



Life Connected.

**CITY COUNCIL SPECIAL MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
MONDAY, AUGUST 21, 2023
4:00 PM
MINUTES**

I. CALL TO ORDER:

Mayor Tubbs called the Celina City Council meeting to order at 4:00 p.m. on Monday, August 21, 2023, and announced a quorum was present.

Attendee Name	Organization	Title	Status	Arrived
Tony Griggs	City of Celina	Place 6	Present	
Philip Ferguson	City of Celina	Place 1	Present	
Jay Pierce	City of Celina	Place 2	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. EXECUTIVE SESSION (TO BEGIN AT 4:00 P.M.):

The City Council convened into Executive Session at 4:00 p.m. and Mayor Tubbs announced Executive Session would be held at 142 N. Ohio.

*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 the public as provided in the Texas Government Code.)*

Texas Government Code Section 551.071 Consultation with Attorney:

- A. Discussion regarding Senate Bill 2038 of the 88th Regular Legislative Session.

Reconvene into Open Session

The City Council reconvened into open session at 4:58 p.m. in the City Council Chambers.

- B. Consider and act upon any items discussed in executive session.

No action was taken.

Mayor Tubbs recessed the meeting at 4:58 p.m.

Mayor Tubbs reconvened the Joint Meeting with Celina Chamber of Commerce at 5:06 p.m.

II. JOINT MEETING WITH CELINA CHAMBER OF COMMERCE (TO BEGIN AT 5:00 P.M.):

- A. Discussion regarding goals and priorities for the Celina City Council and Celina Chamber of Commerce Board of Directors.

Mike Mowery led the discussion between the City Council and the Chamber Board.

IV. OPEN FORUM (TO BEGIN AT 7:00 P.M.):

Mayor Tubbs opened the Open Forum at 7:00 p.m.

V. WORKSESSION:

- A. Discussion regarding the impact and implementation of HB 3492 from the 88th Legislative Session. (Stovall)

Karla Stovall, Interim City Manager, introduced Jason Gray, with Willdan, who presented the impact and implementation of House Bill 3492 from the 88th Legislative Session.

- B. Discussion regarding future timing of Executive Sessions. (Stovall)

Karla Stovall, Interim City Manager, led discussion regarding the timing of Executive Session at City Council meetings.

VI. CONSENT:

Upon a motion by Mayor Pro Tem Pierce and a second by Councilmember Wigginton, the Council voted six (6) for and none (0) opposed to approve the Consent Agenda as presented. The motion carried.

RESULT: APPROVED [UNANIMOUS]

MOVER: Jay Pierce, Place 2

SECONDER: Wendie Wigginton, Place 4

AYES: Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne

- A. Consider and act upon a City of Celina Downtown Water Tower Lighting Policy. (Monaco)
- B. Consider and act to authorize an agreement for engineering services for the design of Wilson Creek Park, Phase 1 with Dunaway Associates, LLC., in an amount not to exceed \$2,530,500.00. (Berry)

- C. Consider and act to authorize the purchase of tree replacements at Old Celina Park from Fannin Tree Farm through a cooperative contract with Denton County in an amount not to exceed \$74,025.00. (Berry)
- D. Consider and act upon a resolution of the City Council of the City of Celina, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2023 rate review mechanism filings. (Behringer)
- E. Consider and act upon an Ordinance of the City of Celina, Texas, amending Ordinance 2022-113 which adopted and approved the budget for fiscal year beginning October 1, 2022, and ending September 30, 2023, and make appropriations for each department, project, and account, by adopting an amended 2022-2023 budget for the City of Celina, Texas, reallocating funds between accounts, attached hereto and incorporated into this Ordinance. (Bromiley)

VII. ACTION:

- A. Conduct a public hearing to consider and act upon a Development Agreement between the City of Celina and HFI Celina Realty, LLC, for approximately 641 acres; generally located west and east of future Custer Road and north of County Road 130, within the City Limits. (O'Donnell (HFI & Rainwater Crossing) – Development Agreement) (McAfee)

Mayor Tubbs opened the public hearing at 7:47 p.m.

The following individuals spoke neither in favor nor opposition to the item:

David Hale
Janice Stalling
Joe Stalling
Fiona McCord

The following individuals spoke in favor to the item:

Phillip Thompson
Jay Bender
Lynn Bender

The following individuals spoke in opposition to the item:

Barry Brown
Maria Rangel
Cheryl Vines
Catherine Brock
Joe Chappell

With no one else wishing to speak, Mayor Tubbs closed the public hearing at 8:30 p.m.

Upon a motion by Mayor Pro Tem Pierce and a second by Councilmember Hopkins, the Council voted four (4) for and two (2) opposed, with Councilmember Wigginton voting in opposition and Councilmember Koehne abstaining, to approve the Development Agreement

with HFI & Rainwater Crossing adding that G.A. Moore Parkway will be completed in the Phase I of development and enhanced fencing (cedar, board-on-board, with a decorative cap; smooth side out) shall be required adjacent to estate lots, along the western border of the project.. The motion carried.

RESULT: APPROVED [4 TO 1]
MOVER: Jay Pierce, Place 2
SECONDER: Andy Hopkins, Place 3
AYES: Griggs, Ferguson, Pierce, Hopkins
NAYS: Wigginton
ABSTAIN: Koehne

B. Consider and act upon an Ordinance amending the Master Fee Chart. (Master Fee Chart Revision) (McAfee)

Upon a motion by Councilmember Wigginton and a second by Mayor Pro Tem Pierce, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2023-98. The motion carried.

RESULT: APPROVED [UNANIMOUS]
MOVER: Wendie Wigginton, Place 4
SECONDER: Jay Pierce, Place 2
AYES: Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne

VIII. ADJOURN:

Mayor Tubbs adjourned the Special Meeting at 8:33 p.m.


Ryan Tubbs, Mayor


Lauren Vaughns, City Secretary

9/12/2023
Date Minutes Approved

