

EDC ROUNDTABLE

March 26, 2024



Life Connected.





Life Connected.

WELCOME

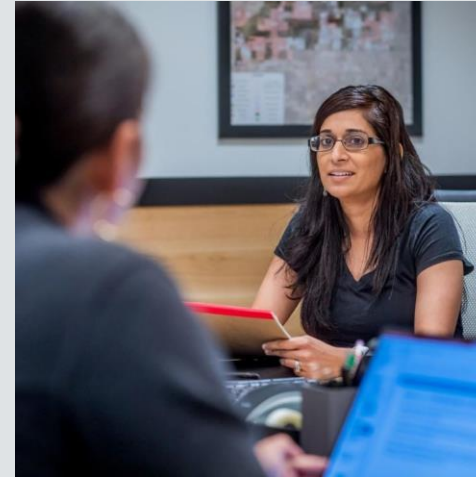
Robert Ranc
City Manager

CELINA SUPPORTING DEVELOPMENT

Clear and efficient permitting process

High standards; fair process

Customer Service





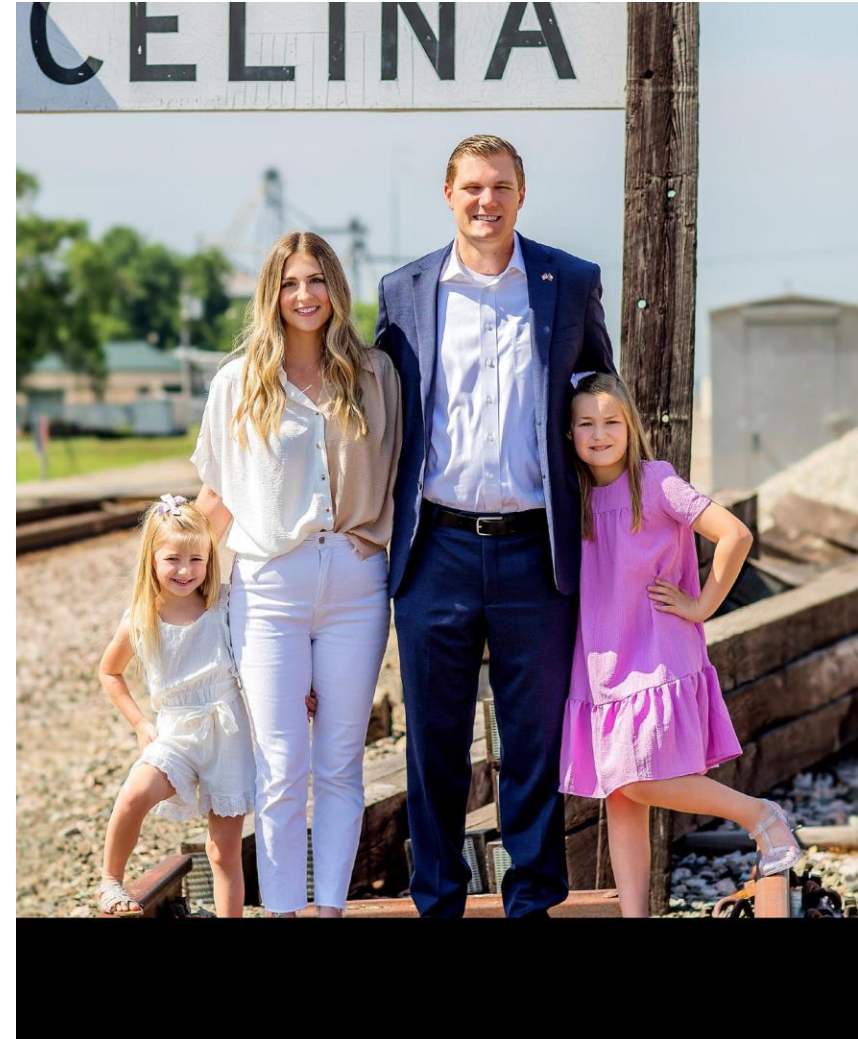
Life Connected.

WELCOME

Ryan Tubbs
Mayor

MAYOR RYAN TUBBS

- Grew up in Garland, Texas
- Married high school sweetheart
- Have two daughters
- IT professional in banking
- Moved to Celina in 2017



CITY LEADERSHIP



Ryan Tubbs
Mayor, City of Celina



Jay Pierce
Mayor Pro Tem/Place 2



Wendie Wigginton
Deputy Mayor Pro Tem/Place 4



Philip Ferguson
Councilmember Place 1



Andy Hopkins
Councilmember Place 3



Mindy Koehne
Councilmember Place 5



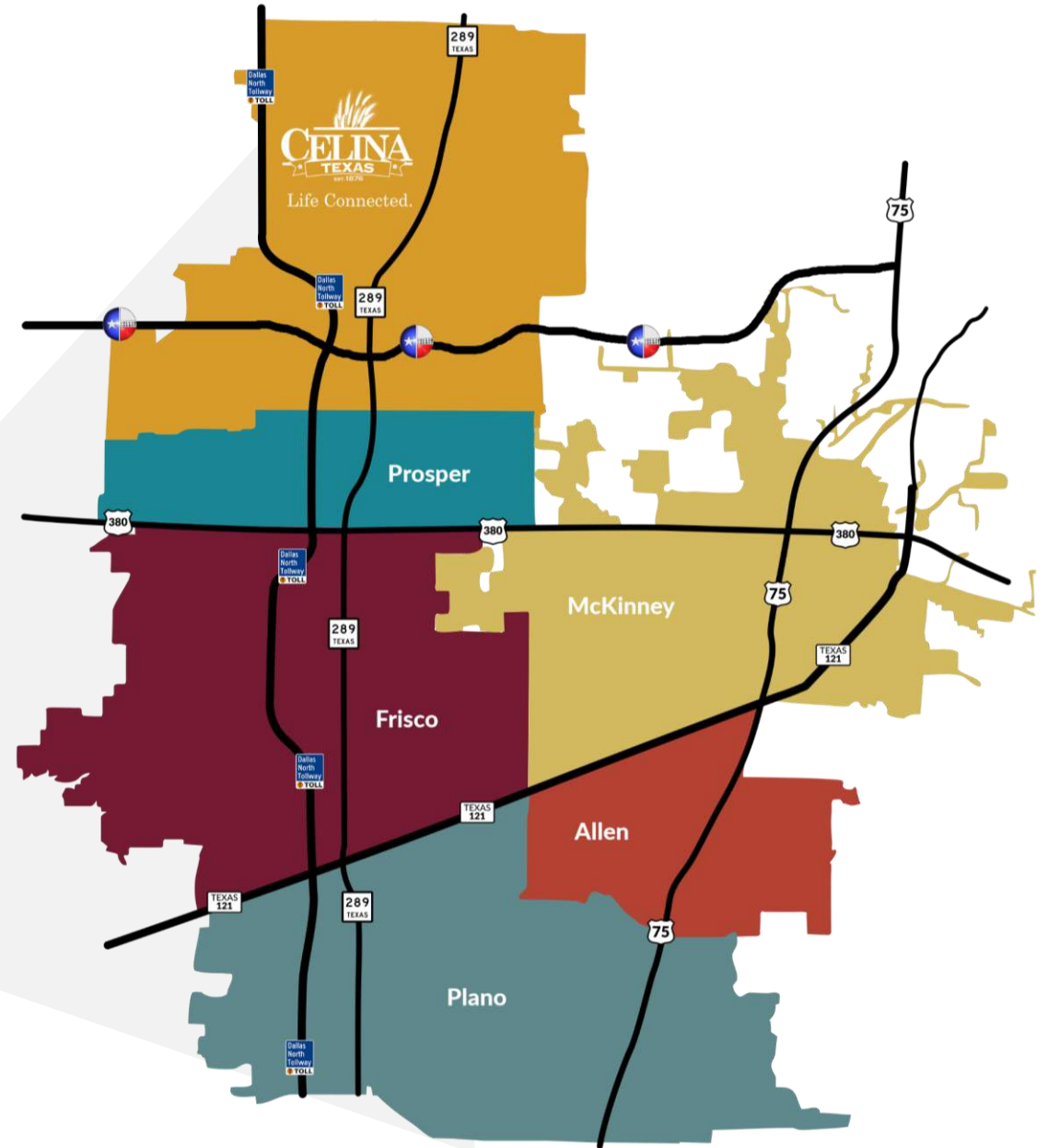
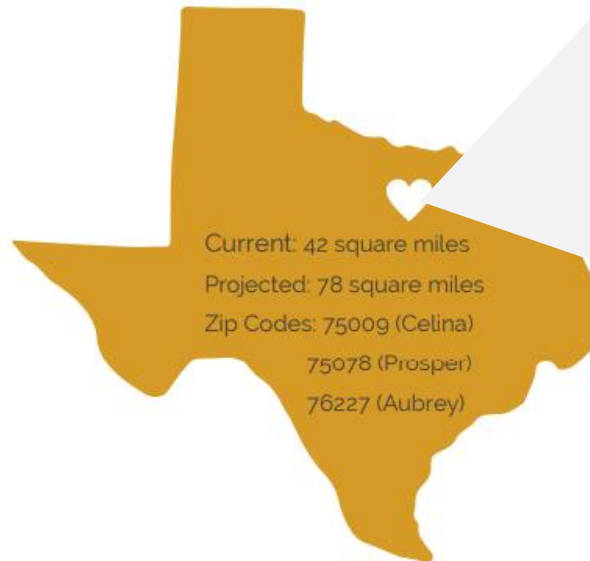
Brandon Grumbles
Councilmember Place 6



Robert Ranc
City Manager, City of Celina

CELINA 101

- Situated in high-growth Collin County
- 78 Square Miles
- 350,000 built-out population
- 10 miles of Dallas North Tollway
- 10 miles of Preston



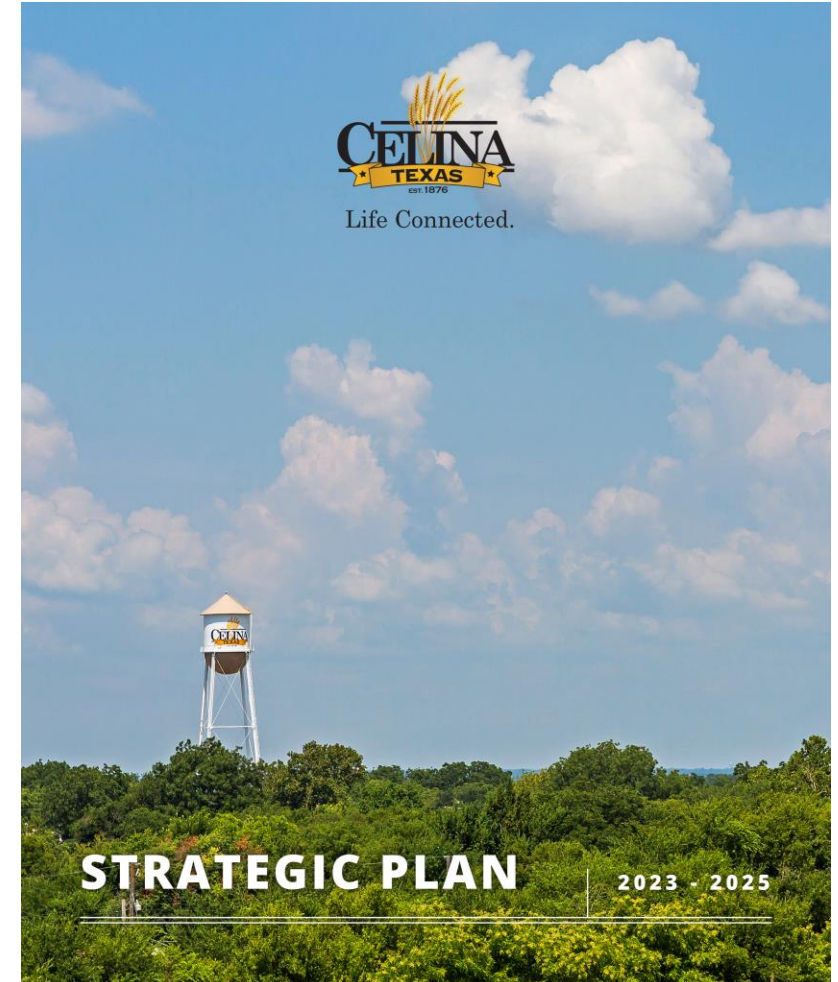
2023 YEAR IN REVIEW



2023-2025 STRATEGIC PLAN

By adhering to the Strategic Plan, the City will focus fiscal decisions on actionable items that will impact the City.

- 1 Be the **LIFE CONNECTED.** City
- 2 Be the **UNIQUE** City
- 3 Be the City of the **FUTURE** connected to its **PAST**
- 4 Be the City built on **PUBLIC SAFETY**
- 5 Be the City built of **SERVANT LEADERS**
- 6 Be the City of **INNOVATIVE INFRASTRUCTURE**
- 7 Be the City of **SMALL BUSINESS**
- 8 Be the City that **SHARES OUR STORY**

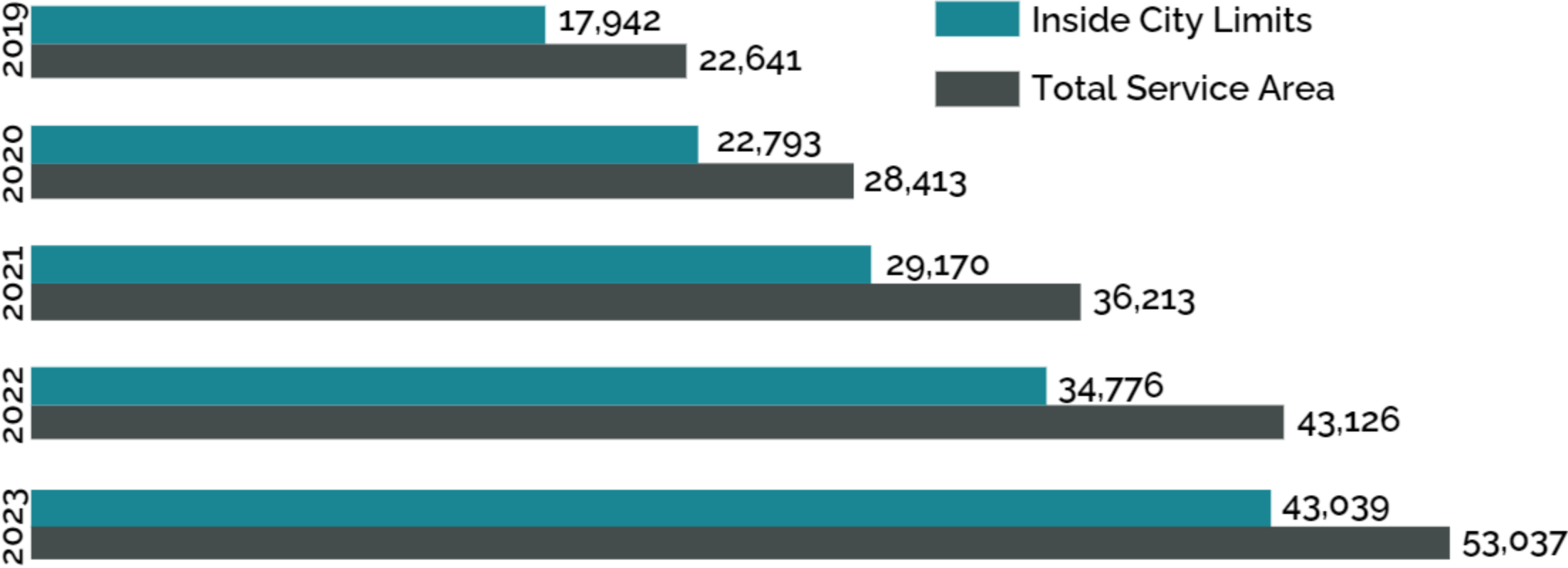


WHAT IS LIFE CONNECTED?

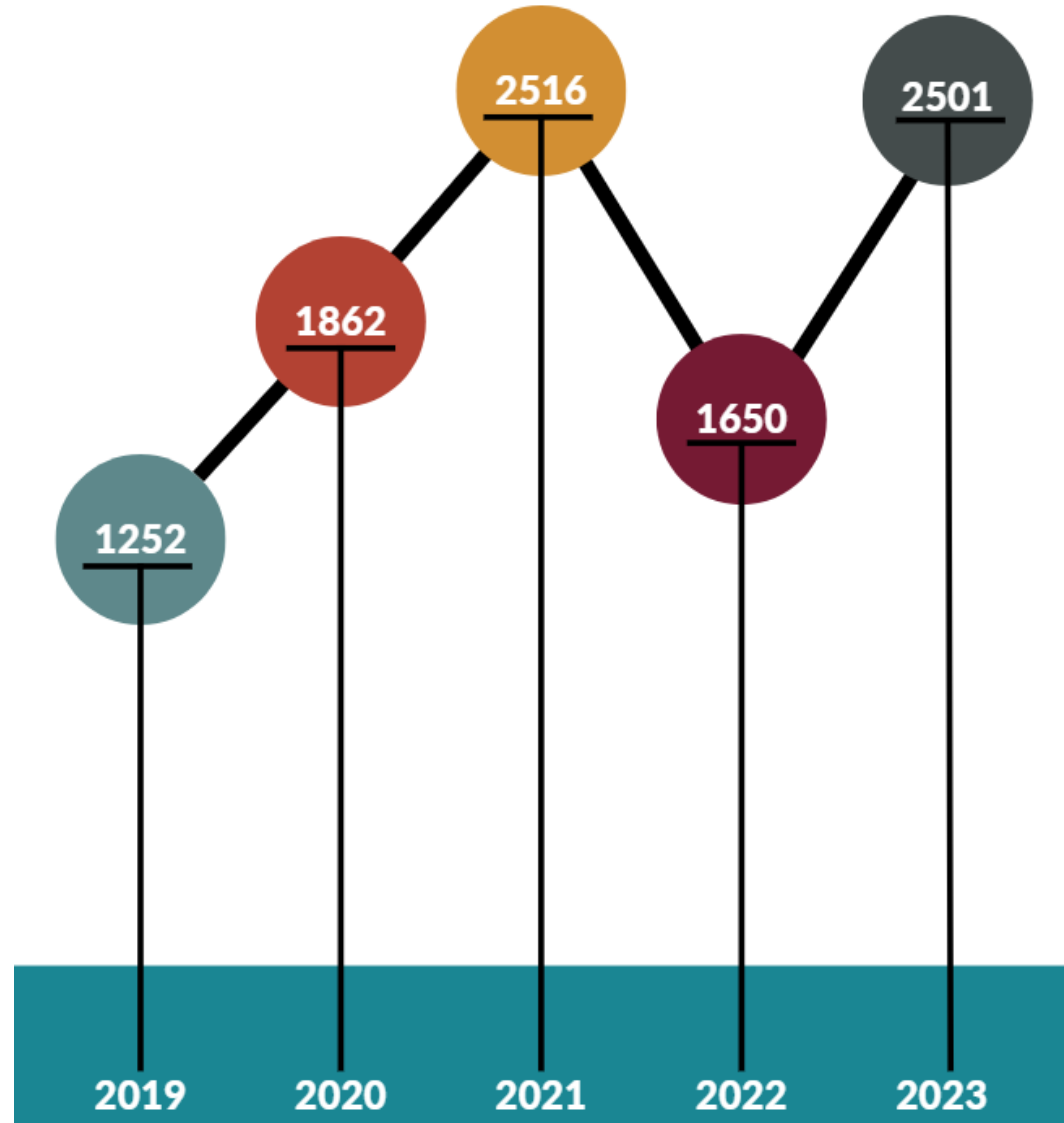
- Not just our tagline, it is our mission that extends to every decision we make
- Touches on the physical and social aspects that connects the community



POPULATION



SINGLE FAMILY PERMITS

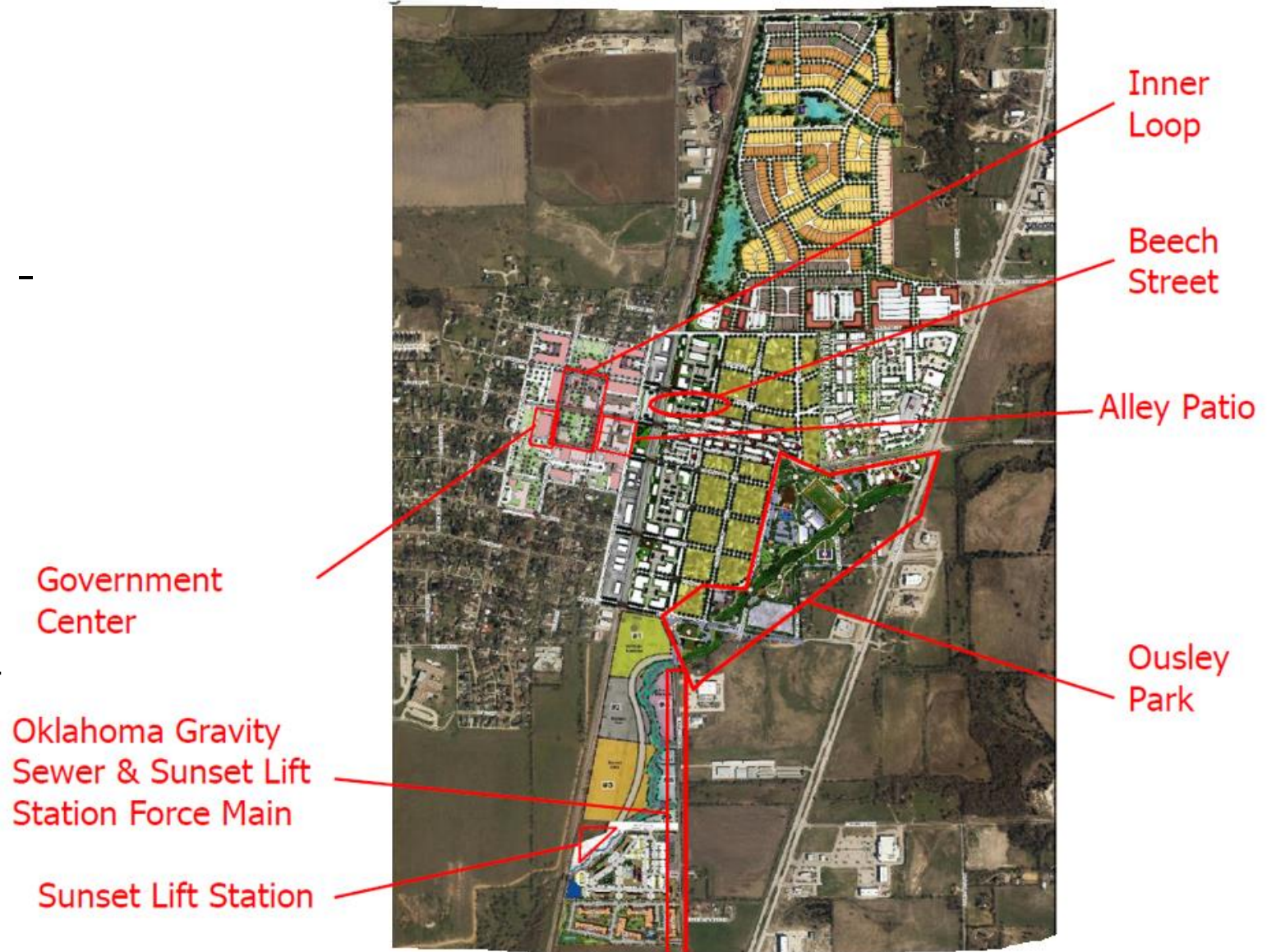


EVOLVING DOWNTOWN



OVERALL DOWNTOWN PLANS

- Inner Loop Improvements -
N. Colorado, Beech, S.
Arizona, S. Colorado
- Ousley Park
- Downtown Alley Patio
- Government Center
- Beech Street
- Ralph O'Dell Senior Center
- Overflow Parking
- Road Progress



INNER LOOP IMPROVEMENTS



Total Cost: \$10.4M
Percent Complete: 82%

PARK MASTER PLAN LEGEND

1 LARGE ART ENTRY FOUNTAIN	9 PEDESTAL
2 ART WALK	10 NATURE
3 TRADITIONAL PLAYGROUND W/ CANOPY (ALL ABILITY U/L - ALL AGE RANGE)	12 OUTDOOR
4 OPEN AIR PERFORMANCE PAVILION	13 MEMORIAL
5 ATHLETICS HISTORY WALK	14 MEMORIAL
6 RE-PURPOSED PARKS AND REC FACILITIES	15 DOG PARK
7 COMMUNITY GARDEN	16 DOG PARK
8 POLLINATOR GARDENS	17 SPLASH



- 1 LARGE ART ENTRY FOUNTAIN
- 2 ART WALK
- 3 TRADITIONAL PLAYGROUND W/ CANOPY
(ALL ABILITY CHL - ALL AGE RANGE)
- 4 OPEN AIR PERFORMANCE RAVILION
- 5 ATHLETICS HISTORY WALK
- 6 RE-PURPOSED PARKS AND REC FACILITIES
- 7 COMMUNITY GARDEN
- 8 POLLINATOR GARDENS

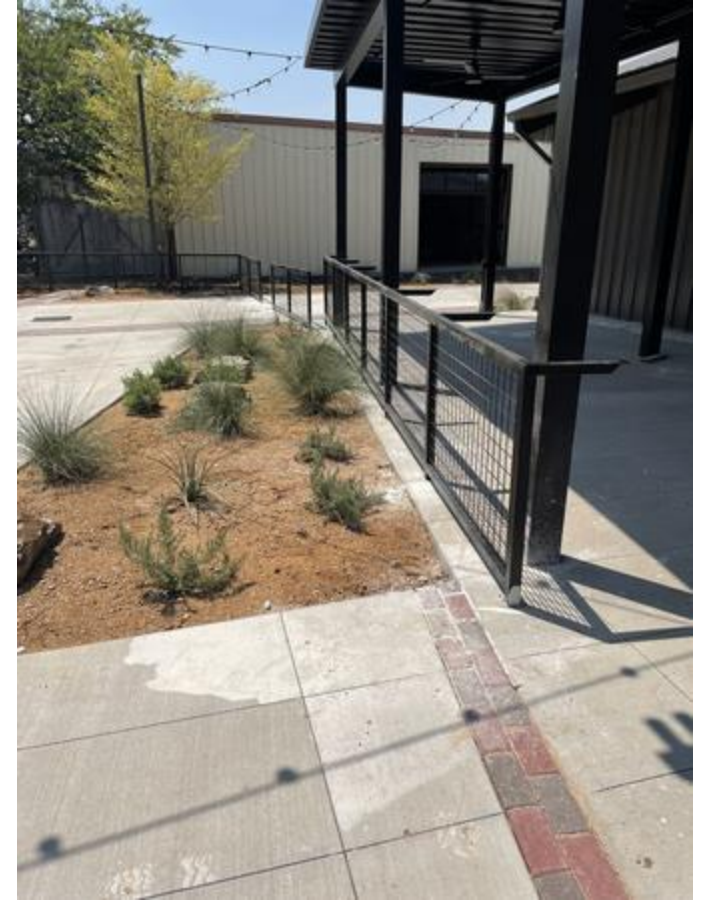
- 9 PEDESTRIAN BRIDGES
- 10 NATURE PLAYGROUND
- 12 OUTDOOR FITNESS CENTER
- 13 MEMORIAL BASKETBALL PAVILION
- 14 MEMORIAL WALK
- 15 DOG PARK - LARGE DOG AREA
- 16 DOG PARK - SMALL DOG AREA
- 17 SPLASH PLAY W/ SHADE CANOPY

- 18 CHAMPIONSHIP PICKLE BALL COURT
- 19 PICKLE BALL COURTS
- 20 OBSERVATION DECK
- 21 OPEN SPACE
- 22 PARKING
- 23 REGIONAL TRAIL SYSTEM
- 24 PARK SIGNS

25. ADDITIONAL ART OPPORTUNITIES
26. FOOD TRUCK RODEO

-  EXISTING RIPARIAN AREA TO BE PRESERVED
 PROPOSED RIPARIAN AREA
 DOE BRANCH CREEK
 RESTROOM / PAVILION
 PARK PAVILION

DOWNTOWN PATIO PROJECT

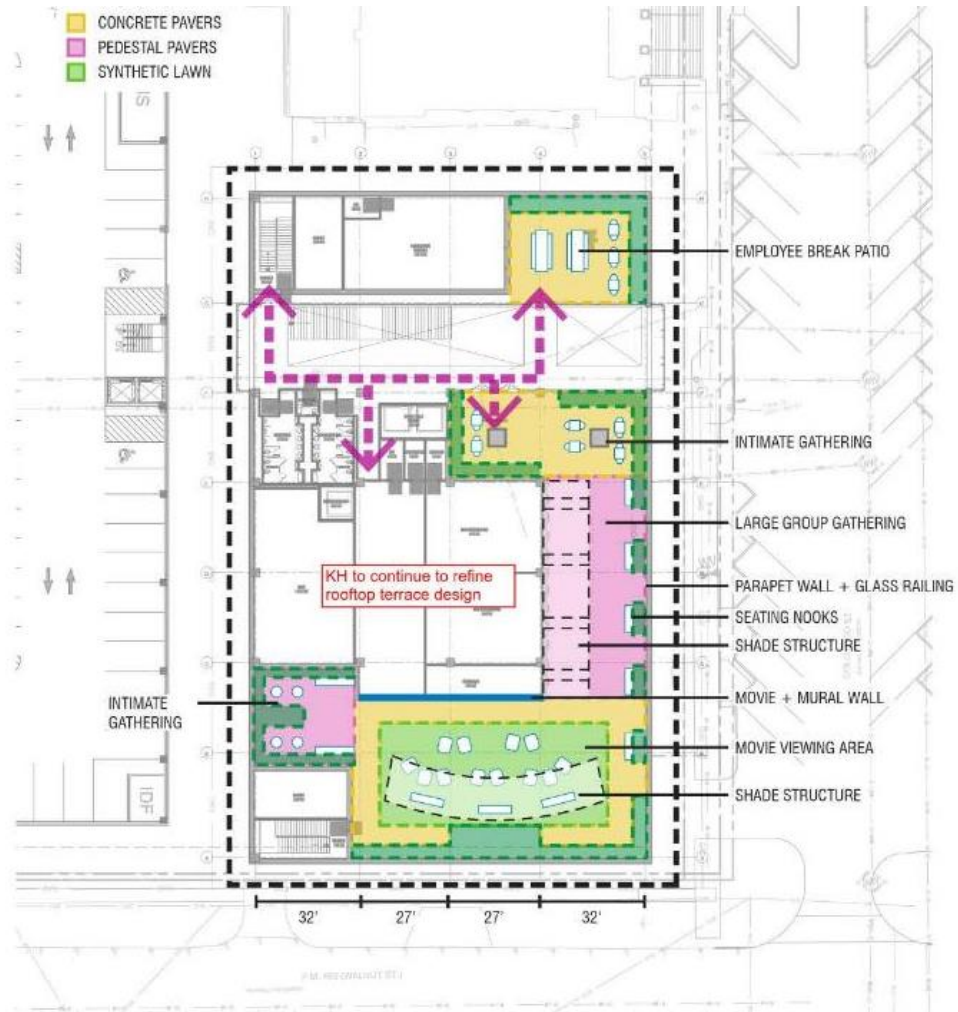


Total Cost: \$2.8M
Percent Complete: 95%

GOVERNMENT CENTER CONCEPT



ROOFTOP PATIO



DOWNTOWN PARKING GARAGE



FUTURE LONG TERM CITY HALL

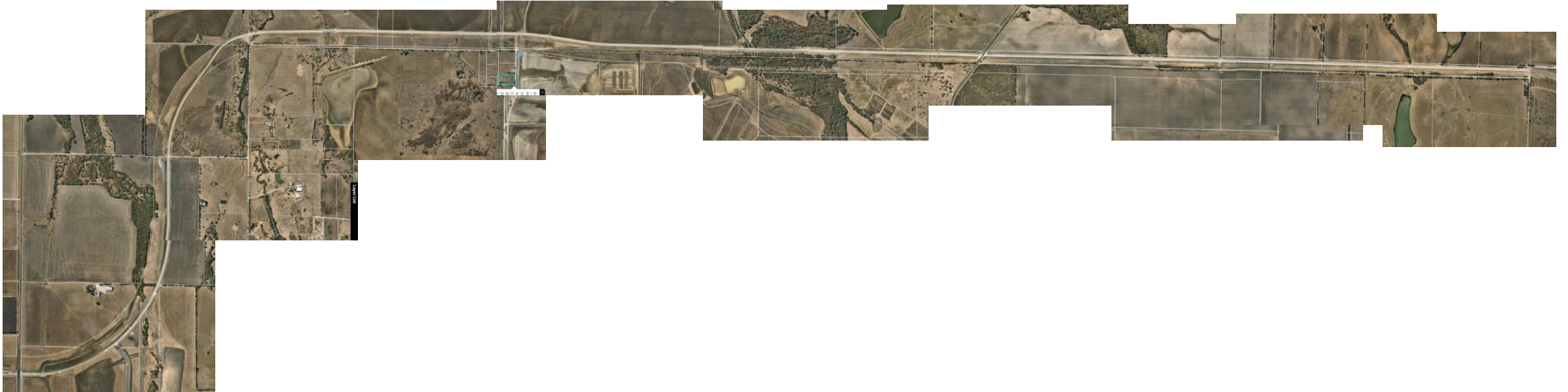


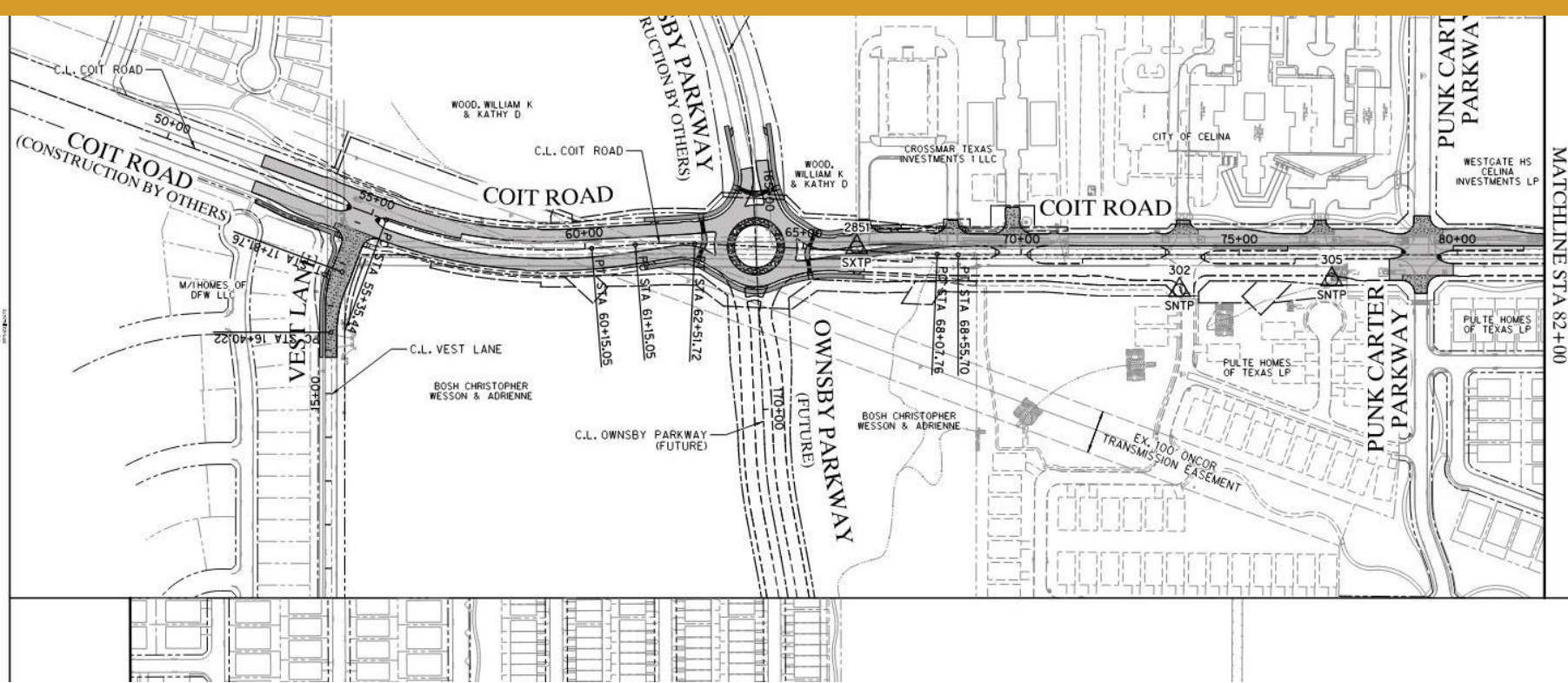
**IN DESIGN/UNDER
CONSTRUCTION**

COLLIN COUNTY OUTER LOOP: HUDDLESTON TO CUSTER ROAD











DALLAS PARKWAY: FM 428 TO MARILEE ROAD





LEGEND

-  CONTROL POINT
-  EXISTING R.O.W. LINE
-  EXISTING PROPERTY
-  EXISTING EASEMENT LINE
-  PROPOSED R.O.W. LINE
-  PROPOSED EASEMENT LINE
-  PROPOSED PROJECT PAVING (CONCRETE)
-  PROPOSED PROJECT PAVING (ASPHALT)

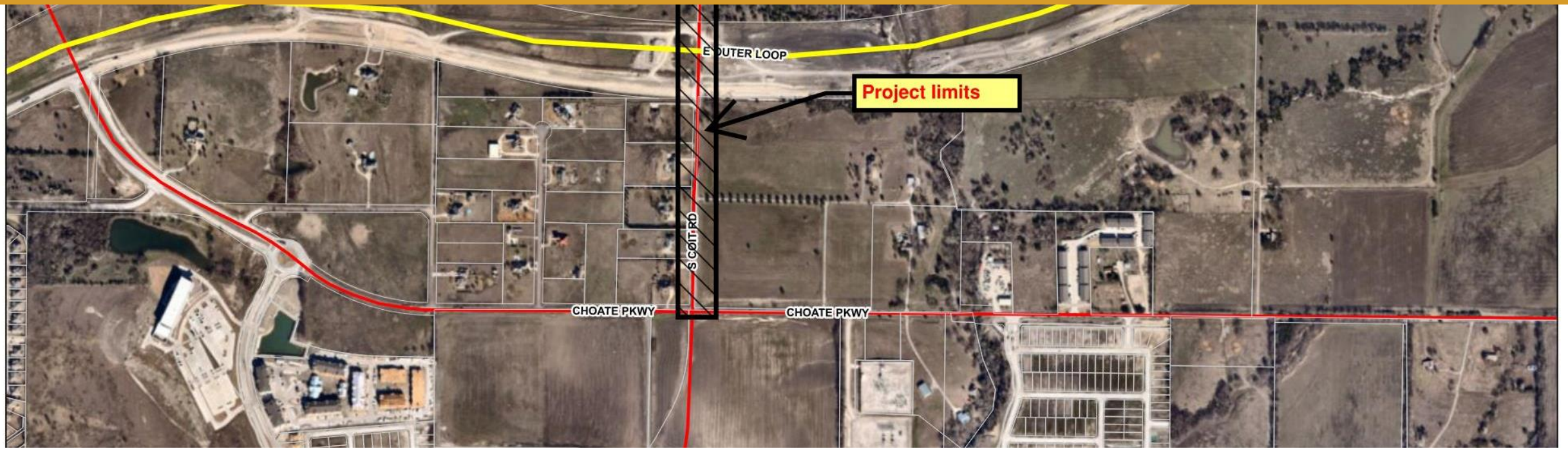
SURVEY CONTROL TABLE				
PT. NO.	DESC.	NORTH	EAST	ELEV.
2851	SXT	2499925.0345	7154229.4578	738.38
302	SNT	2500012.5098	7154970.7559	738.36
305	SNT	2499983.1486	7155319.3631	733.97
SXT: SET "X" TRAVERSE POINT				
SNT: SET NAIL TRAVERSE POINT				

NOTES:

1. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, 4202, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. SURFACE ADJUSTMENT SCALE FACTOR: 1.00015271.

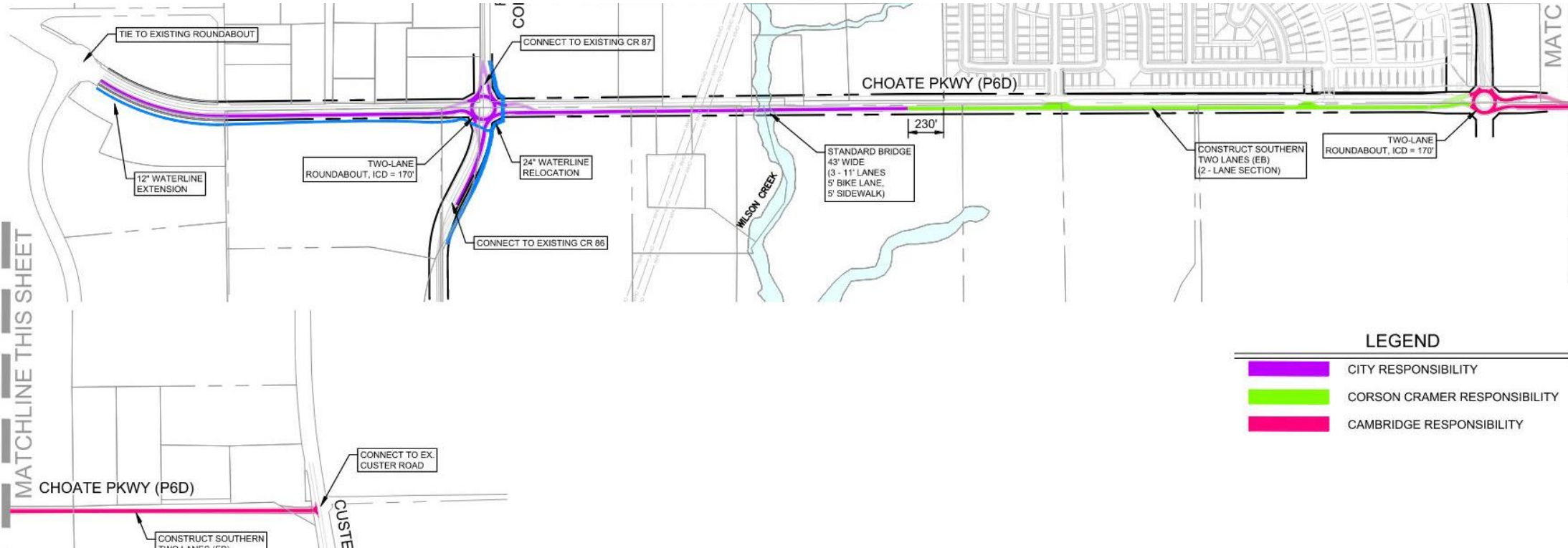
COIT RD – VEST TO CHOATE

- Total Cost: \$11.5 M
- Collin County: \$7.5M
- City: \$4 M
- Status: 90% design



COIT RD – CHOATE TO OUTER LOOP

- Total Cost: \$3M
- Status: 30% design



TITLE
COST SHARE
EXHIBIT

CLIENT
CORSON CRAMER
DALLAS, TEXAS

LEGEND

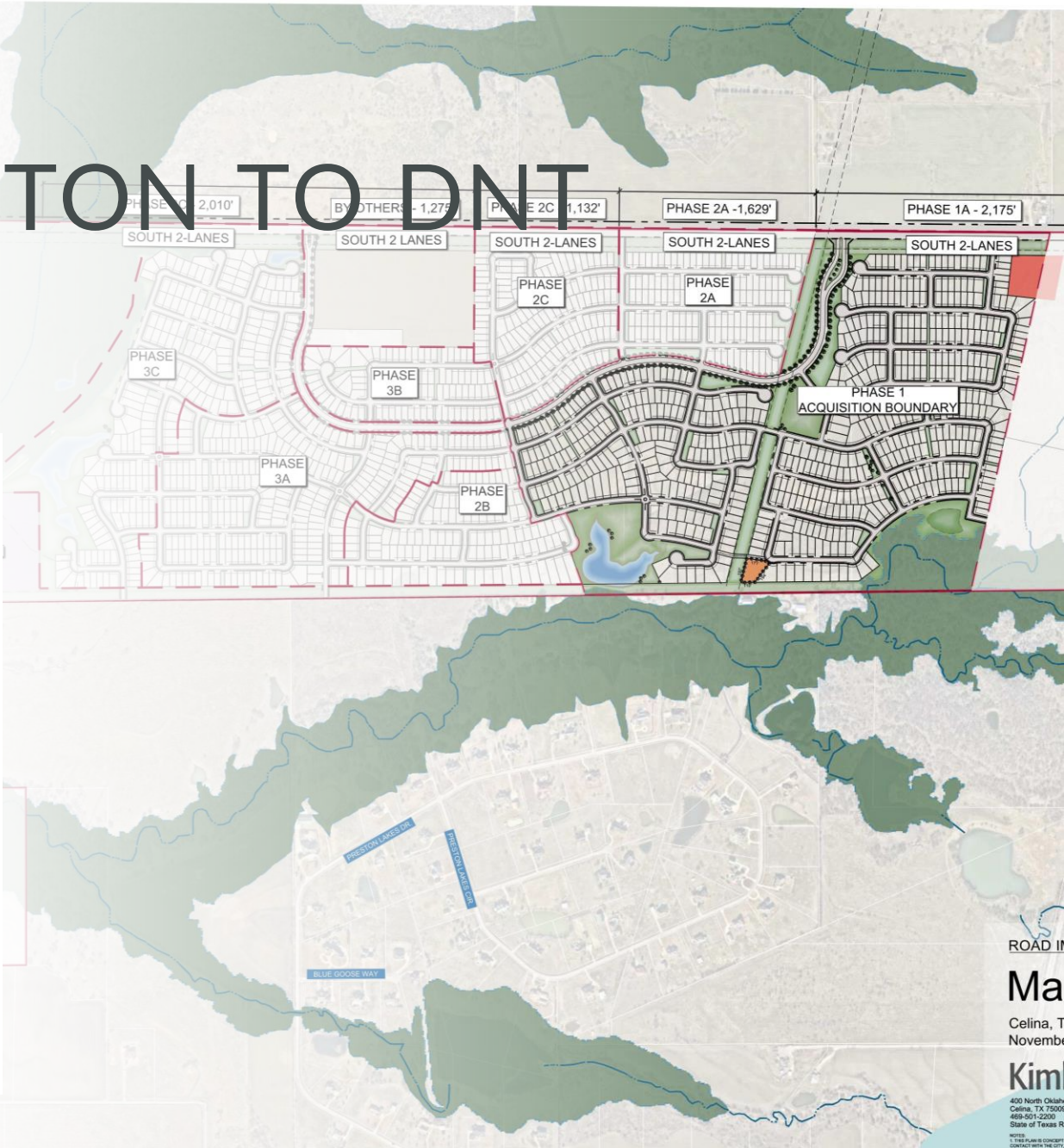
	CITY RESPONSIBILITY
	CORSON CRAMER RESPONSIBILITY
	CAMBRIDGE RESPONSIBILITY



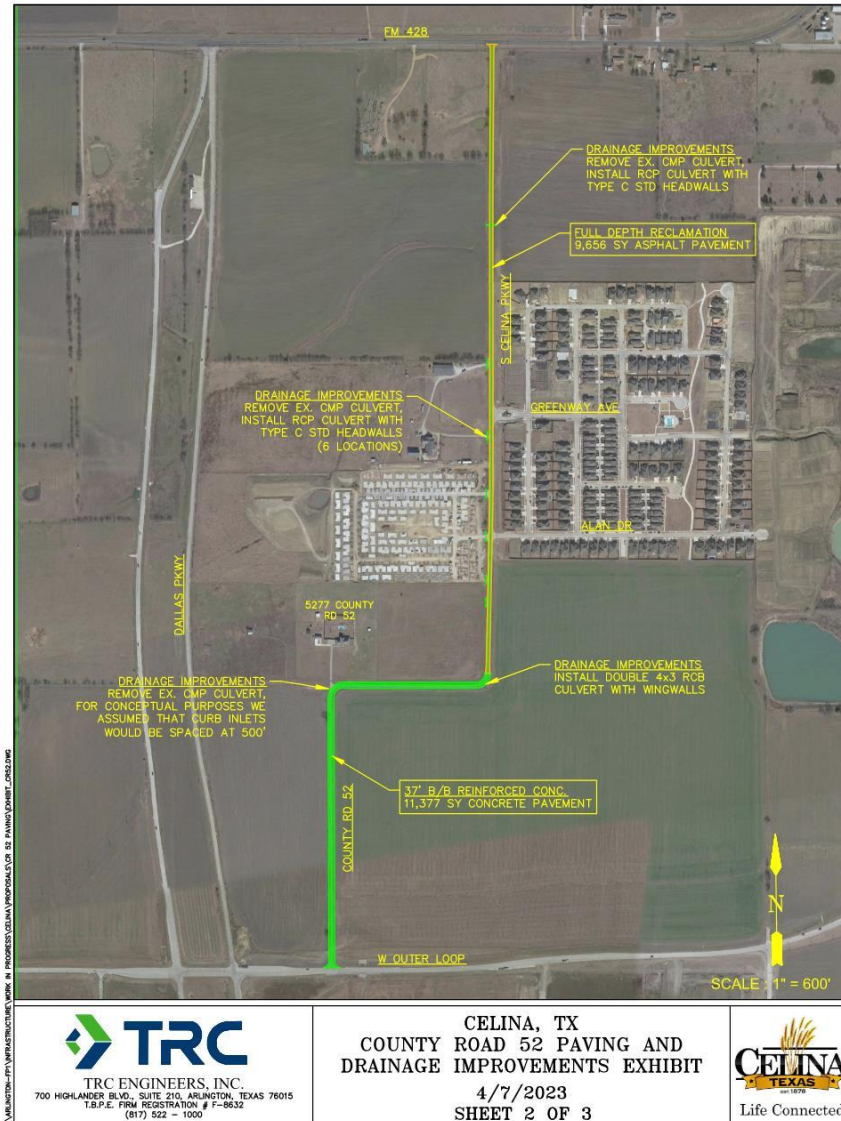
CHOATE PKWY – ROSELAND TO KINSHIP*

- * Development Agreement obligation
- Total Cost: \$13.2M
- Developer: \$3.9M
- City: \$9.3 M
- Status: 60% design

MARILEE ROAD – PRESTON TO DNT



CELINA PARKWAY – OUTER LOOP TO FM 428



Projected Cost: \$3.2M
Status: 0% design



SUNSET PARKWAY – PRESTON TO KC ROBINSON

- Projected Cost: \$4.0M
- Status: 60% design

KOCH PARK LAND PURCHASE



Projected Cost: \$6M

Status: pending closing July 2024

Funding: 2024 bonds

OLD CELINA PARK PLAYGROUND

Design Cost: \$342K

Projected Cost: \$7.34M

Funding Source: 2024 Bond Fund, TPWD Grants

Schedule:

Design start: 7/2020

Design Complete: 1/2024

Federal Approval: 11/2023

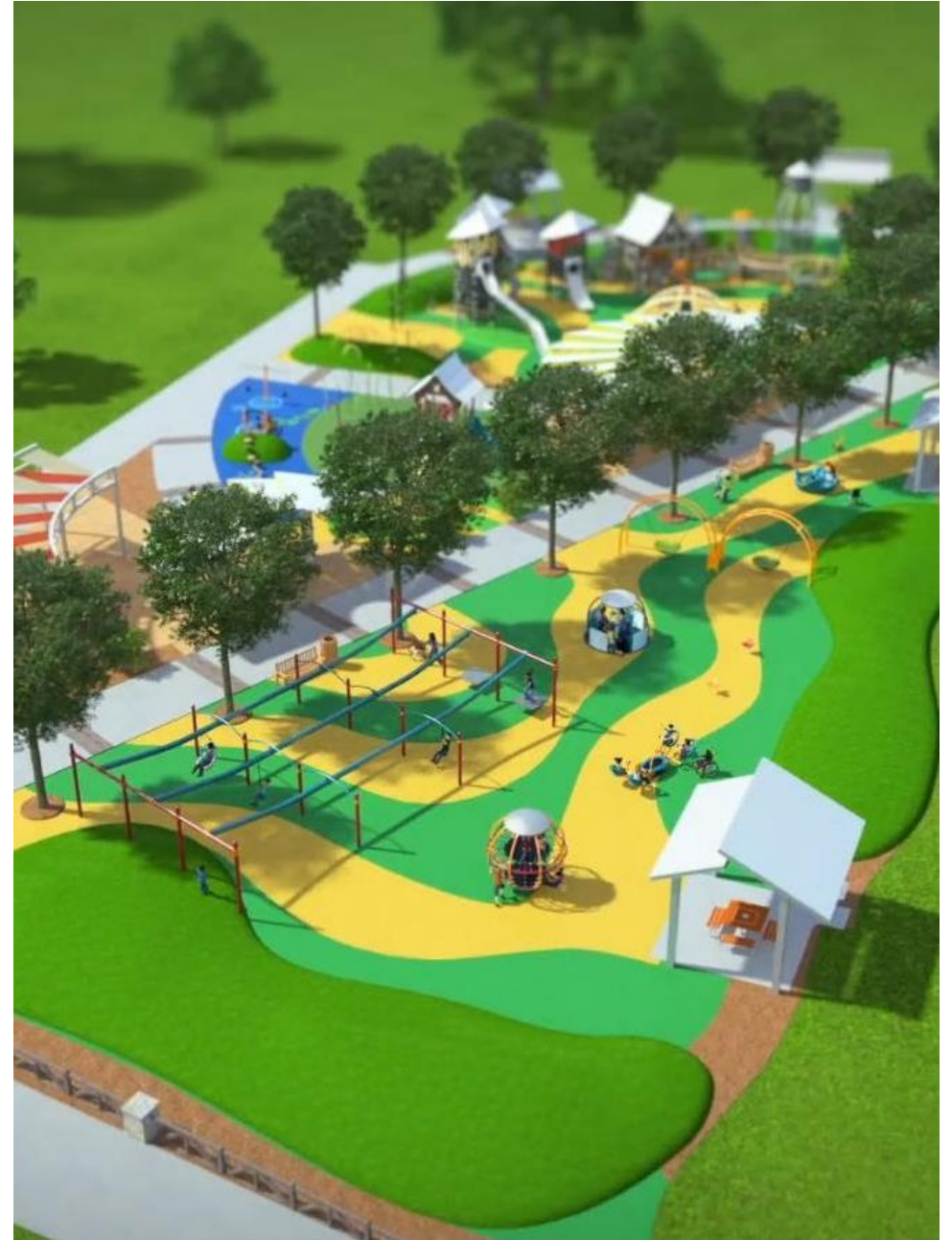
CMAR selected: 6/2023

Construction start: 5/2024

Construction complete: 6/2025

Projected play: 8/2025

Funding Source: 24 bonds



OUSLEY PARK DEVELOPMENT

- Phase 1: Senior Citizen Center
- Phase 2: Stream Restoration & 12' trail
- Phase 3A: Parks Administration
- Phase 3B: Deconstructed pavilion (indoor)
- Phase 4: Park development

Phase	1	2 ¹	3	4
Design start	1/21	3/23	12/23	5/25
Design Complete		7/24	8/24	6/26
Construction Start		9/24	9/24	8/26
Construction Complete		1/26	9/25	10/27



¹Requires 3-year monitor by USACE

WILSON CREEK PARK

Phase 1A: construction of Roseland from Sunset to school

Phase 1B: construction of Sunset from Roseland to Bridge

Phase 2: Multi-use fields, nature play, ring road,
concession & restrooms,

playground, trail,
golf, 2 baseball fields, and pickleball courts

Phase 3A: construction of Roseland from school to north

Phase 3B: Baseball fields & adjacent parking

Phase 4: Destination playground, pickleball courts, amphitheater

Phase	1A	1B	2	3A	3B	4
Design start			3/23	4/24	5/25	5/25
Design Complete	3/24	9/24	11/24	4/25	6/26	6/26
Construction Start	4/24	10/24	3/25	5/25	8/26	8/26
Construction Complete	4/25	10/25	5/26	5/26	10/27	10/27



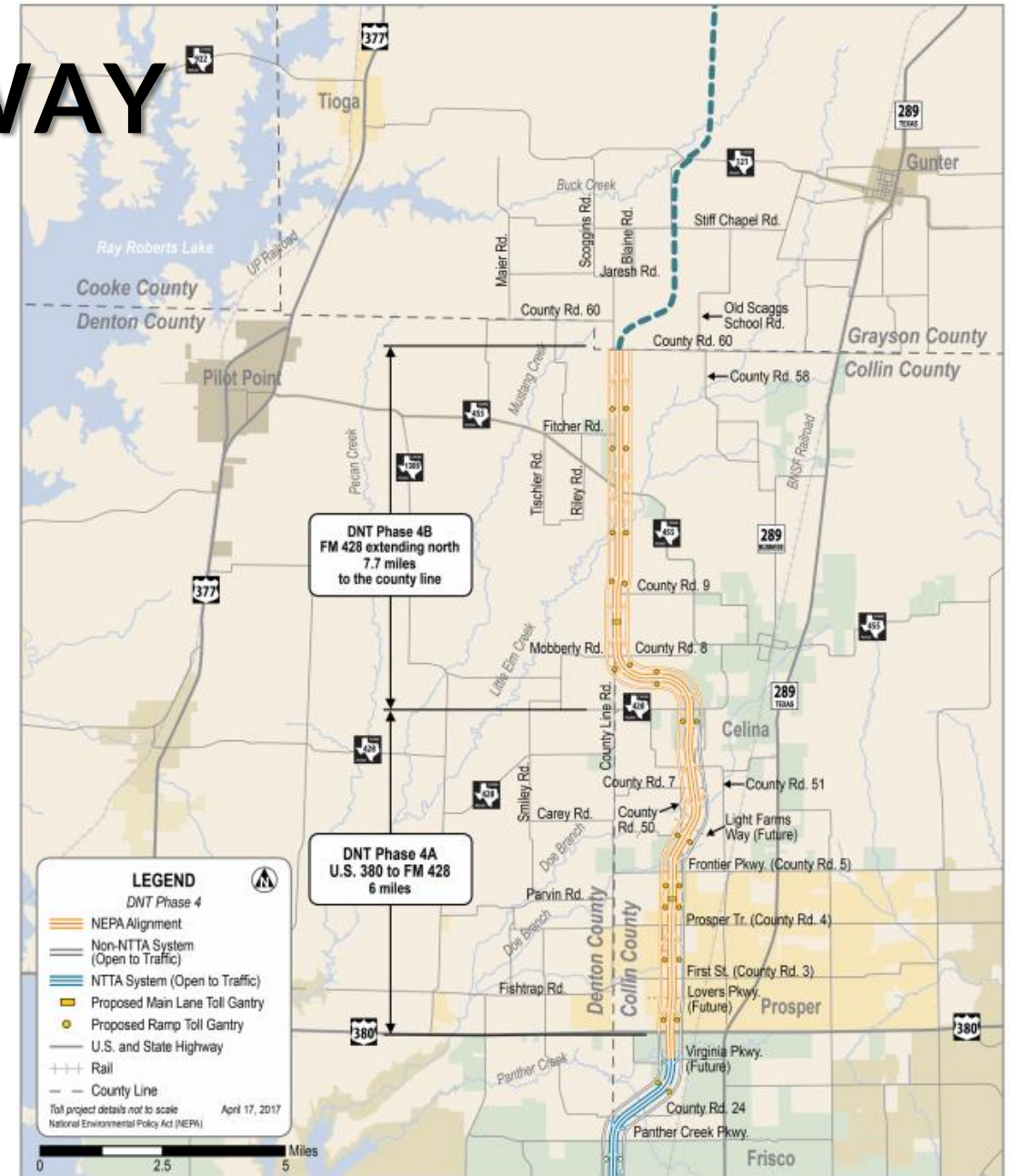
DALLAS NORTH TOLLWAY

380 to Frontier (Main Lanes)

- Awarded at Jan 2024 NTTA Meeting
- Start 2024
- Total investment: \$208M

Frontier to Glendenning Pkwy (FM 428) (Main Lanes)

- Awarded at Jan 2024 NTTA Meeting
- Start 2024
- Total Investment: \$184M



OWNSBY PKWY PRESTON TO COIT

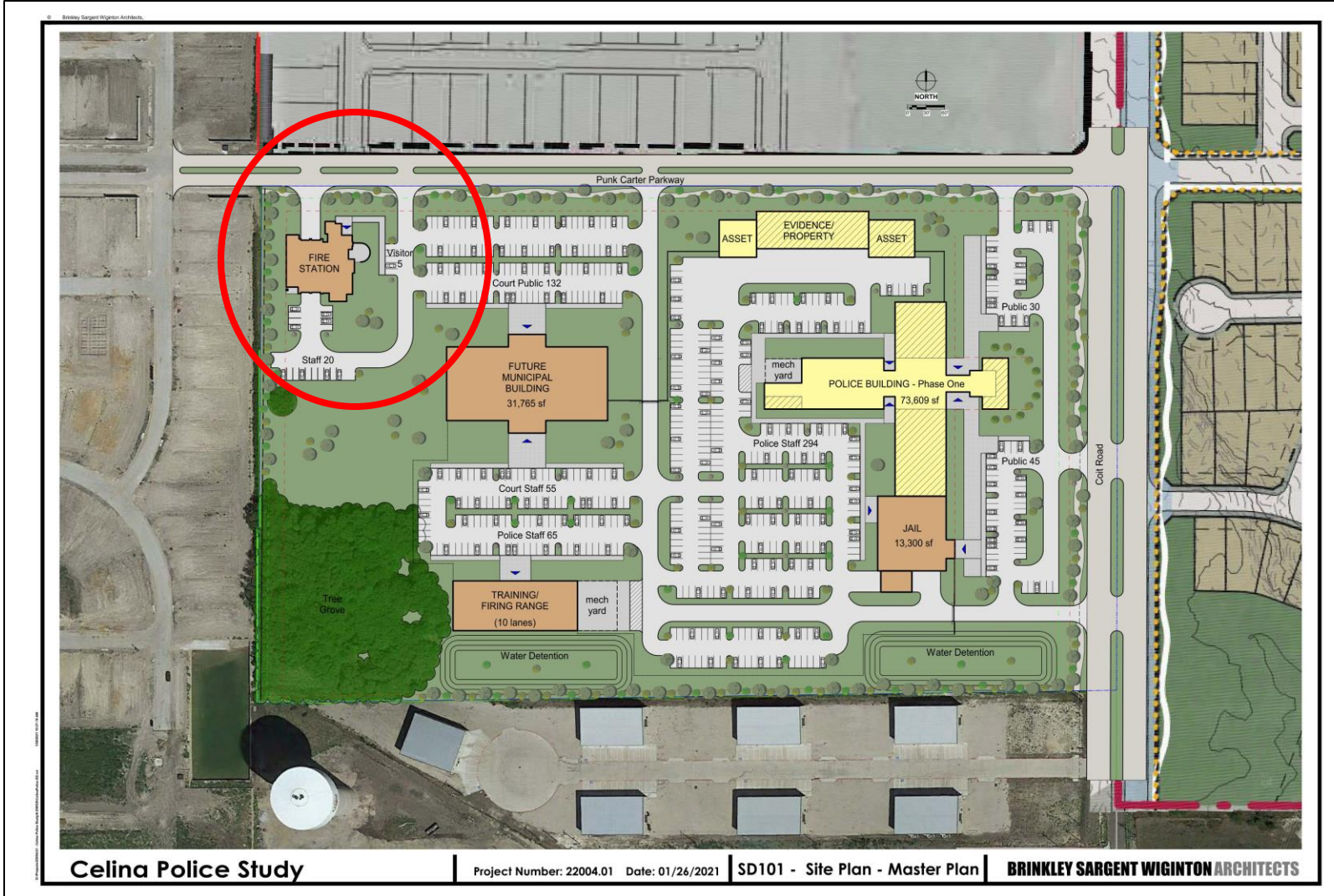


Total Cost: \$19M
Percent Complete: 29%

FIRE STATION #3



FIRE STATION #4 DESIGN



Projected Design Cost: \$1M
Status: scoping design
Projected Const Cost: \$10M



LAW ENFORCEMENT CENTER



COSTCO

The Dallas Morning News

BUSINESS > REAL ESTATE

Costco is following the new rooftops to a location in Celina

Wholesale club store snaps up prime location on Preston Road.



Celina has been one of North Texas' fastest growing communities in the last few years. (Elías Valverde II / Staff Photographer)

METHODIST HOSPITAL

☰ The Dallas Morning News My Account

MORE FROM HOMEPAGE

Dallas police will get \$1.4 million for program to evaluate officers' use of force

Dallas strip clubs, sex-based businesses now have to close between 2 a.m. to 6 a.m.

AP sources: Justice Breyer to retire; Biden has pledged to name a Black woman to fill vacancy

BUSINESS

Methodist Health System to build \$200 million hospital in Celina

The 46.7 acre development is the latest hospital system expansion into the rapidly growing Collin and Denton counties





WAL-MART



[renderings are not final]