



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, MARCH 7, 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 5:07 p.m. on Tuesday, March 7, 2024.

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	Absent	
Andy Hopkins	City of Celina	Place 3	Present	
Wendie Wigginton	City of Celina	Place 4	Present	
Mindy Koehne	City of Celina	Place 5	Present	9:27 p.m.
Brandon Grumbles	City of Celina	Place 6	Present	

II. 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 5:10 p.m.

Texas Government Code Section 551.071 Consultation with Attorney:

- A. Discussion regarding Shea Scott v. City of Celina - Cause No. DC-20-18195
- B. Discussion regarding the Willard Tract Land Development
- C. Discussion regarding the DNT Batch Plant Locations
- D. Discussion regarding a potential small business support program, including Micro Grants

- E. Discussion regarding security and legal claims
- F. Discussion regarding contract agreement with Upper Trinity Regional Water District Doe Branch Water Reclamation Plant

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

- G. Discussion regarding Project Spark

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

- H. Discussion regarding land acquisition generally located south of Ash Street and west of Oklahoma Drive

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 6:03 p.m.

III. PLEDGE OF ALLEGIANCE/INVOCATION:

Clients of the Cornerstone Ranch delivered the Pledge of Allegiance as well as the invocation.

IV. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

- A. Proclamation observing Public Procurement Month 2024
Mayor Tubbs proclaimed March 2024 as Public Procurement Month.
- B. Proclamation observing Surveyor's Week 2024
Mayor Tubbs proclaimed March 17 to March 23, 2024 as Surveyor's Week.
- C. Proclamation observing March as National Developmental Disabilities Month
Mayor Tubbs proclaimed March 2024 as National Development Disabilities Month.

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Discussion regarding a potential small business support program, including Micro Grants. (Satarino)
Anthony Satarino, Director of Strategic Services, discussed the Micro Grants program.
- B. Discussion regarding updates to the Landscaping Ordinance. (McAfee)
Dusty McAfee, Development Services Executive Director, discussed the updates to the Landscaping Ordinance.
- C. Discussion regarding updates to the Neighborhood Vision Book. (McAfee)
Dusty McAfee, Development Services Executive Director, discussed the updates to the Neighborhood Vision Book.
- D. Discussion regarding the contract with UTRWD for Doe Branch Water Reclamation Plant. (Brawner)
Kim Brawner, Assistant City Manager, and Karla Stovall, Assistant City Manager, discussed the Doe Branch expansion with Upper Trinity Regional Water District.

- E. Discussion regarding the proposed location of the temporary batch plant associated with the North Dallas Tollway Construction. (Brawner)
Kim Brawner, Assistant City Manager, discussed the batch plant location related to the North Dallas Tollway.

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.

Joe Keohrs spoke regarding Project Spark.

Tina Laumer spoke regarding the employee survey.

David Quick spoke regarding the sewer capacity.

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

A. Minutes Approval:

1. City Council - Special Meeting - May 16, 2023, 5:00 p.m.
2. City Council - Special Meeting - June 29, 2023, 5:00 p.m.
3. City Council - Regular Meeting - February 13, 2024, 5:00 p.m.

- C. Consider and act to authorize the City Manager to execute a work authorization with Freese and Nichols, Inc for the amount of \$370,690.00 for the design of the relocation of waterlines along FM 428. (Glasgow)
- D. Consider and act to award RFP 2024-084 for Construction Management Services (CMAR) to Dean Construction for Wilson Creek Park Phase 1 (P31) for a pre-construction fee of \$8,000 and a construction services fee of 2.5%. (Webb)
- E. Consider and act to award bid 2024-086 for Utility Bill Printing and Distribution to Dataprose, Inc. in an estimated annual amount of \$135,000 for a 5-year contract term total estimated amount of \$675,000.00. (Bromiley)
- F. Consider and act to authorize an Interlocal Arson Task Force Agreement by and between the City of Celina and Denton County. (Metdker)
- G. Consider and act to authorize a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately 1 acre within the Extraterritorial Jurisdiction (ETJ); generally located at the northeast corner of Preston Road and FM 455. (North 6 – C-3 Expedited Annexation Service Agreement) (Mohan)
- I. Consider and act to reject all bids relating to bid 2024-091 for Bookmobile Outfitting. (Shaw)
- J. Consider and act to reject all bids relating to bid 2024-079 Downtown Street Maintenance

Improvements for Arizona & Colorado (D56). (Glasgow)

- K. Consider and act on a Resolution to authorize the execution of a Performance Agreement by and between the Celina Economic Development Corporation and 3-D Performing Arts Academy, LLC. (Thomas)

RESOLUTION NO. 2024-10R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, APPROVING A PERFORMANCE AGREEMENT BY AND BETWEEN THE CELINA ECONOMIC DEVELOPMENT CORPORATION (HEREINAFTER REFERRED TO AS THE “CEDC”) AND 3-D PERFORMING ARTS ACADEMY, LLC (HEREINAFTER REFERRED TO AS THE “DEVELOPER”) FOR AN AMOUNT NOT TO EXCEED \$30,000.

- L. Consider and act on a Resolution to amend the “Amended and Restated Articles of Incorporation” of the Celina Economic Development Corporation. (Bissett)

RESOLUTION NO. 2024-11R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, APPROVING AND ADOPTING AN AMENDMENT TO THE AMENDED AND RESTATED ARTICLES OF INCORPORATION OF THE CELINA ECONOMIC DEVELOPMENT CORPORATION, A TYPE A ECONOMIC DEVELOPMENT CORPORATION, OPERATING PURSUANT TO CHAPTER 504 OF THE TEXAS LOCAL GOVERNMENT CODE; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

- M. Consider and act on a Resolution to approve the proposed cybersecurity assessment project for submittal to the Texas Public Safety Office’s (PSO) State and Local Cybersecurity grant program. (Alexander)

RESOLUTION NO. 2024-12R

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA APPROVING THE PROPOSED CELINA CYBERSECURITY ASSESSMENT PROJECT FOR SUBMITTAL TO THE TEXAS PUBLIC SAFETY OFFICE’S (PSO) STATE AND LOCAL CYBERSECURITY PROGRAM.

- N. Consider and act on a Resolution to approve the proposed mental health project for submittal to the Texas Public Safety Office’s (PSO) State grant program. (Cullison)

RESOLUTION NO. 2024-13R

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA APPROVING THE PROPOSED CELINA FIRST RESPONDER MENTAL HEALTH ASSISTANCE PROJECT FOR SUBMITTAL TO THE TEXAS PUBLIC SAFETY OFFICE’S (PSO) STATE AND LOCAL FIRST RESPONDER MENTAL HEALTH PROGRAM.

- O. Consider and act on an Ordinance to amend 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. (Bromiley)

ORDINANCE NO. 2024-13

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.

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act on an Ordinance on the voluntary annexation of approximately 15 acres; generally located south of County Road 106, and approximately 3,500 feet east of Preston Road, within the Extraterritorial Jurisdiction (ETJ). (Public Works Expansion – C-3 Expedited Annexation) (Mohan)
Mayor Tubbs opened the public hearing at 7:59 p.m.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 7:59 p.m.

Upon a motion by Councilmember Wigginton and a second by Councilmember Hopkins, the City Council voted five (5) for and none (0) opposed to approve Ordinance No. 2024-14. 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

ORDINANCE NO. 2024-14

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 15 ACRE TRACT OF LAND, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AND GRAPHICALLY DEPICTED IN EXHIBIT “A”, SUCH TRACT IS GENERALLY LOCATED SOUTH OF COUNTY ROAD 106 AND APPROXIMATELY 3,500 FEET EAST OF PRESTON ROAD, 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.

- B. Conduct a public hearing to consider and act on an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 15 acres to Community Facilities District (CF); generally located south of County Road 106, and approximately 3,500 feet east of Preston Road. (Public Works Expansion – Zoning) (Mohan)
Mayor Tubbs opened the public hearing at 8:00 p.m.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:00 p.m.

Upon a motion by Councilmember Hopkins and a second by Councilmember Wigginton, the Council voted (5) for and none (0) against to approve Ordinance No. 2024-15. The motion carried.

RESULT:	Passed
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:	None

ORDINANCE NO. 2024-15

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 15 ACRES LOCATED IN THE WILLIAM SHAWER SURVEY, ABSTRACT NO. 810, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED SOUTH OF COUNTY ROAD 106 AND APPROXIMATELY 3,500 FEET EAST OF PRESTON ROAD; AS DESCRIBED IN EXHIBIT "A" AND INCORPORATED HEREIN TO BE ZONED COMMUNITY FACILITIES DISTRICT (CF); 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.

- C. Conduct a public hearing to consider and act on an Ordinance on the voluntary annexation of approximately 1 acre; generally located at the northeast corner of Preston Road and FM 455, within the Extraterritorial Jurisdiction (ETJ). (North 6 – C-3 Expedited Annexation) (Mohan)

Jace Ousley spoke in support of the annexation.

Mayor Tubbs opened the public hearing at 8:11 p.m.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:11 p.m.

Upon a motion by Councilmember Wigginton and a second by Councilmember Hopkins, the Council voted five (5) for and none (0) opposed to approve Ordinance No. 2024-16. 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

ORDINANCE NO. 2024-16

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 1 ACRE TRACT OF LAND, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AND GRAPHICALLY DEPICTED IN EXHIBIT “A”, SUCH TRACT IS GENERALLY LOCATED AT THE NORTHEAST CORNER OF PRESTON ROAD AND FM 455, 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.

- D. Conduct a public hearing to consider and act on an Ordinance amending the Comprehensive Zoning Ordinance by amending approximately 53 acres of Planned Development (PD) No. 110 with Commercial, Office, & Retail District (C), Multi-Family, Urban Edge District (MF-2), Multi-Family, Urban Living District (MF-3), Single-Family Residential, Attached District (SF-A), and Single-Family Residential, Detached District (SF-R) and the Preston Road Overlay (PRO), with modified development standards, generally located at the northeast corner of Preston Road and FM 455. (North 6 – PD Amendment) (Mohan)
- Mayor Tubbs opened the public hearing at 8:12 p.m.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:12 p.m.

Upon a motion by Councilmember Wigginton and a second by Councilmember Koehne, the Council voted five (5) for and none (0) opposed to approve Ordinance No. 2024-17 dependent on the finalization of the percentages to be included in the approval document consistent with the layout of the design as submitted during the March 7, 2024, City Council Regular Meeting. 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

ORDINANCE 2024-17

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 53 ACRES LOCATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY #15, ABSTRACT NO. 170, AND THE J K RICE SURVEY, ABSTRACT NO. 767, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED AT THE NORTHEAST CORNER OF PRESTON ROAD AND FM 455; AS DESCRIBED IN EXHIBIT “A” AND INCORPORATED

HEREIN TO AMEND A PORTION OF PLANNED DEVELOPMENT NO. 110 (PD-110), WITH A BASE ZONING OF COMMERCIAL, OFFICE, & RETAIL DISTRICT (C), MULTI-FAMILY, URBAN EDGE DISTRICT (MF-2), MULTI-FAMILY, URBAN LIVING DISTRICT (MF-3), SINGLE-FAMILY RESIDENTIAL, ATTACHED DISTRICT (SF-A), AND SINGLE-FAMILY RESIDENTIAL, DETACHED DISTRICT (SF-R) AND THE PRESTON ROAD OVERLAY (PRO), WITH 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.

- E. Conduct a public hearing to consider and act on an Ordinance amending the Comprehensive Zoning Ordinance for a Specific Use Permit (SUP) to allow for Senior Living - Assisted & Advanced Care and Senior Living - Independent Living uses on approximately 16 acres; generally located west of Preston Road and approximately 400 feet south of John Campbell Trail, within the City Limits. (eVantage Senior Living – Specific Use Permit) (McAfee)
- Pankaj Srivastava spoke in support of the item.

Mayor Tubbs opened the public hearing at 8:26 p.m.

With no one wishing to speak, Mayor Tubbs closed the public at 8:26 p.m.

Upon a motion by Councilmember Hopkins and a second by Councilmember Grumbles, the Council voted five (5) for and none (0) opposed to approve Ordinance No. 2024-18. The motion carried.

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

ORDINANCE 2024-18

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 AN APPROXIMATELY 16 ACRE TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND #14 SURVEY, ABSTRACT NO. 167, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED WEST OF PRESTON ROAD AND APPROXIMATELY 400 FEET SOUTH OF JOHN CAMPBELL TRAIL, WITHIN THE CITY LIMITS; AS DESCRIBED IN EXHIBIT “A” AND DEPICTED IN EXHIBIT “B”, ATTACHED HERETO AND INCORPORATED HEREIN TO BE DESIGNATED AS COMMERCIAL, OFFICE, & RETAIL DISTRICT (C) WITH THE PRESTON ROAD OVERLAY (PRO) AND A SPECIFIC USE PERMIT PROVIDING FOR SENIOR LIVING – INDEPENDENT LIVING AND SENIOR LIVING – ASSISTED & ADVANCED CARE USES; PROVIDING FOR COMPLIANCE; PROVIDING FOR A PENALTY NOT TO

EXCEED \$2,000.00 AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES AND INCLUDING PROVISIONS FOR THE AUTHORIZATION TO SEEK INJUNCTIVE RELIEF TO ENJOIN VIOLATIONS WHICH CONSTITUTE AN IMMINENT HAZARD OR DANGER TO PUBLIC HEALTH AND SAFETY; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

IX. ACTION ITEM:

- A. Consider and act on all matters incident and related to (i) approving and authorizing publication of notice of intention to issue certificates of obligation and (ii) declaring the expectation to reimburse expenditures with proceeds of future debt, including the adoption of Resolutions pertaining to items (i) and (ii). (Stovall)
Jason Hughes spoke regarding the item.

Upon a motion by Councilmember Wigginton and a second by Councilmember Hopkins, the Council voted five (5) for and none (0) opposed to approve Resolution No. 2024-14R and Resolution No. 2024-15R. 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

RESOLUTION NO. 2024-14R

A RESOLUTION APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION.

RESOLUTION NO. 2024-15R

A RESOLUTION DECLARING EXPECTATION TO REIMBURSE EXPENDITURES WITH PROCEEDS OF FUTURE DEBT.

- B. Consider and act on acceptance of the Fiscal Year 2023 Audit, the Annual Comprehensive Financial Report (ACFR), and presentation by FORVIS. (Bromiley)
Councilmember Ferguson left dais temporarily.

Upon a motion by Councilmember Wigginton and a second by Councilmember Koehne, the Council voted four (4) and none (0) opposed to approve the Fiscal Year 2023 Audit, the Annual Comprehensive Financial Report (ACFR), and presentation by FORVIS.

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

- C. Consider and act to award bid 2024-076 for the construction of the Preston Road Green Ribbon Project to C. Green Scaping, LP in the amount of \$1,017,433.86 plus ten percent contingency in the amount of \$101,743.39 for a total amount not to exceed \$1,119,177.25.

(Webb)

Councilmember Ferguson returned to the dais.

Upon a motion by Councilmember Hopkins and a second by Councilmember Ferguson, the Council voted five (5) for and none (0) opposed to approve bid 2024-076 to C. Green Scaping, LP.

RESULT:	Passed
MOVER:	Councilmember, Place 3 Andy Hopkins
SECONDER:	Councilmember, Place 2 Philip Ferguson
AYES:	Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Brandon Grumbles
NAYES:	None

- D. Consider and act on a Resolution of the City of Celina, Texas, determining the costs of certain authorized improvements to be financed within Neighborhood Improvement Area #7 of the Wells South Public Improvement District; approving a preliminary amended and restated service plan and assessment plan, including a proposed Neighborhood Improvement Area #7 Assessment Roll; directing the filing of the proposed Neighborhood Improvement Area #7 Assessment Roll with the City Secretary; and providing for noticing and calling a public hearing on April 9, 2024, to consider an ordinance levying assessments on property located within Neighborhood Improvement Area #7 of the Wells South Public Improvement District. (Kearney)

Council entered into Executive Session at 9:00 p.m.

Council reconvened into Open Session at 9:09 p.m.

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. 2024-16R. The motion carried.

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

RESOLUTION NO. 2024-16R

A RESOLUTION OF THE CITY OF CELINA, TEXAS DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED WITHIN NEIGHBORHOOD IMPROVEMENT AREA #7 OF THE WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN UPDATED FOR NEIGHBORHOOD IMPROVEMENT AREA #7, INCLUDING A PROPOSED NEIGHBORHOOD IMPROVEMENT AREA #7 ASSESSMENT ROLL; DIRECTING THE FILING OF THE PROPOSED NEIGHBORHOOD IMPROVEMENT AREA #7 ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; NOTICING A PUBLIC HEARING FOR APRIL 9, 2024 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN NEIGHBORHOOD IMPROVEMENT AREA #7 OF THE WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND

RELATED THERETO.

Councilmember Koehne departed from the meeting.

The City Council meeting reconvened into Executive Session at 9:10 p.m.

X. EXECUTIVE SESSION: CONTINUED

The City Council reconvened into Open Session at 10:13 p.m.

- I. Consider and act on ratifying land acquisition agreement approved by the Celina EDC for acquisition of real property located south of Ash St. and west of Oklahoma Dr.

Upon a motion by Councilmember Wigginton and a second by Councilmember Hopkins, the Council voted four (4) for and none (0) opposed to approve the land acquisition agreement approved by the Celina EDC for the acquisition of real property located south of Ash Street and west of Oklahoma Drive.

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

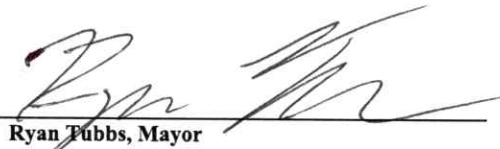
- J. Consider and act on ratifying agreement for Project Spark approved by the Celina EDC.

Upon a motion by Councilmember Wigginton and a second by Councilmember Hopkins, the Council voted four (4) for and none (0) opposed to approve the agreement for Project Spark. 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, Brandon Grumbles
NAYES:	None

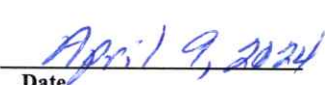
XI. ADJOURNMENT:

Mayor Tubbs adjourned the Regular Meeting of the Celina City Council at 10:14 p.m.


Ryan Tubbs, Mayor


Susie Quinn, Interim City Secretary




Date April 9, 2024