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**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, APRIL 11, 2023
5:00 PM
MINUTES**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Terry called the Regular Meeting of the Celina City Council to order at 5:01 p.m. on Tuesday, April 11, 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	
Sean Terry	City of Celina	Mayor	Present	

II. PLEDGE OF ALLEGIANCE/INVOCATION:

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. EDC April Local Business Report - Sylvan Learning of Celina. (Alvarez)

Lalina Alvarez, Economic Development Corporation Project Coordinator, introduced Sylvan Learning Center Celina.

B. Presentation of a Proclamation to all City of Celina Volunteers declaring April as, "National Volunteer Month." (Mizzell)

Mayor Terry presented a proclamation to all City of Celina Volunteers declaring April 2023 as, "National Volunteer Month."

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Introduction of new employees, recognitions, promotions. (McAfee, Satarino, Shamsy)

B. Presentation of the 2022 Employee Survey Results. (Peters)

Kristina Peters, Human Resources Director, introduced Keith Lykins with TalentMap. Mr. Lykins presented the 2022 Employee Survey results.

C. Discussion regarding a proposed hotel and conference center located at the northwest corner of Dallas Parkway and W. Frontier Parkway. (Satarino)

Anthony Satarino, Director of Strategic Services, introduced Tim Nystrom with Newstream Capital. Mr. Nystrom presented plans for a potential hotel and conference center.

V. **OPEN FORUM:**

Brandon Grumbles spoke regarding the Old Celina Cemetery.

VI. **EXECUTIVE SESSION:**

The Celina City Council convened into Executive Session at 5:43 p.m.

As authorized by Texas Government Code Section 551.071, Consultation with attorney; Section 551.072, Deliberation regarding real property; Section 551.087, Deliberation of Economic Development Negotiations; Section 551.074, Personnel matters; and Sections 551.076 and 551.089, deliberation regarding security devices or security audits, this meeting may be convened into closed Executive Session.

- A. Discussion regarding an Economic Development Performance Agreement with Achieving Milestones Pediatric Therapy.
- B. Discussion regarding potential incentive agreement with a new downtown business in the Patio Commons District, The Forge.
- C. Discussion regarding potential incentive agreement with new downtown office building in the Entertainment District.
- D. Discussion regarding fourth amendment to Old Celina Reimbursement Agreement, Reinvestment Zone Number 5
- E. Discussion regarding future parkland purchase located South Glendenning Parkway and East of Old Celina Cemetery.
- F. Discussion regarding possible Interlocal Agreement with Collin County for 41-C tract condemnation
- G. Discussion regarding Ownsby Parkway condemnation and property acquisition including right-of-way and easements on a tract of land generally located on the southeast corner of E. Ownsby Parkway and Preston Road.

Reconvene Into Open Session

The Celina City Council reconvened into Open Session at 6:15 p.m.

H. Consider and act upon any items discussed in executive session.

- I. Consider and act upon a Resolution of the City Council of the City of Celina, Texas finding that a public necessity exists and authorizing condemnation to acquire rights of way totaling 0.864-acres and temporary construction easements totaling 0.259-acres for municipal purposes to install a public project, including but not limited to, public roadways, grading, such appurtenant facilities as may be necessary, and other public uses, on two real properties as portions of tracts of land generally described as being located in the Lindsey Lewis survey, abstract A0532, Property ID's #2765805 and #2777422, Collin County, Texas, such properties are generally located on the southeast corner of E. Ownsby Parkway and Preston Road, and being more particularly described herein; providing notice of an official determination to acquire real properties for rights of way 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 repealer clause; providing a severability clause and providing for an effective date.

Mayor Pro Tem Pierce moved that the City Council of the City of Celina adopt Resolution 2023-28R and authorize the use of the power of eminent domain to acquire rights-of-way totaling 0.864-acres and temporary construction easements totaling 0.259-acres on two real properties as portions of tracts of land generally described as being located in the Lindsey Lewis Survey, Abstract A0532, Property ID's #2765805 and #2777422, Collin County, Texas, such properties are generally located on the southeast corner of E. Ownsby Parkway and Preston Road (as more fully described and depicted in Exhibits "A" and "B" of the proposed Resolution for this item) for a public purpose and use to install and maintain public utilities, including but not limited to, the municipal purpose of public roadway, grading, and such appurtenant facilities as may be necessary, and other public uses. Councilmember Wigginton seconded and the motion was carried unanimously. The Resolution was unanimously approved by a roll call vote.

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

VII. CONSENT AGENDA:

Upon a motion by Councilmember Hopkins and a second by Councilmember Koehne, the Council voted six (6) for and none (0) opposed to approve all items on the Consent Agenda. The motion carried.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Mindy Koehne, Place 5
AYES:	Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne

A. Minutes Approval:

1. City Council - Regular Meeting - Mar 14, 2023 5:00 PM

- B. Accept the resignation of Michelle Baggett and declare a vacancy on the Downtown Commission. (Vaughns)
- C. Consider and act to authorize an agreement for engineering services with Kimley Horn and Associates for a citywide right turn lane analysis in an amount not to exceed \$63,500.00. (Berry)
- D. Consider and act upon an Economic Development Performance Agreement by and between the Celina Economic Development Corporation and Achieving Milestones Pediatric Therapy. (Jackson)
- E. Consider and act to authorize the Mayor to execute an Economic Development Agreement by and between the City of Celina, Celina Economic Development Corporation, and Methodist Hospitals of Dallas for economic incentive funding under Chapter 380 of the Texas Local Government Code. (Methodist Hospitals of Dallas) (Satarino)
- F. Consider and act to authorize the City Manager to negotiate a facilities agreement by and between the City of Celina and Celina Real Estate, LLC, for the use of approximately 0.3329 acres of land for Cajun Fest. (Monaco)
- G. Consider and act to authorize the Contract and Guaranteed Maximum Price (GMP) for the construction of the Beech Street Modular Project to AUI Partners for a guaranteed maximum price not to exceed \$1,197,795.00. (Berry)
- H. Consider and act to authorize a purchase of firefighter protective gear (bunker gear) from Casco Industries through a cooperative contract with Buyboard in an amount not to exceed \$52,732.94. (Berry)
- I. Consider and act to authorize a purchase of miscellaneous equipment for the new engine at Fire Station 3 from Municipal Emergency Services (MES) through a cooperative contract with Buyboard in an amount not to exceed \$58,327.67. (Berry)
- J. Consider and act to purchase EMS equipment from various vendors through a combination of cooperative contracts and a sole source in an amount not to exceed \$301,672.50. (Berry)

- K. Consider and act to authorize the City Manager to enter into an Interlocal Agreement with Collin County Municipal Utility District No. 1 for the maintenance of Punk Carter Parkway between Dallas Parkway and Light Farms Way. (Brawner)
- L. Consider and act to authorize an agreement for engineering services for the design of paving and drainage improvements for Coit Road to Cobb, Fendley & Associates in an amount not to exceed \$220,200.00. (Quigley)
- M. Consider and act to authorize an agreement for engineering services for the design of Preston Road Water Line upsize from 455 to Heritage to Simon Engineering and Consulting in an amount not to exceed \$130,585.00. (Berry)
- N. Consider and act to authorize an agreement for engineering services for the design of Preston Road 12-inch waste water line (CR 99 to CR 134) to Kimley Horn and Associates in an amount not to exceed \$127,800.00. (Berry)
- O. Consider and act to authorize the City Manager to execute an Interlocal Agreement by and between the City of Celina and Collin County for the acquisition of property for the North Dallas Tollway. (Brawner)
- P. Consider and act on a Resolution of the City of Celina, Texas, approving and authorizing the execution of a Project Contract with the Celina Community Development Corporation. (Stovall)
- Q. Consider and act upon a Resolution of the City Council of the City of Celina approving the application for grant funds for the Celina Doe Branch Stream Restoration Project from the Bureau of Reclamation Watersmart: Environmental Water Resources Projects Grant Program for fiscal year 2023. (Glasgow)
- R. 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)
- S. Consider and act upon an Ordinance amending the City's Code of Ordinances, Chapter 1: General Provisions, Article 1.04: Boards, Commissions and Committees, Division 3: Building and Standards Commission, for additional clarification. (Building Standards Commission - Ordinance Amendment) (McAfee)
- T. Consider and act upon an Ordinance of the City of Celina, Texas, authorizing the future release of a sanitary sewer easement situated on a 0.2815-acre tract in the Collin County Land Survey No. 14 Abstract number 734 as part of Light Farms, Graham 3 subdivision. (Glasgow)

- U. Consider and act upon an Ordinance of the City of Celina, Texas, authorizing the future release of water easement situated on a 0.618-acre tract in the Collin County Land Survey No. 771 Abstract number 779 as part of Cross Creek Meadows Phase 2 subdivision. (Glasgow)

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance, by amending approximately 63 acres of Planned Development (PD) No. 80 with the Dallas North Tollway Overlay District (DNTO) base zoning, in order to modify development standards, generally located at the northwest and northeast corners of Dallas Parkway and Frontier Parkway, within the City Limits. (Mosey (Frontier Crossing) – PD Amendment) (Mohan)

Mayor Terry opened the public hearing at 6:20 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 6:20 p.m.

Upon a motion by Councilmember Griggs and a second by Mayor Pro Tem Pierce, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2023-30. The motion carried.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tony Griggs, Place 6
SECONDER:	Jay Pierce, Place 2
AYES:	Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne

- B. The Celina City Council will conduct a public hearing, in accordance with Section 43.0751(d) of the Texas Local Government Code, to provide members of the public the opportunity to present testimony or evidence and act upon a proposed Strategic Partnership Agreement between the City and the Collin County Municipal Utility District, No. 1 (the “District”), which agreement provides for the City’s limited purpose annexation of all non-residential (i.e. commercial and retail) land along W. Frontier Parkway within the District, with such annexation to commence immediately after the effective date of the Strategic Partnership Agreement. Pursuant to Section 43.0751(f)(1) of the Texas Local Government Code , UPON THE DATE A LIMITED-PURPOSE ANNEXATION ORDINANCE IS ADOPTED, THE NON-RESIDENTIAL (I.E. COMMERCIAL AND RETAIL) LAND ALONG W. FRONTIER PARKWAY INCLUDED WITHIN THE BOUNDARIES OF THE DISTRICT SHALL BE DEEMED TO BE WITHIN THE LIMITED PURPOSE BOUNDARY LIMITS OF THE CITY WITHOUT THE NEED FOR FURTHER ACTION BY THE CITY COUNCIL OF THE CITY, INCLUDING ISSUING NOTICE OR CONDUCTING PUBLIC HEARINGS OR AN ELECTION WITHIN THE DISTRICT ON THE QUESTION OF ANNEXATION. (Light Farms LPA – 2nd Public Hearing) (McAfee)

Mayor Terry opened the public hearing at 6:24 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 6:24 p.m.

Upon a motion by Councilmember Wigginton and a second by Councilmember Hopkins, the Council voted six (6) for and none (0) opposed to approve Strategic Partnership Agreement. The motion carried.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wendie Wigginton, Place 4
SECONDER:	Andy Hopkins, Place 3
AYES:	Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne

- C. The Celina City Council will conduct a public hearing to consider testimony regarding the creation of the Cross Creek Meadows Public Improvement District and act upon a resolution creating the Cross Creek Meadows Public Improvement District. (Cross Creek Meadows – PID Creation Resolution) (Pollard)

Mayor Terry opened the public hearing at 6:27 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 6:27 p.m.

Upon a motion by Councilmember Griggs and a second by Councilmember Wigginton, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2023-31R. The motion carried.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tony Griggs, Place 6
SECONDER:	Wendie Wigginton, Place 4
AYES:	Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne

- D. The Celina City Council will conduct a public hearing to consider testimony regarding the creation of the Parvin Public Improvement District and act upon a resolution creating the Parvin Public Improvement District. (Celina Parvin 101 – PID Creation Resolution) (Pollard)

Mayor Terry recused himself from the dais.

Mayor Pro Tem Pierce opened the public hearing at 6:29 p.m.

With no one wishing to speak, Mayor Pro Tem Pierce closed the public hearing at 6:29 p.m.

Upon a motion by Councilmember Hopkins and a second by Councilmember Griggs, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2023-32R. The motion carried.

Mayor Terry returned to his place at the dais.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Tony Griggs, Place 6
AYES:	Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne

- E. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final Mosaic Public Improvement District Service and Assessment Plan, including the Phase #1 Assessment Roll; making a finding of special benefit to property within Phase #1 of the Mosaic Public Improvement District; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments levied against the assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Mosaic Ph #1 Initial – Levy Ordinance) (Pollard)

Mayor Terry opened the public hearing at 6:33 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 6:33 p.m.

Upon a motion by Councilmember Griggs and a second by Councilmember Koehne, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2023-31. The motion carried.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tony Griggs, Place 6
SECONDER:	Mindy Koehne, Place 5
AYES:	Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne

IX. ACTION ITEM:

- A. Consider and act to accept the 2023 Organizational Assessment conducted by Strategic Government Resources. (Satarino)

Upon a motion by Wigginton and a second by Councilmember Hopkins, the Council voted six (6) for and none (0) opposed to approve the 2023 Organizational Assessment. The motion carried.

RESULT: APPROVED [UNANIMOUS]
MOVER: Wendie Wigginton, Place 4
SECONDER: Andy Hopkins, Place 3
AYES: Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne

- 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 2023 (Mosaic Public Improvement District Phase #1 Project) and approving and authorizing related agreements. (Mosaic Ph #1 Initial – Bond Ordinance) (Pollard)

Upon a motion by Councilmember Griggs and a second by Councilmember Wigginton, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2023-32. The motion carried.

RESULT: APPROVED [UNANIMOUS]
MOVER: Tony Griggs, Place 6
SECONDER: Wendie Wigginton, Place 4
AYES: Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne

- C. Consider and act upon a resolution of the City of Celina, Texas, determining the costs of certain Authorized Improvements to be financed within the Cross Creek Meadows Public Improvement District; approving a preliminary service and assessment plan, including a proposed Improvement Area #1 Assessment Roll and a proposed Major Improvement Area Assessment Roll; directing the filing of the proposed assessment rolls with the City Secretary; and providing for noticing and calling two public hearings on May 9, 2023, to consider ordinances levying assessments on property located within the Cross Creek Meadows Public Improvement District. (Cross Creek Meadows – Pre-SAP Resolution) (Pollard)

Upon a motion by Councilmember Hopkins and a second by Councilmember Wigginton, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2023-33R. The motion carried.

RESULT: APPROVED [UNANIMOUS]
MOVER: Andy Hopkins, Place 3
SECONDER: Wendie Wigginton, Place 4
AYES: Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne

- D. Consider and act upon a resolution approving and authorizing the Mayor to execute an Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances and resolving other related matters incident thereto. (Cross Creek Meadows – Reimbursement Agreement Resolution) (Pollard)

Upon a motion by Councilmember Wigginton and a second by Councilmember Hopkins, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2023-34R. The motion carried.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wendie Wigginton, Place 4
SECONDER:	Andy Hopkins, Place 3
AYES:	Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne

- E. Consider and act upon all matters incident and related to the issuance and sale of “City of Celina, Texas, Tax and Waterworks and Sewer System (Limited Pledge) Revenue Certificates of Obligation, Series 2023”, including the adoption of an ordinance authorizing the issuance of such certificates of obligation. (Stovall)

Upon a motion by Councilmember Ferguson and a second by Councilmember Koehne, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2023-33. The motion carried.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Philip Ferguson, Place 1
SECONDER:	Mindy Koehne, Place 5
AYES:	Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne

- F. Consider and act to authorize the use of contingency funds for the Downtown Inner Loop project and authorize Change Order 4 in an amount not to exceed \$878,811.86. (Berry)

Upon a motion by Councilmember Wigginton and a second by Councilmember Hopkins, the Council voted six (6) for and none (0) opposed to authorize the use of contingency funds and Change Order 4. The motion carried.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wendie Wigginton, Place 4
SECONDER:	Andy Hopkins, Place 3
AYES:	Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne

- G. Consider and act to authorize an agreement for master planning services for the Government Center Phase 1 with Harley Ellis Devereaux (HED) in an amount not to exceed \$242,937.00. (Berry)

Upon a motion by Councilmember Hopkins and a second by Councilmember Koehne, the Council voted six (6) for and none (0) opposed to authorize agreement with Harley Ellis Devereaux. The motion carried.

RESULT: APPROVED [UNANIMOUS]
MOVER: Andy Hopkins, Place 3
SECONDER: Mindy Koehne, Place 5
AYES: Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne

- H. Consider and act to authorize the City Manager to execute an Interlocal Agreement with the Town of Prosper for improvements to Parvin Road and Frontier Parkway. (Brawner)

Upon a motion by Councilmember Hopkins and a second by Councilmember Koehne, the Council voted six (6) for and none (0) opposed to authorize Interlocal Agreement with the Town of Prosper. The motion carried.

RESULT: APPROVED [UNANIMOUS]
MOVER: Andy Hopkins, Place 3
SECONDER: Mindy Koehne, Place 5
AYES: Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne

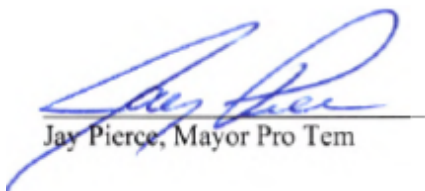
- I. Consider and act to award bid 2022-033 for Parvin Road Paving Improvements to Apple Pavement Services in the amount of \$3,358,833.18 plus a ten percent contingency in an amount of \$335,883.32 for an total amount not to exceed \$3,694,716.50. (Berry)

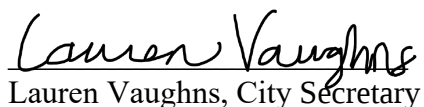
Upon a motion by Councilmember Koehne and a second by Councilmember Wigginton, the Council voted six (6) for and none (0) opposed to award bid to Apple Pavement Services. The motion carried.

RESULT: APPROVED [UNANIMOUS]
MOVER: Mindy Koehne, Place 5
SECONDER: Wendie Wigginton, Place 4
AYES: Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne

X. **ADJOURNMENT:**

Mayor Terry adjourned the Regular Meeting of the Celina City Council at 6:57 p.m. on Tuesday, April 11, 2023.


Jay Pierce, Mayor Pro Tem


Lauren Vaughns, City Secretary

May 9, 2023
Date Minutes Approved