



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, FEBRUARY 13, 2024
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 5:01 p.m. on Tuesday, February 13, 2024, and announced a quorum was present.

Attendee Name	Organization	Title	Status	Left
Ryan Tubbs	City of Celina	Mayor	Present	
Philip Ferguson	City of Celina	Place 1	Present	
Jay Pierce	City of Celina	Place 2	Present	10:54 PM
Andy Hopkins	City of Celina	Place 3	Present	
Wendie Wigginton	City of Celina	Place 4	Present	
Mindy Koehne	City of Celina	Place 5	Present	
Brandon Grumbles	City of Celina	Place 6	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.)

The Celina City Council convened into Executive Session at 5:03 p.m.

Texas Government Code Section 551.071 Consultation with Attorney:

- A. Discussion regarding Senate Bill 2038 of the 88th Regular Legislative Session
- B. Discussion regarding Shea Scott v. City of Celina - Cause No. DC-20-18195
- C. Discussion regarding The City of Celina v. Blue Angus Ranch, LP.
- D. Discussion of DNT Batch Plant locations
- E. Discussion of Upper Trinity Regional Water District Doe Branch Contract

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

- F. Discussion regarding Project Spark.
- G. Discussion regarding Project Heyday.
- H. Discussion regarding Project Celina Gateway.
- I. Discussion regarding a potential incentive agreement with a new downtown office building in the Entertainment District.
- J. Discussion regarding land acquisition generally located south of Ash Street and west of Oklahoma Dr.

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

- K. Discussion regarding possible land acquisition of 10317 CR 106 (Brawner)
- L. Discussion of land acquisition for water and sewer easements related to Serenade residential development (Brawner)
- M. Discussion regarding right-of-entry to 15963 Parvin Road (Brawner)
- N. Discussion of Lifeway Church Development Agreement. (McAfee)

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.075 Personnel Matters:

- O. Duties of City Attorney.

Reconvene into Open Session to consider and take action, if any, on matters discussed during Executive Session.

The Celina City Council reconvened into Open Session at 6:01 p.m.

IV. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE: (to begin at 6:00 PM)

- A. Check presentation for Celina Gift Tour nonprofit recipient. (McCarroll)
Josh McCarroll, Business Retention & Expansion Specialist, presented the Celina Gift Tour check to Donkey & Equine Haven USA.
- B. Proclamation for Engineers Week (Tubbs)
Mayor Tubbs proclaimed February 18-24, 2024 as Engineers Week.

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Discussion regarding the designation of paths for multi-modal transportation to include golf carts, e-bikes, electric scooters, etc. (Satarino)
Anthony Satarino, Strategic Services Director, led the discussion of the designation of paths for multi-modal transportation.
- B. Discussion regarding rental registration (McAfee)
Dusty McAfee, Executive Director of Development services, and Mike Green, Community Services Director, led the discussion of rental registrations.
- C. Discussion of 2024 CIP Projects (Brawner)
Kimberly Brawner, Assistant City Manager, led the discussion of the 2024 CIP projects.

- D. Discussion regarding Upper Trinity Regional Water Utility District Doe Branch Expansion Contract (Brawner)
Kimberly Brawner, Assistant City Manager, led the discussion of the Upper Trinity Regional Water Utility District Doe Branch Expansion Contract.
- E. Discussion regarding batch plant location related to North Dallas Tollway (Brawner)
Kimberly Brawner, Assistant City Manager, led the discussion of a batch plant relatively located on the North Dallas Tollway.
- F. Discussion of Boards and Commission Policy (Satarino)
Anthony Satarino, Strategic Services Director, led the discussion of the Boards and Commission Policy.

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.

The following individuals spoke regarding a batch plant location:

Zill Khan
Anna Moore
Vijay Reddy
Frank Alamo

Renen Riback spoke regarding Project Celina Gateway.
Danan Quigley and Matthew Ruiz spoke regarding the Thomas Tract.
Eddie Cawlfild spoke regarding City staff.
Melissa Gresham spoke regarding Run Celina 2024 events.
Matthew Kiran spoke regarding TIRZ.

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.

Item K was removed from Consent by Deputy Mayor Pro Tem Wigginton.

Upon a motion by Mayor Pro Tem Pierce and a second by Councilmember Hopkins, the Council voted six (6) and none (0) opposed to approve all remaining items (A, B, C, D, E, F, G, H, I, J, L, M, and N) on the Consent Agenda. The motion carried.

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

A. Minutes Approval:

1. City Council - Special Meeting - August 19, 2023 9:00 AM
2. City Council - Regular Meeting - January 9, 2024 5:00 PM
3. City Council - Special Meeting - January 29, 2024 3:00 PM

B. Consider and act to award Bid 2024-085 for Earthman Park Signage to Legacy Signs of Texas in an amount not to exceed \$99,325.00. (Quigley)

C. Consider and act to award RFP 2024-090 to BSN Sports for Soccer Uniforms, at the unit process

- listed, in an estimated annual amount of \$45,000.00 for a contract term not to exceed \$225,000.00 for five years. (Quigley)
- D. Consider and act to approve amendment #1 for Sunset Blvd. Street Improvements with Westwood Professional Services, for an amount not to exceed \$64,600.00. (Quigley)
- E. Consider and act to authorize the City Manager to execute an agreement with Oncor Electric Delivery, LLC for the burial of electric lines on the Downtown Inner Loop Phase 1 project in for an amount not to exceed \$255,094.96. (Glasgow)
- F. Review and acceptance of the Quarterly Investment Report for the period ended December 31, 2023. (Bromiley)
- G. Consider and act to approve the acceptance of the sub-grant for the Hazard Mitigation Grant Program (HMGP) for the Celina Warning Siren System and authorize the City Manager to sign the terms and conditions of the grant. (Metdker)
- H. Consider and act to approve a work authorization for the design of the Arizona Drive Improvements from Walnut Street to Pecan Street with Kimley Horn and Associates for the amount not to exceed \$145,400.00. (Berry)
- I. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately 64 acres within the Extraterritorial Jurisdiction (ETJ); generally located at the southwest and southeast corners of Dallas Parkway and Light Farms Way. (Celina 64 – C-3 Expedited Annexation Service Agreement) (Mohan)
- J. Consider and act to authorize a Partnership Agreement between the City of Celina and First Celina Baptist Church for the annual Easter Egg Hunt to be held at Old Celina Park on Saturday, March 30, 2024. (Monaco)
- L. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, ordering and calling a General Election for the purpose of electing a Councilmember for Place 2 and a Councilmember for Place 3 for three (3) year terms each; authorizing a joint election with the Collin County Elections Administrator, Denton County Elections Administrator and the political subdivisions located entirely or partially inside the boundaries of each county to be held on May 4, 2024. (Quinn)

RESOLUTION NO. 2024-6R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ORDERING AND CALLING A GENERAL ELECTION FOR THE PURPOSE OF ELECTING A COUNCILMEMBER FOR PLACE 2, AND A COUNCILMEMBER FOR PLACE 3 FOR THREE (3) YEAR TERMS EACH; AUTHORIZING A JOINT ELECTION WITH THE COLLIN COUNTY ELECTIONS ADMINISTRATOR, DENTON COUNTY ELECTIONS ADMINISTRATOR AND THE POLITICAL SUBDIVISIONS LOCATED ENTIRELY OR PARTIALLY INSIDE THE BOUNDARIES OF EACH COUNTY TO BE HELD ON MAY 4, 2024; PROVIDING FOR ALL NECESSARY ACTIONS; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

- M. Consider and act upon a Resolution of the City Council authorizing the execution by the City of Celina of conveyance documents necessary to effectuate the acquisition of right-of-way and easements for Coit Road and Glendenning Extension project; and providing for an effective date. (Glasgow)

RESOLUTION NO. 2024-7R

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE NEGOTIATION AND EXECUTION BY THE CITY MANAGER OF CONVEYANCE DOCUMENTS NECESSARY TO EFFECTUATE THE ACQUISITION OF RIGHT OF WAY AND EASEMENTS FOR THE COIT ROAD AND OLD GLENDENNING PARKWAY EXTENSION PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE

- N. Consider and act upon an Ordinance of the City of Celina 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. (City - Bromiley)

ORDINANCE NO. 2024-3

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 FISCAL YEAR 2023-2024 BUDGET FOR THE CITY OF CELINA, TEXAS, REALLOCATING FUNDS BETWEEN ACCOUNTS PURSUANT TO EXHIBIT "A", ATTACHED HERETO AND INCORPORATED INTO THIS ORDINANCE; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR FILING OF THE AMENDED BUDGET AND ORDINANCE; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

ITEM REMOVED FROM CONSENT FOR INDIVIDUAL CONSIDERATION

- K. Consider and act to authorize a Change Order with Quality Excavation to add a new alley on Colorado for an amount not to exceed \$73,587.99. (Berry)
Mayor Pro Tem Pierce left the dais temporarily.

Upon a motion by Councilmember Wigginton and a second by Councilmember Hopkins, the Council voted five (5) for and none (0) opposed to authorize a Change Order with Quality Excavation for an amount not to exceed \$73,587.99. The motion carried.

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

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by rezoning approximately 1.2 acres to Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO); generally located west of Preston Road and approximately 825 feet north of Founders Lane, within the City Limits. (910 N Preston – Rezoning) (Mohan)
Mayor Pro Tem Pierce returned to the dais.

Mayor Tubbs opened the public hearing at 8:54 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:54 PM.

Upon a motion by Councilmember Ferguson and a second by Councilmember Hopkins, the

Council voted six (6) for and none (0) to approve Ordinance 2024-4. The motion carried.

RESULT:	Passed
MOVER:	Councilmember, Place 1 Philip Ferguson
SECONDER:	Councilmember, Place 3 Andy Hopkins
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Brandon Grumbles
NAYES:	None

ORDINANCE NO. 2024-4

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS APPROXIMATELY 1.2 ACRES LOCATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 170, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED WEST OF PRESTON ROAD AND APPROXIMATELY 825 FEET NORTH OF FOUNDERS LANE; AS DESCRIBED IN EXHIBIT "A" AND INCORPORATED HEREIN TO BE REZONED FROM AGRICULTURAL DISTRICT (AG) TO COMMERCIAL, OFFICE, & RETAIL DISTRICT (C) WITH THE PRESTON ROAD OVERLAY (PRO); PROVIDING FOR INCORPORATION OF PREMISES, FINDINGS, AMENDMENT OF ZONING CLASSIFICATION, ZONING DESIGNATION AND DEVELOPMENT REGULATIONS, REVISION OF ZONING MAP, COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 PER OFFENSE AND OTHER ENFORCEMENT MECHANISMS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

- B. Conduct a public hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 64 acres; generally located at the southwest and southeast corners of Dallas Parkway and Light Farms Way, within the Extraterritorial Jurisdiction (ETJ). (Celina 64 – C-3 Expedited Annexation) (Mohan)

Mayor Tubbs opened the public hearing at 8:56 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:56 PM.

Upon a motion by Councilmember Hopkins and a second by Councilmember Ferguson, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2024-5. The motion carried.

RESULT:	Passed
MOVER:	Councilmember, Place 3 Andy Hopkins
SECONDER:	Councilmember, Place 1 Philip Ferguson
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Brandon Grumbles
NAYES:	None

ORDINANCE NO. 2024-5

AN ORDINANCE OF THE CITY OF CELINA, TEXAS, ADOPTING THE ANNEXATION OF CERTAIN TERRITORY LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF CELINA, TEXAS, TO WIT: BEING APPROXIMATELY 64 ACRES OF LAND, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN AND GRAPHICALLY DEPICTED IN EXHIBIT "A", SUCH TRACT IS GENERALLY LOCATED AT THE SOUTHWEST AND SOUTHEAST CORNERS OF DALLAS PARKWAY AND LIGHT FARMS WAY, AND ALL ADJACENT RIGHTS-OF- WAY; PROVIDING FOR INCORPORATION OF PREMISES, AMENDING OF THE OFFICIAL CITY MAP, AND ACKNOWLEDGING A

SERVICE PLAN; REQUIRING THE FILING OF THIS ORDINANCE WITH THE COUNTY CLERK; PRESCRIBING FOR EFFECT ON TERRITORY, GRANTING AS APPROPRIATE TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY OF CELINA, TEXAS; PROVIDING CUMULATIVE REPEALER, SEVERABILITY AND SAVINGS CLAUSES; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

- C. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 64 acres to the Dallas North Tollway Overlay District (DNTD); generally located at the southwest and southeast corners of Dallas Parkway and Light Farms Way. (Celina 64 – Zoning) (Mohan)

Mayor Tubbs opened the public hearing at 8:57 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:57 PM.

Upon a motion by Councilmember Wigginton and a second by Councilmember Koehne, the Council voted six (6) for and none (0) to approve Ordinance No. 2024-6. The motion carried.

RESULT:	Passed
MOVER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
SECONDER:	Councilmember, Place 5 Mindy Koehne
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Brandon Grumbles
NAYES:	None

ORDINANCE NO. 2024-6

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS APPROXIMATELY 64 ACRES LOCATED IN THE SPENCER RICE SURVEY, ABSTRACT NO. 787, CITY OF CELINA, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED AT THE SOUTHWEST AND SOUTHEAST CORNERS OF DALLAS PARKWAY AND LIGHT FARMS WAY; AS DESCRIBED IN EXHIBIT □□□ AND INCORPORATED HEREIN TO BE ZONED TO THE DALLAS NORTH TOLLWAY OVERLAY DISTRICT (DNTD); PROVIDING FOR INCORPORATION OF PREMISES, FINDINGS, AMENDMENT OF ZONING CLASSIFICATION, ZONING DESIGNATION AND DEVELOPMENT REGULATIONS, REVISION OF ZONING MAP, COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 PER OFFENSE AND OTHER ENFORCEMENT MECHANISMS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

- D. Conduct a public hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 12 acres; generally located west of FM 455 and approximately 435 feet south of future J Fred Smith Parkway, within the Extraterritorial Jurisdiction (ETJ). (Legacy Townhomes – C-3 Expedited Annexation) (Mohan)

Mayor Tubbs opened the public hearing at 8:59 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:59 PM.

Upon a motion by Councilmember Wigginton and a second by Councilmember Hopkins, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2024-8. 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, Brandon Grumbles
NAYES:	None

ORDINANCE NO. 2024-7

AN ORDINANCE OF THE CITY OF CELINA, TEXAS, ADOPTING THE ANNEXATION OF CERTAIN TERRITORY LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF CELINA, TEXAS, TO WIT: BEING AN APPROXIMATELY 12 ACRE TRACT OF LAND, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AND GRAPHICALLY DEPICTED IN EXHIBIT "A", SUCH TRACT IS GENERALLY LOCATED WEST OF FM 455 AND APPROXIMATELY 435 FEET SOUTH OF FUTURE J FRED SMITH PARKWAY, AND ALL ADJACENT RIGHTS-OF- WAY; PROVIDING FOR INCORPORATION OF PREMISES, AMENDING OF THE OFFICIAL CITY MAP, AND ACKNOWLEDGING A SERVICE PLAN; REQUIRING THE FILING OF THIS ORDINANCE WITH THE COUNTY CLERK; PRESCRIBING FOR EFFECT ON TERRITORY, GRANTING AS APPROPRIATE TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY OF CELINA, TEXAS; PROVIDING CUMULATIVE REPEALER, SEVERABILITY AND SAVINGS CLAUSES; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

- E. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 12 acres to a Planned Development (PD) with Single-Family Residential, Attached District (SF-A) or Multi-Family, Horizontal District (MF-0) base zoning, and modified development standards; generally located west of FM 455 and approximately 435 feet south of future J Fred Smith Parkway. (Legacy Townhomes – PD Zoning) (Mohan)

Mayor Tubbs opened the public hearing at 9:00 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 9:00 PM.

Upon a motion by Mayor Pro Tem Pierce and a second by Councilmember Hopkins, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2024-8. 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, Brandon Grumbles
NAYES:	None

ORDINANCE NO. 2024-8

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS APPROXIMATELY 12 ACRES LOCATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 168, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED WEST OF FM 455 AND APPROXIMATELY 435 FEET SOUTH OF FUTURE J FRED SMITH PARKWAY; AS DESCRIBED IN EXHIBIT "A" AND INCORPORATED HEREIN TO BE ZONED "PD" PLANNED DEVELOPMENT DISTRICT NO. 149 WITH A BASE ZONING OF SINGLE-FAMILY RESIDENTIAL,

ATTACHED DISTRICT (SF-A) OR MULTI-FAMILY, HORIZONTAL DISTRICT (MF-0), AND MODIFIED DEVELOPMENT STANDARDS; PROVIDING FOR INCORPORATION OF PREMISES, FINDINGS, AMENDMENT OF ZONING CLASSIFICATION, ZONING DESIGNATION AND DEVELOPMENT REGULATIONS, REVISION OF ZONING MAP, COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 PER OFFENSE AND OTHER ENFORCEMENT MECHANISMS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

- F. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by amending approximately 641 acres of Planned Development (PD) No. 70 with Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Mixed-Use District (MU) base zoning, and modified development standards; generally located west and east of Custer Road and north of County Road 130, within the City Limits. (Rainwater (O'Donnell Tract) – PD Amendment) (Mohan)

Mayor Tubbs opened the public hearing at 9:02 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 9:02 PM.

Upon a motion by Mayor Pro Tem Pierce and a second by Councilmember Ferguson, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2024-9. 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, Brandon Grumbles
NAYES:	None

ORDINANCE NO. 2024-9

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE REZONING OF LAND THAT IS APPROXIMATELY 641 ACRES LOCATED IN THE B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 130, THE H. CULWELL SURVEY, ABSTRACT NO. 186, THE J. CULWELL SURVEY, ABSTRACT NO. 208, THE G. JOY SURVEY, ABSTRACT NO. 488, AND THE B. HAILE SURVEY, ABSTRACT NO. 397, COLLIN COUNTY, TEXAS; GENERALLY LOCATED WEST AND EAST OF CUSTER ROAD AND NORTH OF COUNTY ROAD 130; AS DESCRIBED IN EXHIBIT “A” AND INCORPORATED HEREIN TO AMEND PLANNED DEVELOPMENT NO. 70 (PD-70), WITH SINGLE-FAMILY RESIDENTIAL, DETACHED DISTRICT (SF-R), SINGLE-FAMILY RESIDENTIAL, ATTACHED DISTRICT (SF-A), AND MIXED-USE DISTRICT (MU) BASE ZONING, AND MODIFIED DEVELOPMENT STANDARDS; PROVIDING FOR INCORPORATION OF PREMISES, FINDINGS, AMENDMENT OF ZONING CLASSIFICATION, ZONING DESIGNATION AND DEVELOPMENT REGULATIONS, REVISION OF ZONING MAP, COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 PER OFFENSE AND OTHER ENFORCEMENT MECHANISMS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

- G. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by rezoning approximately 33 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R) base zoning, and modified development standards; generally located west of Legacy Drive and approximately 775 feet south of Punk Carter Parkway, within the City Limits. (Stiles Tract (Estates on Legacy) – PD Zoning)

(McAfee)

Mayor Tubbs opened the public hearing at 9:10 p.m.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 9:10 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 Ordinance No. 2024-10. 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, Brandon Grumbles
NAYES:	None

ORDINANCE NO. 2024-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS APPROXIMATELY 33 ACRES LOCATED IN THE R. COWAN SURVEY, ABSTRACT NO. 211, DENTON COUNTY, TEXAS, AND GENERALLY LOCATED WEST OF LEGACY DRIVE AND APPROXIMATELY 775 FEET SOUTH OF PUNK CARTER PARKWAY; AS DESCRIBED IN EXHIBIT "A" AND INCORPORATED HEREIN TO BE ZONED "PD" PLANNED DEVELOPMENT DISTRICT NO. 150 WITH A BASE ZONING OF SINGLE-FAMILY RESIDENTIAL, DETACHED DISTRICT (SF-R), AND MODIFIED DEVELOPMENT STANDARDS; PROVIDING FOR INCORPORATION OF PREMISES, FINDINGS, AMENDMENT OF ZONING CLASSIFICATION, ZONING DESIGNATION AND DEVELOPMENT REGULATIONS, REVISION OF ZONING MAP, COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 PER OFFENSE AND OTHER ENFORCEMENT MECHANISMS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

- H. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by amending approximately 30 acres of Planned Development (PD) No. 17 with the Dallas North Tollway Overlay District (DNTO) base zoning, and modified development standards; generally located east of Dallas Parkway and approximately 1,200 feet south of future Glendenning Parkway, within the City Limits. (Thomas Tract – PD Amendment) (McAfee)

Mayor Tubbs opened the public hearing at 9:33 p.m.

Rob Daake spoke regarding the item.

Rex Glendenning spoke regarding the item.

Upon a motion by Councilmember Hopkins and a second by Councilmember Wigginton, the Council voted five (5) for and one (1) opposed to table the item until the April 9, 2024, City Council meeting. The motion carried.

RESULT:	Tabled – April 9, 2024
MOVER:	Councilmember, Place 3 Andy Hopkins
SECONDER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
AYES:	Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Brandon Grumbles
NAYES:	Jay Pierce

ORDINANCE NO. 2024-11**BECAUSE THIS ITEM WAS TABLED, THIS ORDINANCE NO. WAS NOT USED..**

- I. Conduct a public hearing to consider and act upon an Ordinance of the City of Celina, abandoning County Road 50 from Frontier Parkway to approximately 1,672 feet north, as more particularly described and depicted in Exhibit "A", to the abutting owners; and providing an effective date. (Glasgow)

Mayor Tubbs opened the public hearing at 9:50 p.m.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 9:50 p.m.

Upon a motion by Councilmember Ferguson and a second by Councilmember Hopkins, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2024- 12. The motion carried.

RESULT:	Passed
MOVER:	Councilmember, Place 1 Philip Ferguson
SECONDER:	Councilmember, Place 3 Andy Hopkins
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Brandon Grumbles
NAYES:	None

ORDINANCE NO. 2024-12

AN ORDINANCE ABANDONING AND VACATING APPROXIMATELY 1.151 ACRE UNIMPROVED RIGHT-OF-WAY GENERALLY LOCATED NORTHEAST OF THE INTERSECTION OF FRONTIER PARKWAY AND DALLAS PARKWAY AND WEST OF CARLISLE COURT, SITUATED IN THE COLLIN COUNTY JOHN RAGSDALE SURVEY, ABSTRACT NO. 734, COLLIN COUNTY, TEXAS, AND COLLIN COUNTY F.D. GARY SURVEY, ABSTRACT NO. 361, COLLIN COUNTY, TEXAS.

IX. ACTION ITEM:

- A. Consider and act to authorize the City Manager to execute an Agreement by and between the City of Celina, Texas, and Buffalo Ridge Homeowner Association for a Neighborhood Integrity Program Grant. (2023 NIP - Buffalo Ridge HOA) (Satarino)

Upon a motion by Councilmember Hopkins and Councilmember Wigginton, the Council voted (6) for and none (0) opposed to approve to execute an Agreement by and between the City of Celina and the Buffalo Ridge Homeowner Association for a Neighborhood Integrity Grant. 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, Brandon Grumbles
NAYES:	None

- B. Consider and act to approve a work authorization for engineering services from TRC Engineers, Inc. for the 2024 Annual Street Maintenance (ASM) Program at an amount not to exceed \$204,940.00. (Berry)

Upon a motion by Councilmember Wigginton and a second by Councilmember Hopkins, the Council voted six (6) for and none (0) opposed to approve a work authorization for engineering services from TRC Engineers Inc. for the 2024 Annual Street Maintenance Program. 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, Brandon Grumbles
NAYES:	None

- C. Consider and act upon a Resolution accepting the results of the 2023 Tax Increment Reinvestment Zone Impact Study. (Stovall)
Upon a motion by Councilmember Koehne and a second by Councilmember Hopkins, the Council voted five (5) for and one (1) opposed to approve Resolution No. 2024-8R. The motion carried.

RESULT:	Passed
MOVER:	Mayor Pro Tem, Place 2 Jay Pierce
SECONDER:	Councilmember, Place 1 Philip Ferguson
AYES:	Jay Pierce, Philip Ferguson, Andy Hopkins, Mindy Koehne, Brandon Grumbles
NAYES:	Wendie Wigginton

RESOLUTION NO. 2024-8R

A RESOLUTION ACCEPTING THE RESULTS OF THE 2023 COMPREHENSIVE TAX INCREMENT REINVESTMENT ZONE IMPACT STUDY.

- D. Consider and act upon an amendment to the Amended and Restated Articles of Incorporation of the Celina Economic Development Corporation. (Bissett)
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 accept the amendment to the Amended and Restated Articles of Incorporation of the Celina Economic Development Corporation. 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, Brandon Grumbles
NAYES:	None

- E. Consider and act upon a Resolution selecting an artist and their mural concept to appear on Celina Fire Station #3 located at 4400 FM1385 (Satarino)
Upon a motion by Councilmember Wigginton and a second by Councilmember Ferguson, the Council voted six (6) for and none (0) opposed to accept Resolution No. 2024-9R.

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, Brandon Grumbles
NAYES:	None

RESOLUTION NO. 2024-9R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, APPROVING THE SELECTION OF ODESSA HELM AND THEIR MURAL CONCEPT TO APPEAR ON CELINA FIRE STATION #3 LOCATED AT 4400 FM1385.

Mayor Pro Tem Pierce retired from the meeting.

The Celina City Council reconvened into Executive Session at 10:54 PM.

X. EXECUTIVE SESSION: (CONTINUED)

The Celina City Council reconvened into Open Session at 11:58 PM.

- K. Consider and act upon a resolution of the City Council authorizing the execution by the City of Celina, Texas of conveyance documents and documents necessary to effectuate the acquisition of real property at 10317 CR 106. (Brawner)

Upon a motion by Councilmember Wigginton and a second by Councilmember Koehne, The Council voted five (5) for and none (0) opposed to approve Resolution No. 2024-4R. The motion carried.

RESULT:	Passed
MOVER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
SECONDER:	Councilmember, Place 5 Mindy Koehne
AYES:	Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Brandon Grumbles
NAYES:	None

RESOLUTION NO. 2024-4R

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE EXECUTION BY THE CITY OF CELINA, TEXAS OF CONVEYANCE DOCUMENTS AND DOCUMENTS NECESSARY TO EFFECTUATE THE ACQUISITION OF REAL PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

- 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 sewer easements totaling 1.338 acres and temporary construction easements totaling 3.113 acres for municipal purposes to install a public project, including but not limited to, public wastewater line, grading, drainage, 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 Williams C Lewis survey, abstract A0533, property IDs #2133702 and #2718653, Collin County, Texas, such properties are generally located on the northeast corner of future Stallcup Boulevard and Preston Road, and being more particularly described herein; providing notice of an official determination to acquire real properties for sewer 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 easements; ratifying prior documents made for acquisition of the easements; authorizing legal counsel to institute eminent domain proceedings on behalf of the city for the acquisition of the 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. (Brawner)

Councilmember Ferguson moved that the City Council of the City of Celina adopt Resolution No. 2024-5R and authorize the use of the power of eminent domain to acquire sewer easements totaling 1.338 acres and temporary construction easements totaling 3.113 acres on two real properties as portions of tracts of land generally described as being located in the Williams C Lewis Survey, Abstract A0533, Property ID's #2133702 AND #2718653, Collin County, Texas, such properties are generally located on the northeast corner of future Stallcup Boulevard 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 wastewater line, grading, drainage, such appurtenant facilities as may be necessary, and other public uses, with this motion and record vote applying to all units of property to be condemned. The results of the Roll Call Vote on Resolution No. 2024-5R were: Mayor Pro Tem Jay Pierce (absent), Deputy Mayor Pro Tem Wendie Wigginton (for), Councilmember Philip Ferguson (for), Councilmember Andy Hopkins (for), Councilmember Mindy Koehne (for), Councilmember Brandon Grumbles (for) Motion to

approve Resolution No. 2024-5R passed 5 to 0. The motion carried.

RESOLUTION NO. 2024-5R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS FINDING THAT A PUBLIC NECESSITY EXISTS AND AUTHORIZING CONDEMNATION TO ACQUIRE SEWER EASEMENTS TOTALING 1.338 ACRES AND TEMPORARY CONSTRUCTION EASEMENTS TOTALING 3.113 ACRES FOR MUNICIPAL PURPOSES TO INSTALL A PUBLIC PROJECT, INCLUDING BUT NOT LIMITED TO, PUBLIC WASTEWATER LINE, GRADING, DRAINAGE, 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 WILLIAMS C LEWIS SURVEY, ABSTRACT A0533, PROPERTY IDS #2133702 AND #2718653, COLLIN COUNTY, TEXAS, SUCH PROPERTIES ARE GENERALLY LOCATED ON THE NORTHEAST CORNER OF FUTURE STALLCUP BOULEVARD AND PRESTON ROAD, AND BEING MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING NOTICE OF AN OFFICIAL DETERMINATION TO ACQUIRE REAL PROPERTIES FOR SEWER 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 EASEMENTS; RATIFYING PRIOR DOCUMENTS MADE FOR ACQUISITION OF THE EASEMENTS; AUTHORIZING LEGAL COUNSEL TO INSTITUTE EMINENT DOMAIN PROCEEDINGS ON BEHALF OF THE CITY FOR THE ACQUISITION OF THE 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.

- M. Consider and act to authorize legal action for right of entry related to 15963 Parvin Road (Brawner)

Upon a motion by Councilmember Hopkins and a second by Councilmember Koehne, the Council five (5) for and none (0) opposed to approve the legal action for right of entry related to 15963 Parvin Road. The motion carried.

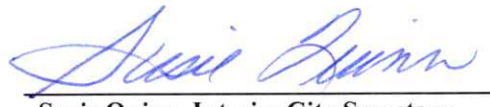
RESULT:	Passed
MOVER:	Councilmember, Place 3 Andy Hopkins
SECONDER:	Councilmember, Place 5 Mindy Koehne
AYES:	Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Brandon Grumbles
NAYES:	None

XI. ADJOURNMENT:

Mayor Tubbs adjourned the Regular Meeting of the Celina City Council at 12:01 AM.


Ryan Tubbs, Mayor




Susie Quinn, Interim City Secretary

2-14-2024
Date