



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, MARCH 14, 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, March 14, 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	Absent	
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 a proclamation to the Celina Purchasing Department declaring March as, "National Procurement Month." (Terry)

Mayor Terry presented a proclamation to the Purchasing Department declaring March 2023 as, "National Purchasing Month."

- B. EDC March Monthly Local Business Report - Wizard Performance & Rehabilitation. (Alvarez)

Lalaina Alvarez, EDC Project Coordinator, introduced Wade Houchin with Wizard Performance and Rehabilitation.

- C. Presentation by the Celina Community Police Foundation. (Terry)

Mathew Eberius, with the Celina Community Police Foundation, presented an honorary check to the Celina Police Department.

- D. Recognition of 2022 Service and Core Value Awards and Employee of the Year Recipient. (Terry/Peters)

Mayor Terry recognized the Core Value & Service Awards and Employee of the Year winners.

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Discussion regarding any and/or all agenda items.
- B. Introduction of new employees, recognitions, promotions. (Metdker, Cullison)
- C. Overview of the 2022 Volunteer Appreciation Dinner and award process. (Mizzell)
- Jade Mizzell, Life Connected Manager, gave an overview of the upcoming 2022 Volunteer Appreciation Dinner and Awards.

V. OPEN FORUM:

Megan Hughey spoke regarding a traffic light at Light Farms Way and DNT.

VI. EXECUTIVE SESSION:

The Celina City Council convened into Executive Session at 5:32 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 tree fee mitigation waiver for property located along the west side of Dallas North Parkway and south of Punk Carter.

Reconvene Into Open Session

The Celina City Council reconvened into Open Session at 5:42 p.m.

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

No action taken.

VII. CONSENT AGENDA:

Upon a motion by Councilmember Koehne and a second by Mayor Pro Tem Pierce, the Council voted five (5) for and none (0) opposed to approve all items on the Consent Agenda. The motion carried.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mindy Koehne, Place 5
SECONDER:	Jay Pierce, Place 2
AYES:	Griggs, Ferguson, Pierce, Wigginton, Koehne
ABSENT:	Hopkins

A. Minutes Approval:

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

- B. Accept the resignation of Jessica Biwot and declare a vacancy on the Library Board. (Vaughns)
- C. Consider and act upon approval of a Joint General Election Contract for election services by and among the City of Celina, Collin County Elections Administrator, and political subdivisions of Collin County, and a Joint General Election Agreement by and among the City of Celina, Denton County Elections Administrator and political subdivisions of Denton County. (Vaughns)
- D. Consider and act to authorize the City Manager to execute an escrow letter Agreement by and among the City of Celina and MCREF SFR 1 Wilson Creek, LLC (Mill Creek Residential) for improvements of Choate Parkway and lighting for Coit Road; and providing for an effective date. (Glasgow)
- E. Consider and act to authorize an agreement with Lee Engineering for engineering services for the design of a traffic signal at the intersections of Dallas Parkway and Light Farms Way, Dallas Parkway and Punk Carter Parkway, and Dallas Parkway and the Outer Loop in an amount not to exceed \$112,500.00. (Berry)
- F. Consider and act to purchase computers from Dell Technologies through a cooperative contract with the State of Texas, Department of Information Resources (DIR) in an amount not to exceed \$175,000.00. (Berry)
- G. Consider and act to purchase electrical services from Trinity Lighting and Electrical Services through an annual contract with the City for an amount not to exceed \$218,900.00. (Quigley)
- H. Consider and act to award bid 2023-027 for Preston Road Water Line to Public Works to Maya Underground Contractors in an amount of \$2,863,744.45 plus ten percent contingency in the amount of \$286,374.45 for an amount not to exceed \$3,150,118.90. (Berry)
- I. Consider and act to authorize an agreement for engineering services for the design of the Coit Road Extension (Choate to Outer Loop) with Halff Associates in an amount not to exceed \$328,000.00. (Berry)

- J. Consider and act to authorize Amendment 2 for Fire Station 3 traffic signal to Crossland Construction Company in an amount of \$296,875.00 for a total GMP in an amount not to exceed \$15,048,672.00. (Berry)
- K. Consider and act to enter an Interlocal Agreement with the Celina Independent School District for shared use and maintenance of fiber optic cable. (Alexander)
- L. Consider and act upon a Resolution of the City Council of the City of Celina supporting the expansion and realignment of FM 428 to the east to intersect with Preston Road using CR 55/W. Glendenning Parkway. (Glasgow)
- M. Consider and act upon a Resolution authorizing continued participation with the Steering Committee of Cities served by Oncor; and authorizing the payment of ten cents per capita to the Steering Committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC. (Satarino)
- N. 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 water easements and temporary construction easement for the Dallas Parkway Waterline Project; and providing for an effective date. (Glasgow)
- O. Consider and act on a Resolution of the City Council authorizing the execution by the City of Celina, Texas, of conveyance documents necessary to effectuate the acquisition of right of way for CR 53 and Old Log Trail (from 1100 feet east of the intersection of CR 51 and CR 53 east-north to the intersection of Wycliffe Drive and Old Log Trail) project; and providing for an effective date. (Glasgow)
- P. Consider and act upon a Resolution of the City of Celina, Texas, accepting a petition seeking the creation of the Cross Creek Meadows Public Improvement District within the corporate boundaries of the City and calling for a public hearing for the City Council's April 11, 2023, meeting. (Cross Creek Meadows – PID Petition Resolution) (Pollard)
- Q. Consider and act upon a Resolution of the City of Celina, Texas, determining the costs of certain Phase #1 Improvements to be financed within Phase #1 of the Mosaic Public Improvement District; approving a preliminary service plan and assessment plan, including a proposed Phase #1 Assessment Roll; directing the filing of the proposed assessment roll with the City Secretary; and providing for noticing and calling a public hearing on April 11, 2023, to consider an ordinance levying assessments on property located within Phase #1 of the Mosaic Public Improvement District. (Mosaic PID – Pre-SAP Resolution) (Pollard)
- R. Consider and act upon a Resolution of the City of Celina, Texas, accepting a petition seeking the creation of the Parvin Public Improvement District within the extraterritorial jurisdiction of the City and calling for a public hearing for the City Council's April 11, 2023, meeting. (Celina Parvin 101 – PID Petition Resolution) (Pollard)

- S. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, to rename County Road 87 & a section of CR 90 to South Coit Road. (County Road 87 & Section of County Road 90 Name Change) (Colakovic)
- T. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, to rename a section of County Road 90 to Old Glendenning Road. (Section of County Road 90 Name Change) (Colakovic)
- U. 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)

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)

Upon a motion by Mayor Pro Tem Pierce and a second by Councilmember Wigginton, the Council voted five (5) for and none (0) opposed to table the item until the April 11, 2023 City Council meeting. The motion carried.

RESULT:	TABLED [UNANIMOUS]	Next: 4/11/2023 5:00 PM
MOVER:	Jay Pierce, Place 2	
SECONDER:	Wendie Wigginton, Place 4	
AYES:	Griggs, Ferguson, Pierce, Wigginton, Koehne	
ABSENT:	Hopkins	

- B. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance, by rezoning approximately 10 acres to a Planned Development (PD) with Dallas North Tollway Overlay District (DNTO) base zoning and the additional permitted use of Multi-Family, generally located at the northwest corner of future Celina Parkway and County Road 52, within the City Limits. (Coppell Lake Breeze – Rezoning) (McAfee)

Mayor Terry opened the public hearing at 5:59 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 5:59 p.m.

Upon a motion by Councilmember Wigginton and a second by Mayor Pro Tem Pierce, the Council voted five (5) for and none (0) opposed to approve Ordinance No. 2023-19. The motion carried.

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

- C. The Celina City Council will conduct a public hearing to consider testimony and act upon an Ordinance accepting and approving a final Mustang Lakes (Annex) Public Improvement District Service and Assessment Plan, including the Phase #1 Assessment Roll – Phase #1 Initial Projects; making a finding of special benefit to property within Phase #1 of the Mustang Lakes (Annex) 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 Phase #1 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Mustang Annex Ph 1 – Levy Ordinance) (Pollard)

Mayor Terry opened the public hearing at 6:02 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 6:02 p.m.

Upon a motion by Mayor Pro Tem Pierce and a second by Councilmember Wigginton, the Council voted five (5) for and none (0) opposed to approve Ordinance No. 2023-20. The motion carried.

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

- D. The Celina City Council will conduct a public hearing to consider testimony and act upon an Ordinance accepting and approving a final Mustang Lakes (Annex) Public Improvement District Service and Assessment Plan, including the Phase #1 Assessment Roll – Phase #1 Additional Major Improvements; making a finding of special benefit to property within Phase #1 of the Mustang Lakes (Annex) 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 Phase #1 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Mustang Annex Ph 1 Additional Projects – Levy Ordinance) (Pollard)

Mayor Terry opened the public hearing at 6:03 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 6:03 p.m.

Upon a motion by Mayor Pro Tem Pierce and a second by Councilmember Wigginton, the Council voted five (5) for and none (0) opposed to approve Ordinance No. 2023-21. The motion carried.

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

- E. The Celina City Council will conduct a public hearing to consider testimony and act upon an Ordinance accepting and approving a final Ten Mile Creek Public Improvement District Service and Assessment Plan, including the Major Improvement Area assessment roll; making a finding of special benefit to property within the Major Improvement Area of the Ten Mile Creek 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 Major Improvement Area assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Ten Mile Creek MIA – Levy Ordinance) (Pollard)

Mayor Terry opened the public hearing at 6:08 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 6:08 p.m.

Upon a motion by Councilmember Wigginton and a second by Mayor Pro Tem Pierce, the Council voted five (5) for and none (0) opposed to approve Ordinance No. 2023-22. The motion carried.

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

- F. The Celina City Council will conduct a public hearing to consider testimony and act upon an Ordinance accepting and approving a final Ten Mile Creek Public Improvement District Service and Assessment Plan, including the Improvement Area #1 assessment roll; making a finding of special benefit to property within Improvement Area #1 of the Ten Mile Creek 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 Improvement Area #1 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Ten Mile Creek IA #1 – Levy Ordinance) (Pollard)

Mayor Terry opened the public hearing at 6:09 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 6:09 p.m.

Upon a motion by Councilmember Griggs and a second by Councilmember Koehne, the Council voted five (5) for and none (0) opposed to approve Ordinance No. 2023-23. The motion carried.

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

IX. ACTION ITEM:

A. Consider and act to adopt the 2023-2025 Strategic Plan. (Satarino)

Upon a motion by Mayor Pro Tem Pierce and a second by Councilmember Wigginton, the Council voted five (5) for and none (0) opposed to approve the 2023-2025 Strategic Plan. The motion carried.

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

B. Consider and act upon a Marketing Services Agreement by and between the City of Celina, Texas, and the Celina Chamber of Commerce. (Satarino)

Upon a motion by Councilmember Koehne and a second by Councilmember Ferguson, the Council voted three (3) for and two (2) opposed, with Mayor Pro Tem Pierce and Councilmember Wigginton voting in opposition, to approve the Marketing Services Agreement with the Celina Chamber of Commerce. The motion carried.

RESULT:	APPROVED [3 TO 2]
MOVER:	Mindy Koehne, Place 5
SECONDER:	Philip Ferguson, Place 1
AYES:	Griggs, Ferguson, Koehne
NAYS:	Pierce, Wigginton
ABSENT:	Hopkins

C. Consider and act upon an Agreement by and between the City of Celina, Texas, and the Celina Chamber of Commerce for Economic Development. (Satarino)

Upon a motion by Councilmember Koehne and a second by Councilmember Ferguson, the Council voted four (4) for and one (1) opposed, with Councilmember Wigginton voting in

opposition, to approve the Economic Development Agreement with the Celina Chamber of Commerce. The motion carried.

RESULT:	APPROVED [4 TO 1]
MOVER:	Mindy Koehne, Place 5
SECONDER:	Philip Ferguson, Place 1
AYES:	Griggs, Ferguson, Pierce, Koehne
NAYS:	Wigginton
ABSENT:	Hopkins

D. Consider and act to appoint Anthony Satarino to the McKinney Urban Transit District (MUTD) Board as a representative for the City of Celina. (Satarino)

Upon a motion by Councilmember Wigginton and a second by Councilmember Koehne, the Council voted five (5) for and none (0) opposed to appoint Anthony Satarino, Strategic Services Director, to the MUTD Board. The motion carried.

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

E. Consider and act upon acceptance of the 2021-2022 Fiscal Year Audit, and presentation by FORVIS. (Bromiley)

Upon a motion by Councilmember Wigginton and a second by Councilmember Koehne, the Council voted five (5) for and none (0) opposed to approve the FY 2022 Audit. The motion carried.

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

F. Consider and act upon a Resolution of the City Council of the City of Celina Texas, adopting the City's Certificate of Convenience and Necessity Transfer Policy; repealing all conflicting policies; providing a severability clause; and providing for an effective date. (Brawner)

Upon a motion by Mayor Pro Tem Pierce and a second by Councilmember Wigginton, the Council voted five (5) for and none (0) opposed to approve the CCN Transfer Policy. The motion carried.

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

- G. 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 (Ten Mile Creek Public Improvement District Major Improvement Area Project); approving and authorizing related agreements; and providing an effective date. (Ten Mile Creek MIA – Bond Ordinance) (Pollard)

Upon a motion by Councilmember Wigginton and a second by Councilmember Griggs, the Council voted five (5) for and none (0) opposed to approve Ordinance No. 2023-24. The motion carried.

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

- H. 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 (Ten Mile Creek Public Improvement District Improvement Area #1 Project); approving and authorizing related agreements; and providing an effective date. (Ten Mile Creek IA #1 – Bond Ordinance) (Pollard)

Upon a motion by Councilmember Koehne and a second by Councilmember Wigginton, the Council voted five (5) for and none (0) opposed to approve Ordinance No. 2023-25. The motion carried.

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

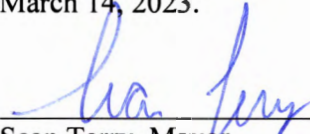
- I. Consider and act upon a Resolution approving and authorizing the Mayor to execute the PID Reimbursement Agreement – Mustang Lakes (Annex) Public Improvement District and resolve other related matters. (Mustang Annex – Reimbursement Agreement Resolution) (Pollard)

Upon a motion by Councilmember Wigginton and a second by Mayor Pro Tem Pierce, the Council voted five (5) for and none (0) opposed to approve Resolution No. 2023-26R. The motion carried.

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

X. ADJOURNMENT:

Mayor Terry adjourned the Regular Meeting of the Celina City Council at 6:49 p.m. on Tuesday, March 14, 2023.


Sean Terry, Mayor


Lauren Vaughns, City Secretary



APRIL 11, 2023

Date Minutes Approved