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**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, MAY 13, 2025
5:00 PM
AGENDA**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. PLEDGE OF ALLEGIANCE/INVOCATION:

III. EXECUTIVE SESSION:

As authorized by Section 551.071 of the Texas Government Code, the Regular Meeting may be Convened into Closed Executive Session for the Purpose of Seeking Confidential Legal Advice from the City Attorney on any Agenda Item Listed Herein. (Closed to Public as Provided in the Texas Government Code.)

Texas Government Code Section 551.071 Consultation with Attorney:

- A. Discussion regarding a Development Agreement for Southwest Erosion Control
- B. Discussion regarding Shea Scott v. City of Celina - Cause No. DC-20-18195
- C. Discussion of a possible Development Agreement for a tract of land generally located south of Collin County Outer Loop and east of Choate Parkway
- D. Discussion regarding the eminent domain proceedings of 1510 Vest Lane
- E. Discussion regarding demand letter received April 25, 2025
- F. Discussion regarding proposed Collin County Emergency Services District
- G. Update and briefing regarding personnel investigation
- H. Discussion regarding potential development at 17363 FW 428
- I. Discussion regarding 519 S Colorado
- J. Discussion regarding Civil Action No. 4:24-cv-372

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

- K. Discussion regarding an economic development agreement located on the northeast corner of Louisiana Drive and J Fred Smith Parkway
- L. Discussion regarding Chapter 380 Agreement with First Texas Homes

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

- M. Discussion regarding Metallic condemnation

- N. Discussion regarding development of Legacy North Tract
- O. Discussion regarding acquisition of real property for Downtown Recreation Center and drainage facility

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

- P. 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 0.3222 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.
- Q. Consider and act upon a Resolution authorizing the execution by the City Manager of a real estate sales contract to purchase property and conveyance documents necessary to effectuate the acquisition of real property for a future recreation center, downtown drainage facilities, and other municipal uses.

IV. CANVASS OF ELECTION RESULTS:

- A. Consider and act upon a Resolution of the City Council of the City of Celina, Texas canvassing the results of the General Election held on May 3, 2025. (Rubio)
- B. Consider and act upon an Ordinance of the City Council of the City of Celina, Texas canvassing the results of the Special Election held on May 3, 2025; and adopting the amendments to the City of Celina Charter. (Rubio)

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

- A. Administration of the Oath-of-Office and presentation of the Certificate-of-Election to the newly elected Councilmembers for Place No. 1 and Place No. 6. (Rubio)
- B. Celina High School Swimmer Reagan Hix Proclamation. (Tubbs)
- C. Celina High School Robotics Team Proclamation. (Tubbs)
- D. Celina High School Girls Soccer Team Proclamation. (Tubbs)
- E. The Celina Masonic Lodge scholarships and Community Builders Award.
- F. National Police Week Proclamation (May 11-17, 2025). (Tubbs)
- G. Mental Health Awareness Month Proclamation (May). (Tubbs)
- H. Emergency Medical Services Week Proclamation (May 18-24, 2025). (Tubbs)
- I. Economic Development Week Proclamation (May 12-16, 2025). (Tubbs)
- J. National Public Works Week Proclamation (May 18-24, 2025). (Tubbs)
- K. Building Safety Month Proclamation (May). (Tubbs)
- L. Oncor Presentation. (Burnett)

VI. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Discussion regarding the Gateway Monumentation status update (McAfee)
- B. Discussion on Downtown Center Incubator. (Brawner, Satarino)

VII. 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.

VIII. 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- April 8, 2025, 5:00 p.m.
- B. Consider and act to authorize a cost share agreement with LG Celina LF Way, LLC for the construction of Eastbound of Doe Branch Boulevard between Dallas North Tollway and County Road 50 in the amount not to exceed \$996,715.14 (Glasgow)
- C. Consider and act to authorize a Master Service Agreement for appraisal and Right-of-Way acquisition services to Stateside Right of Way and Specialty Land Solutions. (Berry)
- D. Consider and act to purchase Ammunition for the Police Department from Precision Delta Corporation & GT Distributors through a cooperative contract with BuyBoard 698-23 for an amount not to exceed \$90,000.00. (Berry)
- E. Consider and act to award bid 2025-044 for the repair and installation of an eighteen-inch waterline on Preston Road to Dickerson Construction Company Inc. at the unit prices listed in the amount of \$100,500.00 plus ten percent contingency in the amount of \$10,050.00 for the total amount not to exceed \$110,550.00. (Figueroa)
- F. 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 \$75,000.00. (Glasgow)
- G. Consider and act to approve a work authorization for professional services to update the hydraulic and hydrologic study of the Little Elm Tributary by Freese and Nichols, Inc. for an amount not to exceed \$100,000.00. (Glasgow)
- H. Consider and act to authorize an agreement with North Parkway Municipal Management District No. 1 for the occupation and usage of the City right-of-way adjacent to the property for the installation of aesthetic improvements. (Glasgow)
- I. Consider and act to approve a work authorization for engineering services for the design of North Preston Lakes Drainage Improvements to Westwood Professional Services, Inc., in an amount not to exceed \$339,890.00. (Glasgow)
- J. Consider and act upon a Resolution to fill a vacant term on the Downtown Commission. (Kearney)
- K. Consider and act to renew the agreement with EC America, Inc., for construction management software through a cooperative contract with the General Services Administration in an amount not to exceed \$157,822.27. (Alexander)
- L. Consider and act to approve a work authorization with B-Weiss Entertainment Group, LLC. for event infrastructure at Splash & Blast in an amount not to exceed \$174,792.50 (Monaco)
- M. Consider and act to authorize manhole rehabilitation services with Insituform Technologies, LLC through a cooperative contract with Buyboard (contract # 730-24) in an amount not to exceed \$119,583.00. (Figueroa)
- N. Consider and act to authorize the purchase of a 2025 Chevrolet Tahoe vehicle for the Fire Department from Lake Country Chevrolet through a cooperative contract for an amount not to exceed \$57,886.25. (White)

- O. 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 future Carey Road improvements from Legacy Drive to approximately one thousand four hundred feet (1400') to the west. (Glasgow)
- P. 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)
- Q. Consider and act upon a Resolution to authorize the City Manager to execute conveyance documents for the acquisition of the necessary easements for the future Rasor Sewer Interceptor. (Glasgow)
- R. Consider and act upon a Resolution adopting the Downtown Patio Enhancement Policy. (Satarino)
- S. Consider and act upon a Resolution authorizing the submission of a grant application to the Motor Vehicle Crime Prevention Authority (MVCPA) Grant Program. (Cullison)
- T. Review and acceptance of the Quarterly Investment Report for the period ended March 31, 2025. (Bromiley)
- U. Consider and act upon a Resolution to appoint a Board Member to the McKinney Urban Transit District (MUTD) Board of Directors. (Kearney)
- V. Consider and act upon an Amendment to an Economic Development and Performance Agreement by and between the City of Celina, Celina Economic Development Corporation, and Methodist Hospitals of Dallas. (Satarino)
- W. Consider and act to authorize a professional services agreement for a land use fiscal analysis by Verdunity, Inc. for an amount not to exceed \$140,000. (Ranc)

IX. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider public comment regarding the creation of the Silo Crossing Public Improvement District and act upon a Resolution creating the Silo Crossing Public Improvement District. (Stovall)
- B. Conduct a public hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 131 acres; generally located at the southeast corner of GA Moore Parkway and Louisiana Drive, within the Extraterritorial Jurisdiction (ETJ). (Silo Crossing (Willard Tract) – C-3 Expedited Annexation). (Mohan)
- C. Conduct a public hearing to consider and act upon an Ordinance to zone approximately 131 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Commercial, Office, & Retail District (C) base zoning, and modified development standards; generally located at the southeast corner of GA Moore Parkway and Louisiana Drive, within the Extraterritorial Jurisdiction (ETJ). (Willard Tract (Silo Crossing) – PD Zoning). (Mohan)
- D. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 40 acres of land; generally located south of County Road 59 and 1,000 feet east of Celina Parkway, within the Extraterritorial Jurisdiction (ETJ). (Mesa Verde – Development Agreement). (Mohan)
- E. 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)
- F. Conduct a public hearing to consider testimony and act upon an Ordinance accepting and approving a final The Parks at Wilson Creek Annex Public Improvement District Service and Assessment Plan, including the Phase #1 Assessment Roll; making a finding of special benefit to property within Phase #1 of The Parks at Wilson Creek Annex Public Improvement District

Service and Assessment Plan; 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 Phase #1 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Stovall)

- G. Consider and act upon a Resolution approving and authorizing the Mayor to execute the PID Reimbursement Agreement The Parks at Wilson Creek Annex Public Improvement District and resolving other related matters. (Stovall)
- H. Conduct a public hearing to consider testimony and act upon an Ordinance accepting and approving a final Cambridge Crossing Public Improvement District Service and Assessment Plan, including the Phase #4 Assessment Roll – Phase #4 Improvements; making a finding of special benefit to property within Phase #4 of the Cambridge Crossing 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 Phase #4 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Bromiley)
- I. Conduct a public hearing to consider testimony and act upon an Ordinance accepting and approving a final Cambridge Crossing Public Improvement District Service and Assessment Plan, including the Phase #4 Assessment Roll – Phase #4 Additional Projects; making a finding of special benefit to property within Phase #4 of the Cambridge Crossing 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 Phase #4 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Bromiley)
- J. Consider and act upon a Resolution approving and authorizing the Mayor to execute the Amended and Restated PID Reimbursement Agreement with Cambridge Crossing Public Improvement District and resolving other related matters. (Bromiley)

X. ACTION ITEM:

- A. Consider and act to elect a Mayor Pro Tem and Deputy Mayor Pro Tem. (Rubio)
- B. Consider and act upon a Resolution amending the Boards and Commissions Policy. (Kearney)
- C. Discussion and consideration of all matters incident and related to the issuance and sale of “City of Celina, Texas, Tax and Waterworks and Sewer System (Limited Pledge) Revenue Certificates of Obligation, Series 2025”, including the adoption of an Ordinance authorizing the issuance of such certificates of obligation, establishing parameters for the sale of such certificates of obligation and delegating certain matters to an authorized official of the City. (Stovall)
- D. Discussion and consideration of all matters incident and related to the issuance and sale of “City of Celina, Texas General Obligation Refunding Bonds, Series 2025,” including the adoption of an Ordinance authorizing the issuance of such bonds, establishing parameters for the sale and issuance of such bonds and delegating certain matters to an authorized official of the City. (Stovall)
- E. Consider and act upon a Resolution of the City of Celina, Texas, determining the costs of certain authorized improvements to be financed within Phase #2 of The Parks at Wilson Creek Public Improvement District; approving a preliminary service plan and assessment plan, including a proposed Phase #2 Assessment Roll – Phase #2 Improvements; directing the filing of the proposed assessment roll with the City Secretary or Assistant City Secretary; and providing for noticing and calling a public hearing on June 10, 2025, to consider an Ordinance levying assessments on property located within Phase #2 of The Parks at Wilson Creek Public Improvement District. (Stovall)
- F. Consider and act upon a Resolution of the City of Celina, Texas, determining the costs of certain authorized improvements to be financed within the Mustang Lakes (Annex) Public Improvement District; approving an updated preliminary service and assessment plan, including a proposed Phase #2 Assessment Roll – Phase #2 Initial Projects and a proposed Phase #2 Assessment Roll – Phase #2 Additional Major Improvements; directing the filing of the proposed assessment rolls

- with the City Secretary or Assistant City Secretary; and providing for noticing and calling two public hearings on June 10, 2025 to consider two Ordinances levying assessments on property located within Phase #2 of the Mustang Lakes (Annex) Public Improvement District. (Bromiley)
- G. Consider and act upon a Chapter 380 Economic Development and Performance Agreement with Local Dive Collective, LLC; for an amount not to exceed \$50,000. (Satarino)
- H. Consider and act upon a Chapter 380 Economic Development and Performance Agreement with Celina Pop, LLC; for an amount not to exceed \$75,000. (Satarino)
- I. Consider and act upon a Resolution establishing the Local Business Support Program; and appointing representatives to serve on the Local Business Support Program Ad Hoc Steering Committee. (Satarino)
- J. Consider and act to authorize the purchase of a collection of new books for the Downtown Center from Brodart Co., through a cooperative contract with the State of Texas in an amount not to exceed \$897,966.00. (Ortiz)
- K. Consider and act to award bid 2025-042 for the 2025 Annual Street Maintenance (ASM) project to GRod Construction LLC, at the unit prices listed in the amount of \$4,441,933.00 plus fifteen percent contingency in the amount of \$666,289.95 for a total amount not to exceed \$5,108,222.95. (Figueroa)

XI. 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