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**CITY COUNCIL
REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, NOVEMBER 14, 2023
5:00 PM
MINUTES**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Tubbs called the Regular Meeting of the Celina City Council to order at 5:02 PM on Tuesday, November 14, 2023, and announced a quorum was present.

Attendee Name	Organization	Title	Status	Arrived
Philip Ferguson	City of Celina	Place 1	Present	
Jay Pierce	City of Celina	Mayor Pro Tem	Present	
Wendie Wigginton	City of Celina	Place 4	Present	
Andy Hopkins	City of Celina	Place 3	Present	
Mindy Koehne	City of Celina	Place 5	Present	
Ryan Tubbs	City of Celina	Mayor	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.

The Celina City Council convened into Executive Session at 5:10 p.m.

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.

The Celina City Council reconvened into Open Session at 6:02 p.m.

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)
Mayor Pro Tem Pierce presented a proclamation to the Celina ISD High School Band.
- B. Presentation of a proclamation to the Celina ISD High School Theater Department for their efforts to enhance Beware! On The Square. (Tubbs)
Mayor Tubbs presented a proclamation to the Celina ISD High School Theater Department.
- C. Presentation of a proclamation to the GIS Department declaring November 15, 2023, as, "GIS Day." (Tubbs)
Mayor Tubbs presented a proclamation to the GIS Department declaring November 15, 2023, as, "GIS Day."
- D. Presentation by Carter Blood Care to winner of Battle of the Badges. (Monaco)

Joe Monaco, Director of Marketing and Communications, introduced Carter Blood Care who presented the winner of Battle of the Badges to the Police Department.

- E. Recognition of Citizens Government Academy participants. (Tubbs)
Mayor Tubbs recognized the participants of the 2023 Citizens Government Academy.
- F. EDC Local Business Report. (McCarroll)
Josh McCarroll, Business Retention & Expansion Specialist, presented the Local Business Report.
- G. Presentation of TEDC 2023 Community Economic Development Award. (Jackson)
Alexis Jackson, Executive Director of EDC, presented the TEDC 2023 Community Economic Development Award.
- H. Presentation of Texas Film Friendly Certification. (Thomas)
Melissa Thomas, Director of Marketing and Tourism, presented the Texas Film Friendly Certification.

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Introduction of new employees, recognitions, promotions. (Jackson, McAfee)
- B. Downtown Golf Tournament recap. (O'Keefe)
Brandy O'Keefe, Downtown Manager, provided a recap of the Downtown Golf Tournament.
- C. Update on the Denton County Outer Loop. (Brawner)
Kimberly Brawner, Assistant City Manager, provided an update on the Denton County Outer Loop.
- D. Discussion of the Friends of the Library. (Shaw)
Aaron Zapate, Library Board Chair, led the discussion on the Friends of the Library
- 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:

Corbett Howard spoke regarding Lt. Peter Burks.
Matthew Kiran spoke regarding Lt. Peter Burks.
Brenda Welch spoke regarding a tree on her property.
Charlie Wendell spoke regarding a tree on her mother's property.

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.

Upon a motion by Councilmember Wigginton and a second by Councilmember Hopkins, the Council voted five (5) for and none (0) opposed to approve all items on the Consent Agenda. The motion carried.

RESULT:	Passed
MOVER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
SECONDER:	Councilmember, Place 3 Andy Hopkins
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne
NAYES:	None

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

- 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)
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- 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)

Mayor Tubbs opened the public hearing at 7:00 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 7:00 p.m.

Upon a motion by Councilmember Hopkins and a second by Mayor Pro Tem Pierce, the Council voted five (5) for and none (0) opposed to approve Ordinance No. 2023-122. The motion carried.

RESULT:	Passed
MOVER:	Councilmember, Place 3 Andy Hopkins
SECONDER:	Mayor Pro Tem, Place 2 Jay Pierce
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne
NAYES:	None

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)

Upon a motion by Councilmember Wigginton and a second by Mayor Pro Tem Pierce, the Council voted five (5) for and none (0) opposed to approve the agreement with the North Texas Toll Authority for improvements to the Dallas North Tollway. The motion carried.

RESULT:	Passed
MOVER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
SECONDER:	Mayor Pro Tem, Place 2 Jay Pierce
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne
NAYES:	None

- 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)

Upon a motion by Councilmember Hopkins and a second by Councilmember Wigginton, the Council voted five (5) for and none (0) opposed to approve a design contract with Harley Ellis Devereaux (HED). The motion carried.

RESULT:	Passed
MOVER:	Councilmember, Place 3 Andy Hopkins
SECONDER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne
NAYES:	None

- C. Consider and act to approve the Special Events Guidelines. (Monaco)

Upon a motion by Mayor Pro Tem Pierce and a second by Councilmember Wigginton, the Council voted five (5) for and none (0) opposed to approve the Special Events Guidelines. The motion carried.

RESULT:	Passed
MOVER:	Mayor Pro Tem, Place 2 Jay Pierce
SECONDER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne
NAYES:	None

- D. Consider and act upon an Ordinance amending the Master Fee Chart. (Master Fee Chart - Annual Update) (McAfee)

Upon a motion by Councilmember Ferguson and a second by Mayor Pro Tem Pierce, the Council voted five (5) for and none (0) opposed to approve Ordinance No. 2023-123 amending the Master Fee Chart. The motion carried.

RESULT:	Passed
MOVER:	Councilmember, Place 1 Philip Ferguson
SECONDER:	Mayor Pro Tem, Place 2 Jay Pierce
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne
NAYES:	None

- E. Consider and act upon a Resolution adopting the Multi-Family & Commercial Vision Book. (Multi-Family & Commercial Vision Book) (McAfee)

Upon a motion by Councilmember Wigginton and a second by Councilmember Ferguson, the Council voted five (5) for and none (0) opposed to approve Resolution No. 2023-77R. The motion carried.

RESULT:	Passed
MOVER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
SECONDER:	Councilmember, Place 1 Philip Ferguson
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne
NAYES:	None

The Celina City Council reconvened into Executive Session at 7:33 p.m.

III. EXECUTIVE SESSION:

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

The Celina City Council reconvened into Open Session again at 9:32 p.m.

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

Upon a motion by Mayor Pro Tem Pierce and a second by Councilmember Hopkins, the Council voted five (5) for and none (0) opposed to approve the contract for City Manager candidate, Robert Ranc. The motion carried.

RESULT:	Passed
MOVER:	Mayor Pro Tem, Place 2 Jay Pierce
SECONDER:	Councilmember, Place 3 Andy Hopkins
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne
NAYES:	None

- B. Discussion regarding NTTA right-of-way acquisition.

Upon a motion by Mayor Pro Tem Pierce and a second by Councilmember Ferguson, the Council voted five (5) for and none (0) opposed to authorize the acquisition for property. The motion carried.

RESULT:	Passed
MOVER:	Mayor Pro Tem, Place 2 Jay Pierce
SECONDER:	Councilmember, Place 1 Philip Ferguson
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne
NAYES:	None

- C. Discussion regarding land acquisition for Ousley Park.

Upon a motion by Mayor Pro Tem Pierce and a second by Councilmember Ferguson, the Council voted five (5) for and none (0) opposed to authorize the purchase of property for Ousley Park. The motion carried.

RESULT:	Passed
MOVER:	Mayor Pro Tem, Place 2 Jay Pierce
SECONDER:	Councilmember, Place 1 Philip Ferguson
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne
NAYES:	None

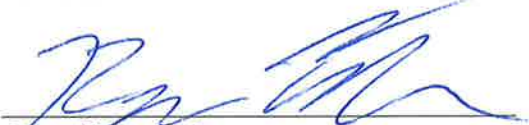
- F. Discussion regarding agreement with The Wick.

Upon a motion by Councilmember Ferguson and a second by Councilmember Wigginton, the Council voted five (5) for and none (0) opposed to approve the agreement for The Wick. The motion carried.

RESULT:	Passed
MOVER:	Councilmember, Place 1 Philip Ferguson
SECONDER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne
NAYES:	None

X. ADJOURNMENT:

Mayor Tubbs adjourned the Regular Meeting of the Celina City Council at 9:34 p.m. on Tuesday, November 14, 2023.



Ryan Tubbs, Mayor

Lauren Vaughns, City Secretary

12/12/23

Date