



Life Connected.

**CITY COUNCIL REGULAR MEETING  
CELINA COUNCIL CHAMBERS  
112 N. COLORADO ST.  
TUESDAY, NOVEMBER 14, 2023  
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, this 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.

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.074 Personnel Matters:

- A. Deliberation regarding the appointment, employment, evaluation, reassignment duties, discipline, or dismissal of a public officer or employee: City Manager appointment and employment.

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

- B. Discussion regarding NTTA right-of-way acquisition.
- C. Discussion regarding land acquisition for Ousley Park.
- D. Discussion regarding land acquisition generally located south of Ash Street and west of Oklahoma Drive.

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

- E. Discussion regarding Project Spark.
- F. Discussion regarding agreement with The Wick.

Texas Government Code Section 551.071 Consultation with Attorney:

- G. Discussion regarding potential batch plant construction.
- H. Discussion regarding an amendment to Development Agreement for Evantage Senior Living and Medical Complex.
- I. Discussion regarding an amendment to a Development Agreement for Hong Tract.
- J. Discussion regarding Vested Rights policy for Legacy North (First Leo).

- K. Discussion regarding a potential license agreement for property located at 211 E. Pecan.
- L. Discussion regarding Senate Bill 2038 of the 88th Regular Legislative Session.
- M. Discussion regarding a Class Action lawsuit on PFAS.
- N. Discussion regarding conveyance of property and right-of-way generally located at the northeast corner of FM 1385 and Crutchfield Road.

Reconvene into Open Session to consider action, if any, on matters discussed in Executive Session.

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

- A. Presentation of a proclamation to the 4A State Marching Band Champion, Celina ISD High School Band. (Pierce)
- B. Presentation of a proclamation to the Celina ISD High School Theater Department for their efforts to enhance Beware! On The Square. (Tubbs)
- C. Presentation of a proclamation to the GIS Department declaring November 15, 2023 as, "GIS Day." (Tubbs)
- D. Presentation by Carter Blood Care to winner of Battle of the Badges. (Monaco)
- E. Recognition of Citizens Government Academy participants. (Tubbs)
- F. EDC Local Business Report. (McCarroll)
- G. Presentation of TEDC 2023 Community Economic Development Award. (Jackson)
- H. Presentation of Texas Film Friendly Certification. (Thomas)

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

- A. Introduction of new employees, recognitions, promotions. (Jackson, McAfee)
- B. Downtown Golf Tournament recap. (O'Keefe)
- C. Update on the Denton County Outer Loop. (Brawner)
- D. Discussion of the Friends of the Library. (Shaw)
- E. QUARTERLY UPDATES: (for informational purposes only)
  - 1. Development Services Quarterly Report (McAfee)
  - 2. Finance Department Budget Quarterly Report. (Galizia)
  - 3. Fire Department Quarterly Report (Metdker)
  - 4. Human Resources Quarterly Report. (Peters)
  - 5. Police Department Quarterly Report (Cullison)
  - 6. Public Services Quarterly Report. (Brawner)

**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 - September 12, 2023, 5:00 PM
  2. City Council - Special Meeting - September 28, 2023, 9:00 AM
  3. City Council - Special Meeting - October 9, 2023, 2:00 PM
  4. City Council - Regular Meeting - October 10, 2023, 5:00 PM
  5. City Council - Special Meeting - October 26, 2023, 1:00 PM
  6. City Council - Special Meeting - October 27, 2023, 8:15 AM
  7. City Council - Special Meeting - October 27, 2023, 8:30AM
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- B. Review and acceptance of the Quarterly Investment Report for the period ended September 30, 2023. (Bromiley)
  - C. Consider and act to accept the written Certification of Unopposed Candidates for the December 9, 2023, Special Election. (Vaughns)
  - D. Consider and act to authorize the Interim City Manager to execute a Memorandum of Understanding between the City of Celina, Texas and the Celina Friends of the Library. (Shaw)
  - E. Consider and act to authorize an agreement for consulting services with Mission Critical Partners to provide a feasibility study for Dispatch Services for an amount not to exceed \$87,819.00. (Brawner)
  - F. Consider and act to purchase duty weapons with optics for the Police Department from GT Distributors Inc., through a cooperative contract with Buyboard for an amount not to exceed \$53,478.50. (Quigley)
  - G. Consider and act to authorize the Interim City Manager to execute a License Agreement between the City of Celina and G-Man Development, LLC., for the occupation and usage of the City right-of-way adjacent to the property. (Brawner)
  - H. Consider and act to accept a report regarding the Annual Stormwater Management Plan actions. (Glasgow)
  - I. Consider and act upon a Master Services Agreement (MSA) contract by and between the City of Celina and B-Weiss Entertainment Group, LLC. (Quigley)
  - J. Consider and act to purchase a 2023 Express Van with box for the Library from Reliable Chevrolet through a cooperative contract with TIPS for an amount not to exceed \$55,236.00. (Quigley)
  - K. Consider and act to authorize the purchase of a 2025 International HV607 Dump Truck from Southwest International Trucks through a cooperative agreement with BuyBoard in an amount not to exceed \$150,740.82. (Figueroa)
  - L. Consider and act to authorize the purchase of two vehicles for the Parks & Recreation Department from Silsbee Ford through a cooperative agreement with the Interlocal Purchasing System (TIPS), in an amount not to exceed \$91,836.50. (Sutton)
  - M. Consider and act to purchase a 2024 Ford F150 for the Public Works Department from Silsbee Ford, through a cooperative contract with TIPS, for an amount not to exceed \$55,982.00. (Quigley)
  - N. Consider and act to authorize the purchase of a 2023 Dodge Ram 1500 for Utility Customer Service from Grapevine Dodge through a cooperative agreement with BuyBoard in an amount not to exceed \$39,629.00. (Sutton)
  - O. Consider and act to authorize the purchase of four vehicles for the Engineering Department from Grapevine Dodge through a cooperative agreement with BuyBoard in an amount not to exceed \$177,308.00. (Sutton)
  - P. Consider and act to purchase a new forklift for the Water Department from Equipment Depot through a cooperative contract with Sourcewell for an amount not to exceed \$71,891.51. (Quigley)
  - Q. Consider and act to purchase a trailer for the Stormwater Department from Interstate Trailers through a cooperative contract with Buyboard for an amount not to exceed \$42,698.30. (Quigley)

- R. Consider and act to purchase outfitting equipment and installation services for previously ordered Police Department vehicles from various vendors through cooperative contracts with Buyboard, DIR, and Tarrant County for an amount not to exceed \$445,946.97. (Sutton)
- S. Consider and act to purchase lawn care services for Preston Road medians from Trugreen through a cooperative contract with Buyboard for an amount not to exceed \$51,088.00. (Quigley)
- T. Consider and act to authorize a Work Authorization with Speciality Land Services for Choate Parkway Expansion right-of-way acquisition services in an amount not to exceed \$155,000.00. (Berry)
- U. Consider and act to authorize Change Order 4 for the Legacy Hills WRF construction project with Bar Constructors INC, for a total amount not to exceed \$129,879.48. (Berry)
- V. Consider and act to authorize Change Order 5 for the Downtown Innerloop Project R20 between the City of Celina and Quality Excavation in the amount of \$164,737.65. (Berry)
- W. Consider and act upon an agreement to authorize the purchase of Geographic Information Systems (GIS) software for the GIS Department at the unit prices listed from Environmental Systems Research Institute, Inc. (ESRI), in an amount not to exceed \$27,225.00 for year one, \$35,225.00 for year two and \$44,225.00 for year three for a total contract amount not to exceed \$106,675.00. (Berry)
- X. Consider and act to authorize the Interim City Manager to execute a Facilities Agreement by and between the City of Celina and SevenR Properties for right-of-way dedication and temporary parking. (Glasgow)
- Y. Consider and act upon a Resolution of the City Council of the City of Celina, Texas authorizing application to the Bureau of Reclamation's WaterSMART Drought Resiliency Grant Program FY 2024 for the Southeast Pump Station and ground storage project. (Glasgow)
- Z. Consider and act to adopt a Resolution of the City Council of the City of Celina, Texas casting its vote for a member of the Board of Directors of the Collin Central Appraisal District. (Vaughns)
- AA. Consider and act upon a Resolution of the City of Celina, Texas, determining the costs of certain improvement to be financed within Improvement Area #2 of the Wilson Creek Meadows Public Improvement District; approving an updated preliminary service plan and assessment plan, including a proposed Improvement Area #2 Assessment Roll; directing the filing of the proposed assessment roll with the City Secretary; and providing for noticing and calling a public hearing on December 12, 2023, to consider an ordinance levying assessments on property located within Improvement Area #2 of the Wilson Creek Meadows Public Improvement District. (Wilson Creek Meadows – Pre-SAP Resolution) (Pollard)
- BB. Consider and act upon an Ordinance of the City of Celina, Texas, amending Ordinance 2023-108 which adopted and approved the budget for fiscal year beginning October 1, 2023 and ending September 30, 2024, and make appropriations for each department, project, and account, by adopting an amended 2023-2024 budget for the City of Celina, Texas, reallocating funds between accounts, attached hereto and incorporated into this Ordinance. (Bromiley)
- CC. Consider and act upon an Ordinance of the City Council of the City Of Celina, Texas, declaring unopposed candidates in the December 9, 2023, special city election, elected to office and canceling the election. (Vaughns)

**VIII. PUBLIC HEARING/ACTION:**

- A. Conduct a public hearing to consider an amendment to Ordinance 2016-16 extending the term of and amending the Project and Financing Plan for Tax Increment Reinvestment Zone Number Five, City of Celina, Texas, as established in accordance with Chapter 311 of the Texas Tax Code. (TIRZ 5 - Old Celina Ltd.) (Behringer)

**IX. ACTION ITEM:**

- A. Consider and act to authorize the Interim City Manager to execute an agreement with the North Texas Toll Authority for improvements to the Dallas North Tollway. (Brawner)

- B. Consider and act to authorize a design contract with Harley Ellis Devereaux (HED) for the Government Center and Parking Garage for an amount not to exceed \$7,631,901.10. (Brawner)
- C. Consider and act to approve the Special Events Guidelines. (Monaco)
- D. Consider and act upon an Ordinance amending the Master Fee Chart. (Master Fee Chart - Annual Update) (McAfee)
- E. Consider and act upon a Resolution adopting the Multi-Family & Commercial Vision Book. (Multi-Family & Commercial Vision Book) (McAfee)

**X. ADJOURNMENT:**

City Council Chambers is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551. "I, the undersigned authority, do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: \_\_\_\_\_ at \_\_\_\_:\_\_\_\_ and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

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Lauren Vaughns, TRMC  
City Secretary

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Date Notice Removed