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**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, OCTOBER 8, 2024
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, Texas; Cause No. DC-20-18195.
- B. Discussion of Carey Road
- C. Discussion of Toll Brothers Architecture
- D. Discussion of HBA Satellite Office (222 W. Walnut Street) - DA Extension
- E. Discussion regarding possible settlement with Apple Pavement
- F. Discussion regarding Water Tower Policy and Schedule.

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

- G. Discussion regarding an amendment to the performance agreement with Trinity Celina, LLC.
- H. Discussion regarding property generally located at NEC or Outer Loop and Dallas Pkwy.

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

- I. Discussion regarding eminent Domain for Ramble
- J. Discussion regarding NTTA land acquisition.
- K. Discussion of a boundary adjustment regarding the Parvin extension

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 sanitary sewer easements totaling 1.74 acres and temporary construction easements totaling 2.541 acres for construction of public improvements for the Ramble project, including but not limited to, sewer line installation and maintenance, grading, such appurtenant facilities as may be necessary, and other public uses, on four real properties as portions of tracts of land generally described as being located in the William H Herron survey, Abstract A0380, Property IDs #2741350, #2595177, #2688521 and #2595176; and on two real properties as portions of tracts of land generally described as being located in the Collin County School Land Survey, Abstract A0170, Property IDs #2133596 and #2855588; Collin County, Texas, such properties are generally located on the east and west sides of Preston road south of G. A. Moore Parkway, and being more particularly described herein; providing notice of an official determination to acquire real properties for rights of way, drainage easements, a sanitary sewer easement, water easements and temporary construction easements, 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 rights of way and easements; ratifying prior documents made for acquisition of the rights of way and easements; authorizing legal counsel to institute eminent domain proceedings on behalf of the city for the acquisition of the rights of way and easements on said tracts if negotiations are unsuccessful; appropriating funds from a lawful source; providing a cumulative repeater clause; providing a severability clause and providing for an effective date.
- M. Consider and act upon authorizing a cost increase for Parvin Road paving improvements due to an updated project scope caused by changed roadway conditions of Parvin Road.

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Discussion regarding Right-of-Way Ordinance updates (Glasgow)
- B. Discussion of FY 2025 - FY 2029 Capital Improvement Plan (Brawner, Stovall)
- C. Discussion on Water Tower Policy & Schedule (Monaco)

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

- A. White Cane Day Proclamation (Tubbs)
- B. National Planning Month Proclamation (Tubbs)
- C. EDC Local Business Report (Satarino)

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- July 9, 2024, 4:00 p.m.
 2. City Council- Special Called Meeting- July 23, 2024, 5:00 p.m.
 3. City Council- Regular Meeting- August 13, 2024, 5:00 p.m.
 4. City Council- Special Called Meeting- August 28, 2024, 5:00 p.m.
 5. City Council- Regular Meeting- September 10, 2024, 4:00 p.m.
 6. City Council- Special Called Meeting- September 23, 2024, 5:00 p.m.
- B. Consider and act to authorize a work authorization with Kimley-Horn for Gateway Monumentation in an amount not to exceed \$93,800. (McAfee)
- C. Consider and act to authorize an encroachment agreement with Oncor for the Parks at Wilson Creek Phase 2 spine trail. (Glasgow)

- D. Consider and act to authorize the purchase of ten (10) vehicles for fiscal year 2025 for the Public Works, Development Services, and Parks Departments from Grapevine Dodge Chrysler Jeep through a cooperative contract with BuyBoard for an amount not to exceed \$608,858.00. (Figueroa)
- E. Consider and act to purchase a Vermeer hydro excavation unit for the Water Department from Vermeer Texas-Louisiana through a cooperative contract with BuyBoard for an amount not to exceed \$100,940.46. (Figueroa)
- F. Consider and act to authorize the purchase of one (1) Toro chemical spray rig for fiscal year 2025 for the Parks Department from Professional Turf Products L.P. through a cooperative contract with BuyBoard for an amount not to exceed \$82,151.94. (Figueroa)
- G. Consider and act to authorize the purchase of two (2) Wanco WTSP55-LSA Arrow Board trailers for the Street Department from Buyers Barricades through a cooperative contract with BuyBoard in an amount not to exceed \$12,030.00. (Figueroa)
- H. Consider and act to authorize the purchase of one Interstate 40DLA trailer for the Streets Department from Interstate Trailer, Inc. through a cooperative contract with BuyBoard for an amount not to exceed \$42,698.30. (Figueroa)
- I. Consider and act to authorize the purchase of a Weiler P285 asphalt paver base machine for the Streets Department from Holt Cat through a cooperative contract with OMNIA for an amount not to exceed \$210,846 (Figueroa)
- J. Consider and act to authorize the purchase of an Altec bucket truck for the Streets Department from Altec Industries, Inc. through a cooperative contract with Sourcewell for an amount not to exceed \$203,451.00. (Figueroa)
- K. Consider and act to authorize the purchase a Cimline crack sealer trailer for the Streets Department from Cimline, Inc. through a cooperative contract with BuyBoard for an amount not to exceed \$103,105.50. (Figueroa)
- L. Consider and act to authorize the purchase of nine (9) vehicles for fiscal year 2025 for the Public Works Department from Grapevine Dodge Chrysler Jeep through a cooperative contract with BuyBoard for an amount not to exceed \$615,442.00 (Figueroa)
- M. Consider and act to approve an Interlocal Agreement with Collin County for animal control services. (Figueroa)
- N. Consider and act to approve an Interlocal Agreement with Collin County for animal shelter services (Figueroa)
- O. Consider and act to approve an Interlocal Agreement with Collin County for dispatch services. (Cullison)
- P. Consider and act to approve an Interlocal Agreement with Collin County for jail services. (Cullison)
- Q. Consider and act on a Ordinance amending Ordinance 2021-42 to add an ex officio member to the Downtown Commission. (Vaughns)
- R. Consider and act upon a Resolution amending the Boards and Commissions Membership Appointment Policy. (Ranc)
- S. Consider and act upon a Resolution establishing, selecting, and appointing a 2024 Home Rule Charter Review Commission. (Vaughns)
- T. Consider and act on an Ordinance amending Ordinance No. 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 reallocating funds between accounts, attached hereto and incorporated into this Ordinance. (Bromiley)
- U. 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)

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 400 feet north of Frontier Parkway, within the City Limits. (Take 5 Oil Change – Specific Use Permit) (Mohan)
- B. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 34 acres of land; generally located at the southeast corner of Preston Road and GA Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (Ramble Expansion – Development Agreement) (Mohan)
- C. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 2 acres of land; generally located north of future O’Brien Drive and approximately 1,300 feet east of future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (Masonic Lodge (Property ID 2041418) – Development Agreement) (McAfee)
- D. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 131 acres of land; generally located at the southeast corner of GA Moore Parkway and Louisiana Drive, within the Extraterritorial Jurisdiction (ETJ). (Willard Tract (Louisiana) – Development Agreement) (McAfee)
- E. Conduct a public hearing and consider and act upon an Ordinance amending the Master Fee Chart (McAfee)

IX. ACTION ITEM:

- A. Consider and act upon a resolution of the City of Celina, Texas, determining the costs of certain Improvement Area #2 Projects to be financed within Improvement Area #2 of the Mosaic Public Improvement District; approving a 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 November 12, 2024 to consider an ordinance levying assessments on property located within Improvement Area #2 of the Mosaic Public Improvement District. (Kearney)
- B. 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 2024 (North Sky Public Improvement District Improvement Area #1B Project); approving and authorizing related agreements; and providing an effective date. (Bromiley)
- C. Consider and act upon an Ordinance adopting a Code of Ethics for Elected and Appointed Officials; providing findings; providing for a cumulative repealer clause; providing for savings; providing for severability; providing for engrossment and enrollment; and providing an effective date. (Ranc)

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.”

Lauren Vaughns, TMRC
City Secretary

Date Notice Removed