



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JANUARY 10, 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, January 10, 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. Presentation of the Texas Turf Grass Softball Field of the Year Award (Webb)

Cody Webb, Director of Parks and Recreation, presented the Texas Turf Grass Softball Field of the Year Award that was won by the Celina Parks Department.

B. Presentation of gift tour ticket funds to Grace Bridge (Jackson)

Lalaina Alvarez, Economic Development Corporation Project Coordinator, presented the Gift Tour Ticket funds to Grace Bridge.

C. Recognition of Celina Leadership Academy graduates (Hunn)

Shain Hunn, Director of Organizational Leadership, recognized all graduates of inaugural class of the Celina Leadership Academy.

- D. Recognition of Philip Ferguson for receiving the Texas Festival & Events Association Volunteer of the Year Award (Monaco)

Joe Monaco, Director of Marketing and Communications, recognized Philip Ferguson for winning the Texas Festival & Events Association Volunteer of the Year.

- E. Recognition of the City of Celina Marketing Department for receiving various Texas Festival & Events Association Awards (Monaco)

Joe Monaco, Director of Marketing and Communications, recognized the City of Celina Marketing Department for receiving various awards at the Texas Festival & Events Association annual conference.

- F. Presentation regarding the Managing Fire Officer Program at the National Fire Academy (Beamis)

Mark Medtger, Fire Chief, recognized Fire Captain Justin Beamis for his completion of the Managing Fire Officer certification program.

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Introduction of new employees, recognitions, promotions (Johnson, Metdker)

Stormy Johnson, Assistant Director of Finance, introduced new Senior Accountant Elizabeth McDonald.

- B. Discussion regarding any and/or all agenda items.

- C. EDC 2022 Year in Review. (Jackson)

Alexis Jackson, Executive Director of Economic Development Corporation, presented the EDC 2022 Year in Review.

- D. Presentation of the 2022 Community Engagement Survey Results. (Satarino)

Anthony Satarino, Director of Strategic Services, presented the results of the 2022 Community Engagement Survey.

- E. Discussion regarding potential PID bond refunding for Creeks of Legacy. (Stovall)

Karla Stovall, Assistant City Manager, reviewed the Creeks of Legacy Phase #1 Public Improvement District bonds refunding timeline and process.

- F. Discussion regarding Multi Family regulations. (McAfee)

Dusty McAfee, Executive Director of Public Services, gave an overview of an update to multi-family regulations.

- G. Discussion regarding social media live recordings. (Monaco)

Joe Monaco, Director of Marketing and Communications, led discussion regarding the schedule for 2023 Social Media Live recordings.

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

- 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, public road easements, drainage easements, and temporary construction easements for municipal purposes to install a public project, including but not limited to, public roadways, water and wastewater transmission lines, drainage facilities, grading, such appurtenant facilities as may be necessary, and other public uses, in real properties as portions of tracts of land generally described as being located in the Collin County School Land #14 Survey, Abstract A0167; in the John Cahill Survey, Abstract A0171; in the Lindsey Lewis Survey, Abstract A0532, in the Preston Hills III Addition, Blk A; in the Preston Hills III Addition, Blk B; in the Preston Hills III Addition, Blk C; in the Preston Hills III Addition Phase II, Blk C; in the McKinzie Wilhite Survey, Abstract A008; in the Bluewood Phase 3, Blk R; in the Bluewood Phase I, Blk R; in the Bluewood Phase 4, Blk I; in the Bluewood Phase 1, Blk S; in the Carter Ranch - Phase VB, Blk A; in the Carter Ranch - Phase III, Blk A; in the Carter Ranch - Phase III, Blk B; Collin County, Texas, such properties are generally located on the north and south side of East Ownsby Parkway and the south side of West Ownsby Parkway, and being more particularly described herein; providing notice of an official determination to acquire real properties for rights of way, road easements, drainage, water and sewer easements, and/or 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. Upon a motion by Councilmember Hopkins and a second by the Mayor Pro Tem Pierce, the Council voted five (5) for and one (1) opposed, with Councilmember Wigginton voting in opposition, to authorize the use of the power of eminent domain to acquire

- **Collin County School Land #14 Survey, Abstract A0167;**
- **John Cahill Survey, Abstract A0171**
- **Lindsey Lewis Survey, Abstract A0532,**
- **Preston Hills III Addition, Blk A;**
- **Preston Hills III Addition, Blk B;**
- **Preston Hills III Addition, Blk C;**
- **Preston Hills III Addition Phase II;**
- **Preston Hills III Addition Phase II, Blk C;**
- **McKinzie Wilhite Survey, Abstract A1008;**
- **Bluewood Phase 3, Blk R; Bluewood Phase I, Blk R;**
- **Bluewood Phase 4, Blk I;**

- **Bluewood Phase I, Blk S;**
- **Carter Ranch - Phase VB, Blk A;**
- **Carter Ranch-Phase III, Blk A; And**
- **Carter Ranch-Phase III, Blk B**

tracts of land generally located in the following locations: the north and south sides of E. Ownsby Parkway (east of Preston Road) and the south side of W. Ownsby Parkway (west of Preston Road), Collin County, Texas, (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, water, sewer and stormwater lines, drainage facilities, such appurtenant facilities as may be necessary, and other public uses, and adopt Resolution No. 2023-02R. The motion carried.

RESULT:	ADOPTED by roll call vote [5 TO 1]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Jay Pierce, Place 2
AYES:	Griggs, Ferguson, Pierce, Hopkins, Koehne
NAYS:	Wigginton

VII. CONSENT AGENDA:

Mayor Terry removed Consent Agenda item "B" to table for discussion at a later date and Consent Agenda item "C" for individual consideration.

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 all remaining items on the Consent Agenda. The motion carried.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jay Pierce, Place 2
SECONDER:	Philip Ferguson, Place 1
AYES:	Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne

- A. Consider and act to authorize an agreement for testing services with D&S Engineering Labs for the Legacy Hills WRF in an amount not to exceed \$168,441.00. (Berry)
- B. Authorize the City Manager of the City of Celina, Texas to enter into an agreement by and between City of Celina, Mustang Special Utility District, and G Bar 7, Ltd in Relation to Utility Service Provisions for an approximately 99-acre tract commonly known as the “Walker Tract” and Old Celina Ltd in relation to utility service provisions for an approximately 4.859-acre tract commonly known as the “Folsom Tract” (Brawner)
- C. Consider and act to authorize an agreement for engineering services with TRC Engineers for the Mustang Water CCN Application in an amount not to exceed \$21,930.00. (Berry)

- **Bluewood Phase I, Blk S;**
- **Carter Ranch - Phase VB, Blk A;**
- **Carter Ranch-Phase III, Blk A; And**
- **Carter Ranch-Phase III, Blk B**

tracts of land generally located in the following locations: the north and south sides of E. Ownsby Parkway (east of Preston Road) and the south side of W. Ownsby Parkway (west of Preston Road), Collin County, Texas, (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, water, sewer and stormwater lines, drainage facilities, such appurtenant facilities as may be necessary, and other public uses, and adopt Resolution No. 2023-02R. The motion carried.

RESULT:	ADOPTED [5 TO 1]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Jay Pierce, Place 2
AYES:	Griggs, Ferguson, Pierce, Hopkins, Koehne
NAYS:	Wigginton

VII. CONSENT AGENDA:

Mayor Terry removed Consent Agenda item "B" to table for discussion at a later date and Consent Agenda item "C" for individual consideration.

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 all remaining items on the Consent Agenda. The motion carried.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jay Pierce, Place 2
SECONDER:	Philip Ferguson, Place 1
AYES:	Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne

- A. Consider and act to authorize an agreement for testing services with D&S Engineering Labs for the Legacy Hills WRF in an amount not to exceed \$168,441.00. (Berry)
- B. Authorize the City Manager of the City of Celina, Texas to enter into an agreement by and between City of Celina, Mustang Special Utility District, and G Bar 7, Ltd in Relation to Utility Service Provisions for an approximately 99-acre tract commonly known as the “Walker Tract” and Old Celina Ltd in relation to utility service provisions for an approximately 4.859-acre tract commonly known as the “Folsom Tract” (Brawner)
- C. Consider and act to authorize an agreement for engineering services with TRC Engineers for the Mustang Water CCN Application in an amount not to exceed \$21,930.00. (Berry)

Mayor Pro Tem Pierce made motion to table Consent Agenda item C.

- D. 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)
- E. Consider and act upon a resolution of the City of Celina, Texas, determining the costs of certain Authorized Improvements to be financed within Phase #3 of the Cambridge Crossing Public Improvement District; approving a preliminary service plan and assessment plan updated for Phase #3, including a proposed Phase #3 Assessment Roll – Phase #3 Improvements and proposed Phase #3 Assessment Roll – Phase #3 Additional Projects; directing the filing of the proposed Assessment Rolls with the City Secretary; and providing for noticing and calling two public hearings on February 14, 2023, to consider two ordinance levying assessments on property located within Phase #3 of the Cambridge Crossing Public Improvement District. (Cambridge Crossing Phase #3 PID – Pre-SAP) (Pollard)
- F. Consider and act upon a resolution of the City of Celina, Texas, determining the costs of certain Authorized Improvements to be financed within Phase #7 of the Lakes at Mustang Ranch Public Improvement District; approving a preliminary amended and restated service plan and assessment plan updated for Phase #7, including a proposed Phase #7 Assessment Roll; directing the filing of the proposed Phase #7 Assessment Roll with the City Secretary; and providing for noticing and calling a public hearing on February 14, 2022, to consider an ordinance levying assessments on property located within Phase #7 of the Lakes at Mustang Ranch Public Improvement District. (Mustang Lakes Phase #7 PID – Pre-SAP) (Pollard)
- G. Consider and act upon a resolution of the City of Celina, Texas, determining the costs of certain Authorized Improvements to be financed within Improvement Area #1 and the Major Improvement Area of the North Sky Public Improvement District; approving a preliminary service plan and assessment plan, including a proposed Improvement Area #1 Assessment Roll and 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 February 14, 2023, to consider two ordinance levying assessments on property located within Improvement Area #1 and the Major Improvement Area, respectively, of the North Sky Public Improvement District. (North Sky PID – Pre-SAP) (Pollard)
- H. Consider and act upon a resolution of the City of Celina, Texas, determining the costs of certain Authorized Improvements to be financed within the Harper Estates Public Improvement District; approving a preliminary plan and assessment plan, including a proposed Assessment Roll; directing the filing of the proposed Assessment Roll with the City Secretary; and providing for noticing and calling a public hearing on February 14, 2022, to consider an ordinance levying assessments on property located within the Harper Estates Public Improvement District. (Harper Estates PID – Pre-SAP) (Pollard)

- I. Consider and act upon a Development Agreement between the City of Celina and 3G Investments, LLC, for approximately 3 acres, generally located at the southwest corner of Louisiana Drive and future J. Fred Smith Parkway, within the City Limits. (3G10 Facilities Agreement) (McAfee)

VIII. ACTION ITEM:

- A. Consider and act upon all matters incident and related to approving and authorizing publication of notice of intention to issue certificates of obligation, including the adoption of a resolution pertaining thereto. (Stovall)

Upon a motion by Councilmember Wigginton and a second by Councilmember Koehne, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2023-07R. The motion carried.

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

- B. Consider and act upon of all matters incident and related to declaring expectation to reimburse expenditures with proceeds of future debt, including the adoption of a resolution pertaining thereto. (Stovall)

Upon a motion by Councilmember Hopkins and a second by Councilmember Koehne, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2023-08R. The motion carried.

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

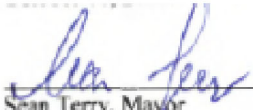
- C. Consider and act to purchase a modular building from Palomar Modular Buildings through a cooperative contract with BuyBoard in an amount not to exceed \$518,312.00. (Brawner)

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 the purchase of a modular building from Palomar Modular Buildings. The motion carried.

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

IX. ADJOURNMENT:

Mayor Terry adjourned the Regular Meeting of the Celina City Council at 7:39 p.m. on Tuesday, January 10, 2023.


Sean Terry, Mayor


Lauren Field, City Secretary



February 14, 2023

Date Minutes Approved