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**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JUNE 10, 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 Shea Scott v. City of Celina - Cause No. DC-20-18195.
- B. Discussion regarding 519 S Colorado.
- C. Discussion regarding Resolution for Collin County Emergency Services District and new emergency service district legislation.
- D. Discussion regarding a water supply agreement.

Texas Government Code Section 551.071 Consultation with Attorney and Texas Government Code Section 551.074 The appointment, employment, evaluation, reassignment of duties, discipline, or dismissal of or to hear a complaint against a public officer or employee:

- E. Discussion regarding Planning and Zoning Commissioners.

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

- F. Discussion regarding the purchase of a property generally located in Downtown.
- G. Discussion regarding the purchase of right-of-way for Choate Parkway.
- H. Discussion regarding a possible Development Agreement with 95 Land Partners, LLC.
- I. Discussion regarding the lease extension for 201 S Preston Road.
- J. Discussion regarding the purchase of property at 504 N Ohio Drive.
- K. Discussion regarding development of Legacy North Tract.

Reconvene into Open Session to consider and take action, if any, on matters discussed during Executive Session, including but not limited to the anticipated action items listed below (if any).

- L. Consider and act upon a Resolution to authorize the purchase of property at 504 N Ohio Dr.

IV. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE: (to begin at 6:30 PM)

- A. Recognition of the 2024 Employee Awards recipients. (Gartner)
- B. Tree City USA and Growth Award. (McAfee)
- C. 2025 Rodeo Celina Highlights. (Buffington)

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Discussion regarding Downtown Center Public Art Glass Railing Project. (Kearney)
- B. Discussion regarding updates to the Downtown Master Plan. (McAfee)
- C. Discussion on Texas Tastemakers Festival. (Monaco, Buffington, Kearney)
- D. Update regarding Fire 48/96 Schedule. (White)
- E. Discussion of Boards and Commissions 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- May 13, 2025, 5:00 p.m.
- B. Consider and act to award RFP 2024-113 for Employment Search and Recruitment Services to various vendors in an amount not to exceed the budgeted annual amount. (Berry)
- C. Consider and act to authorize the purchase of a new Integrated Library System and database, Symphony Workflows, from SyrsiDynix in an amount not to exceed \$71,269.88 for year one and \$215,070.74 for the five-year term. (Ortiz)
- D. Consider and act to purchase a refresh to the existing camera system from Automation Integration through a cooperative contract with BuyBoard (733-24) for an amount not to exceed \$227,966.18. (Alexander)
- E. Consider and act to approve a work authorization for testing services for the construction of the Southeast Pump Station and Ground Storage Tank with WSB, LLC, for an amount not to exceed \$176,709.00. (Glasgow)
- F. Consider and act to award Bid 2025-024 for Development Software by South Central Planning and Development Commission for an amount of \$21,000.00 for year one and an estimated cost of \$105,000.00 for five years, plus installation and travel fees estimated at \$4,320.00. (McAfee)
- G. Consider and act upon a Facilities Agreement between the City of Celina and MWE Holdings, LLC (Southwest Erosion Control), generally located west of Custer Road and approximately 500 feet north of Frontier Parkway, within the City Limits. (McAfee)
- H. Consider and act to award Bid 2025-044 for water and wastewater parts and accessories to Ferguson Waterworks, Core and Main LP, and North Texas Winwater Co. designating them as primary and secondary vendors for the awarded sections, at the unit prices listed, not to exceed the annual budgeted amount. (Figueroa)

- I. Consider and act to accept the resignation of Jack Hastings and declare a vacancy on the Board of Adjustment. (Owens)
- J. Consider and act to authorize the purchase of LED lights and related control equipment for Founders Station Park from Musco Sports Lighting, LLC, through a cooperative contract with Buy Board (Contract #677-22) for an amount not to exceed \$161,688.00. (Walsh)
- K. 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)
- L. Consider and act upon a Chapter 380 Grant Agreement with First Texas Homes. (Ranc)
- M. Consider and act to authorize Amendment 3 for design services from Harley Ellis Devereaux (HED) for the design of Downtown Center in an amount not to exceed \$171,660.00. (Brawner)
- N. Consider and act on an amendment to the existing Interlocal Agreement by and between the City of Celina and Denton County for the design of Parvin Road from FM 1385 to Legacy Drive. (Brawner)

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 Alternative Retail Services (Body Art Studio) on approximately 0.17 acres; generally located west of Louisiana Drive and approximately 120 feet north of Beech Street, within the City Limits. (Liberty or Death Celina Tattoo – Specific Use Permit) (Mohan)
- B. Conduct a Public Hearing to consider and act upon a request for a Development Agreement on approximately 41 acres of land; generally located at the southeast corner of future Celina Parkway and future O'Brien Drive, within the Extraterritorial Jurisdiction (ETJ). (Glen at Uptown – Development Agreement) (Mohan)
- C. Conduct a Public Hearing to consider testimony and act upon an Ordinance accepting and approving a final The Parks at Wilson Creek Public Improvement District Service and Assessment Plan, including the Phase #2 Assessment Roll – Phase #2 Improvements; making a finding of special benefit to property within Phase #2 of The Parks at Wilson Creek 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 #2 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Stovall)
- D. Consider and act upon a Resolution approving and authorizing the Mayor to execute the Amended and Restated PID Reimbursement Agreement The Parks at Wilson Creek Public Improvement District and resolving other related matters. (Stovall)
- E. Conduct a Public Hearing to consider testimony and act upon an Ordinance accepting and approving an Updated Service and Assessment Plan, including a Phase #2 Assessment Roll – Phase #2 Initial Projects; making a finding of special benefit to the property within Phase #2 of the Mustang Lakes (Annex) Public Improvement District; levying special assessments against such property and establishing a lien on such property; and providing for the method of assessment and the payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended. (Bromiley)
- F. Conduct a Public Hearing to consider testimony and act upon an Ordinance accepting and approving an Updated Service and Assessment Plan, including a Phase #2 Assessment Roll – Phase #2 Additional Major Improvements; making a finding of special benefit to the property within Phase #2 of the Mustang Lakes (Annex) Public Improvement District; levying special assessments against such property and establishing a lien on such property; and providing for the method of assessment and the payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended. (Bromiley)

- G. Consider and act upon a Resolution approving and authorizing the Mayor to execute an Amended and Restated PID Reimbursement Agreement – Mustang Lakes (Annex) Public Improvement District and resolving other related matters. (Bromiley)

IX. ACTION ITEM:

- A. Consider and act to award Bid 2025-032 for the construction of the Southeast Pump Station and Ground Storage Tank to Archer Western Construction at the unit prices listed in the amount of \$65,979,800.30 plus five percent contingency in the amount of \$3,298,990.00 for a total amount not to exceed \$69,278,790.30. (Glasgow)
- B. Consider and act to authorize Amendment 1 to add the Guaranteed Maximum Price (GMP) for the construction of Phase 1 of Wilson Creek Park through the Construction Manager at Risk, Dean Construction, in the amount of \$11,870,219.43. (Glasgow)
- C. Consider and act to authorize Amendment 1 to add the Guaranteed Maximum Price (GMP) for the construction of the Parks Administration Building through the Construction Manager at Risk, Crossland Construction, in the amount not to exceed \$6,197,824.00. (Walsh)

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