLC, at the price listed in the amount of \$249,750.00 plus fifteen percent contingency in the amount of \$37,462.50 for a total amount not to exceed \$287,212.50. (Figueroa)

- J. Consider and act upon a Resolution to approve and adopt the High School Championship Recognition Policy. (Kearney)
- K. Consider and act to authorize an amendment with Cobb Fendley and Associates, Inc. for the design of Parvin Road in the amount of \$305,000.00. (Glasgow)
- L. Consider and act to authorize a work authorization for engineering services from Kimley-Horn and Associates for the Oklahoma Drive TxDOT Evaluation in an amount not to exceed \$69,000.00. (Glasgow)
- M. Consider and act upon 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)
- N. Consider and act upon purchasing computer hardware from GTS Technology Solutions through a cooperative contract with the State of Texas Department of Information Resources (DIR) for an amount not to exceed \$100,000.00. (Alexander)
- O. Consider and act upon a Facilities Agreement between the City of Celina and 1876 Country Club, LLC; generally located west of future Legacy Drive and approximately 450 feet north of future G A Moore Parkway, within the City Limits. (Temporary Facilities for 1876 Country Club – Facilities Agreement) (McAfee)
- P. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately 16 acres within the Extraterritorial Jurisdiction (ETJ); generally located at the southwest corner of Oklahoma Drive and Ash Street. (Martinek Tract) – C-3 Expedited Annexation Service Agreement) (Mohan)
- Q. Consider and act to award RFQ 2025-016 for on-call Project Management Services with Johnson, Mirmiran & Thompson, Inc. to establish a Master Services Agreement. (Quigley)
- R. Consider and act to approve a work authorization for right-of-way and easement acquisition services from Specialty Land Services, for the right-of-way and temporary construction easement acquisition for the Pecan St improvements project in an amount not to exceed \$77,000.00. (Glasgow)
- S. Consider and act to authorize a work authorization with Johnson, Mirmiran & Thompson, Inc. (JMT) for Project Manager Services for the Downtown Center in an amount not to exceed \$608,726.09. (Berry)
- T. Consider and act to authorize a Partnership Agreement for three years with Run Celina, LLC, for a Downtown event. (Monaco)
- U. Consider and act to authorize the purchase of school zone flashers and equipment for Mosaic and Wilson Creek Elementary Schools from Consolidated Traffic Control, Inc. through a cooperative contract with Houston-Galveston Area Council cooperative purchasing program (HGACBuy), contract #PE-05-21, for an amount not to exceed \$125,307.00. (Figueroa)
- V. Consider and act upon a Resolution of the City of Celina, Texas, accepting a petition seeking the creation of the Silo Crossing Public Improvement District within the extraterritorial jurisdiction of the City and calling for a public hearing for the City Council's May 13, 2025 meeting. (Stovall)
- W. Consider and act upon a Resolution to authorize the City Manager to appoint Kimberly Brawner as the City of Celina representative on the Upper Trinity Regional Water District for a four-year period beginning June 1, 2025. (Brawner)
- X. Consider and act on a Resolution of the City Council of the City of Celina authorizing the city manager to sign an easement agreement by and between the City of Celina and BNSF Railway Company for the widening of Marilee Road across the BNSF right-of-way. (Glasgow)

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon an Ordinance authorizing the future release of approximately 0.72 acres of unimproved Right of Way (ROW) that was originally dedicated for

- Frontier Parkway located north of the intersection of Frontier Parkway and Sunrise Lane. (Glasgow)
- B. Conduct a public hearing to consider and act upon an Ordinance abandoning and vacating approximately 3.65 acres unimproved roadway easement generally located west of the intersection of Choate Parkway and Coit Road and to County Road 84 (Vest lane), situated in the Collin County McKenzie Wilhite Survey, Abstract No. 1008 and 1009, Collin County, Texas. (Glasgow)
 - C. Conduct a public hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 16 acres; generally located at the southwest corner of Oklahoma Drive and Ash Street, within the Extraterritorial Jurisdiction (ETJ). (Martinek Tract) – C-3 Expedited Annexation) (Mohan)
 - D. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 32 acres to Agricultural District (AG) zoning; generally located at the southwest corner of Oklahoma Drive and Ash Street, within the City Limits & Extraterritorial Jurisdiction (ETJ). (Martinek Tract – Zoning) (Mohan)
 - E. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by amending Chapter 14: Zoning to modify the Downtown Code. (Downtown Code – Text Amendment) (McAfee)

IX. ACTION ITEM:

- A. Consider and act to approve a work authorization for design services from Garver, LLC, for the design of two wells located at the Southeast Pump Station and near the intersection of Dallas North Tollway and W Glendenning Parkway (FM 428) in an amount not to exceed \$1,460,965.00. (Glasgow)
- B. Consider and act to award bid 2025-030 for the construction and installation of concrete paving at the Public Works facility to Hawk Builders, LLC., in the amount of \$3,559,551.01 plus ten percent contingency in the amount of \$355,955.10 for a total amount not to exceed \$3,915,506.11. (Glasgow)
- C. Consider and act to approve a work authorization for design services from Kimley-Horn for the design of an elevated storage tank within the low-pressure plane of the City's water system, in an amount not to exceed \$1,049,000.00. (Glasgow)
- D. Consider and act to authorize a reimbursement agreement by and between the City of Celina and M/I Homes of DFW, LLC for the reimbursement of oversize sewer installation costs in the amount of \$3,113,537.00. (Glasgow)
- E. Consider and act to authorize the purchase of Pierce Mid-mount Platform Truck from Siddons Martin Emergency Group through a cooperative contact in an amount not to exceed \$2,548,606.00. (White)
- F. Consider and act upon a Resolution of the City of Celina, Texas, determining the costs of certain authorized improvements to be financed within Phase #4 of the Cambridge Crossing Public Improvement District; approving a preliminary service plan and assessment plan, including a proposed Phase #4 Assessment Roll – Phase 4 Improvements and proposed Phase #4 Assessment Roll – Phase #4 Additional Projects; and providing for noticing and calling public hearings on May 13, 2025 to consider ordinances levying assessments on property located within Phase #4 of the Cambridge Crossing Public Improvement District. (Bromiley)
- G. Consider and act upon a Resolution of the City of Celina, Texas, determining the costs of certain Phase #1 Projects to be financed within the Parks at Wilson Creek Annex Public Improvement District; approving a preliminary service plan and assessment plan, including a proposed Phase #1 Assessment Roll; and providing for noticing and calling a public hearing on May 13, 2025, to consider an ordinance levying assessments on property located within Phase #1 of the Parks at Wilson Creek Annex Public Improvement District. (Bromiley)
- H. Consider and act upon a Resolution of the City of Celina consenting to including the City of Celina ETJ within the boundaries of the Collin County Emergency Services District #1 creation election in November 2025. (Ranc)

- I. Consider an act for an order of public censure for City Council Place 1.

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