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CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, DECEMBER 12, 2023
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 5:00 PM on Tuesday, December 12, 2023, and announced a quorum was present.

Attendee Name	Organization	Title	Status	Arrived
Philip Ferguson	City of Celina	Place 1	Present	
Jay Pierce	City of Celina	Mayor Pro Tem	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	
Ryan Tubbs	City of Celina	Mayor	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 5:02 p.m.

Texas Government Code Section 551.071 Consultation with Attorney:

2. Discussion regarding modular buildings for Celina ISD.
3. Discussion regarding Randall Collins, et al v. City of Celina, Texas; Cause No. 429-05614-2022.
4. Discussion regarding Senate Bill 2038 of the 88th Regular Legislative Session.

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.087 Deliberation

of Economic Development Negotiations:

1. Discussion regarding Downtown Construction Impact Grants.

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

1. Discussion regarding 2024 Partnership Agreements.

Upon a motion by Councilmember Ferguson and a second by Councilmember Hopkins, the Council voted five (5) for and none (0) opposed to approve 2024 Partnership Agreements. 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
NAYES:	None

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

VI.

CONSENT AGENDA:

Mayor Tubbs removed item U from the Consent Agenda for individual consideration.

Upon a motion by Councilmember Ferguson and a second by Councilmember Wigginton, the Council voted five (5) for and none (0) opposed to approve all remaining items on the Consent Agenda. The motion carried.

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

A. Minutes Approval:

1. City Council - Special Called Meeting - November 14, 2023, 4:15 PM
2. City Council - Regular Meeting - November 14, 2023, 5:00 PM

B. Consider and act upon approval of an Investment Policy for the City of Celina. (Bromiley)

C. Consider and act to authorize contingency funds for the Legacy Hills Water Reclamation Facility (WRF) project Change Order 5 with Bar Constructors in an amount not to exceed \$239,417.73. (Berry)

D. Consider and act to authorize a Change Order 1 for Ownsby Parkway with RPMx in an amount not to exceed \$67,153.30. (Quigley)

E. Consider and act to authorize repairs to the original parking lot and sidewalks at Old Celina Park for the Parks Department from Nortex Lift and Concrete Stabilization through a cooperative contract with the City of Grand Prairie for an amount not to exceed \$78,963.37. (Berry)

F. Consider and act to approve a work authorization for Preston Road tree replacement design to Teague, Nall, and Perkins (TNP) in an amount not to exceed \$152,600.00. (Berry)

- G. Consider and act to approve a work authorization for engineering services for design construction plans for the Razor Sewer Interceptor project for an amount not to exceed \$286,204.50. (Berry)
- H. Consider and act to approve a work authorization for design services for the reconstruction of Marilee Road from Preston Road to Dallas Parkway with TRC Engineers for an amount not to exceed \$128,070.00. (Quigley)
- I. Consider and act to authorize the purchase of one vehicle for Development Services from Grapevine Dodge through a cooperative agreement with BuyBoard in an amount not to exceed \$38,948.00. (Sutton)
- J. Consider and act to purchase striping equipment for the Streets Department from Centerline through a cooperative contract with Buyboard for an amount not to exceed \$58,553.93. (Quigley)
- K. Consider and act to purchase fitness equipment for Fire Station #3 for the Fire Department from Fit Supply through a cooperative contract with Buyboard (Contract 665-22) for an amount not to exceed \$60,495.60. (Quigley)
- L. Consider and act to authorize the purchase of fitness equipment from Sorinex Exercise Equipment, Inc., for the Law Enforcement Center through a cooperative contract with Buyboard (Contract 665-22) for an amount not to exceed \$157,233.27. (Berry)
- M. Consider and act to purchase medical supplies and pharmaceuticals through an Interlocal Contract from Bound Tree Medical Supply in an amount not to exceed \$65,000.00. (Berry)
- N. Consider and act to authorize the purchase of cameras and software from Axon Enterprise for the Police Department in an annual amount not to exceed \$16,248.96, for a 60-month term not to exceed \$81,244.80. (Berry)
- O. Consider and act to authorize the fiscal year 2024 software license renewal for Microsoft EA from SHI through a cooperative contract with DIR (Contract DIR-TSO-4092) in an amount not to exceed \$133,225.76. (Berry)
- P. Consider and act to award Bid 2023-065 to Global Building Maintenance, Inc, for Janitorial Services in an annual amount of \$130,572.00 for a three-year term total amount not to exceed \$391,716.00. (Berry)
- Q. Consider and act to award Bid 2023-066 for Generator Preventative Maintenance and Service to Altorex, LLC, in an annual amount of \$51,464.15, for a three-year term total amount not to exceed \$154,392.45. (Berry)
- R. Consider and act to award RFP 2023-044 to ImageNet for copier lease and maintenance services through a cooperative agreement with DIR, Contract DIR-TSO-4159, in an annual amount of \$48,162.84 for a 36-month term amount not to exceed \$144,488.52. (Quigley)
- S. Consider and act to authorize the Interim City Manager to execute a Roadway Impact Fee Credit Agreement between the City of Celina and the Blue Star Development Group. (Brawner)

- V. Consider and act to authorize the Interim City Manager to execute an agreement with the Texas Parks and Wildlife Department for grant funding in an amount of \$750,000.00 for the construction of the Old Celina Park Playground. (Glasgow)
- W. Consider and act to authorize an Interlocal Agreement for fire protection services between the City of Celina and Denton County. (Metdker)
- X. Consider and act upon an amendment to the Hong Tract Development Agreement; generally located east of FM 1385 and approximately 1,250 feet north of future Frontier Parkway, within the City Limits. (Hong Tract – DA Amendment) (McAfee)
- Y. Consider and act upon a Resolution of the City Council of the City of Celina authorizing the execution by the City of Celina of conveyance documents necessary to effectuate the acquisition of wastewater easements and temporary construction easements for the Preston Road 12-inch and 18-inch wastewater (GA Moore Parkway to CR 134) project. (Glasgow)
- Z. Consider and act upon a Resolution of the City Council of the City of Celina consenting to the creation of Smiley Road Water Control and Improvement District; the division of Smiley Road Water Control and Improvement District into two districts; and the addition of certain lands into Smiley Road Water Control and Improvement District No. 1 or Smiley Road Water Control and Improvement District No. 2. (Smiley Road WCID) (Behringer)
- AA. Consider and act on 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 Choate Parkway from Kinship Parkway to Roseland Parkway project; and providing for an effective date. (Glasgow)
- BB. Consider and act upon an Ordinance of the City of Celina updating service credits (USC) 100% with transfers and 30% non-retroactive cost of living adjustment increase to annuitants, both annually repeating to be effective January 1, 2024. (Peters)
- CC. 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. (Bromiley)

ITEM REMOVED FROM CONSENT FOR INDIVIDUAL CONSIDERATION:

- U. Consider and act to approve a Separation Agreement and General Release by and between the Celina Economic Development Corporation and the Executive Director. (Thomas)
- Upon a motion by Councilmember Hopkins and a second by Mayor Pro Tem Pierce, the Council voted five (5) for and none (0) opposed to approve the Separation Agreement and General Release by and between the Celina Economic Development Corporation and the Executive Director. The motion carried.

RESULT:	Passed
MOVER:	Councilmember, Place 3 Andy Hopkins
SECONDER:	Mayor Pro Tem, Place 2 Jay Pierce
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne
NAYES:	None

V.

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.

Please note Anyone wishing to furnish the City Council with copies/handouts regarding their item of interest must provide 9 copies and present them to the City Secretary for distribution to the City Council.

The following individuals spoke regarding the former Economic Development Corporation Executive Director:

Joe Kohus	Michael Arani	Steven Adair
Tina Laumer	Tammie Walker	Katie Dunn
Jai Ellis	Audrea Weimer	Meagan Dungan
Dorothy Allen	Jarrah Calvert	Mikala Everson
Bryan Poche	Tawnia King	Bhadreseh Trivedi
Eddie Cawfield	Dana Draper	Joey Dawkins
Meredith May	Ryan Imhoff	Traci Miller
Jim Scano	Barabara Ireland	Brian Emridge
Brian Bender	David Bryant	Kristen Emridge
Ryan Wilcox	Rachel Baty	

IV.

WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS: (to begin at 6:00 p.m.)

The Mayor recessed the meeting at 6:59PM

The Celina City Council reconvened into Open Session at 7:05PM.

- A. Introduction of new employees, recognitions, promotions. (Mohan)
- B. Discussion regarding future Board and Commission meeting dates. (Stovall)
Anthony Satarino, Director of Strategic Services, spoke regarding updating Board and Commission meeting dates.
- C. Discussion regarding Christmas on the Square. (Monaco)
Joe Monaco, Director of Marketing and Communication, spoke regarding the Christmas on the Square.

VII.

PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance, by rezoning approximately 4 acres to Planned Development (PD) No. 77; generally located north of the Collin County Outer Loop and approximately 1,800 feet west of Preston Road, within the City Limits. (Ayala Tract – PD Zoning) (Mohan)
Mayor Tubbs opened the public hearing at 7:26 p.m.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 7:26 p.m.

Upon a motion by Councilmember Wigginton and a second by Mayor Pro Tem Pierce, the Council voted five (5) and none (0) to approve Ordinance No. 2023-126. The motion carried.

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
NAYES:	None

- B. Conduct a public hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 100 acres; generally located west of future Peterman Parkway and approximately 1,600 feet north of future Sunset Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Harper Estates – C-3 Expedited Annexation) (Mohan)
Mayor Tubbs opened the public hearing at 7:28 p.m.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 7:28 p.m.

Upon a motion by Councilmember Hopkins and a second by Councilmember Wigginton, the Council voted five (5) and none (0) to approve Ordinance No. 2023-127. 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
NAYES:	None

- C. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 100 acres to a Planned Development (PD) with Single-Family Residential, Estate District (SF-E) base zoning; generally located west of future Peterman Parkway and approximately 1,600 feet north of future Sunset Boulevard. (Harper Estates – PD Zoning) (Mohan)
Mayor Tubbs opened the public hearing at 7:29 p.m.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 7:29 p.m.

Upon a motion by Councilmember Ferguson and a second by Mayor Pro Tem Pierce, the Council voted five (5) and none (0) to approve Ordinance No. 2023-128. The motion carried.

RESULT:	Passed
MOVER:	Councilmember, Place 1 Philip Ferguson
SECONDER:	Mayor Pro Tem, Place 2 Jay Pierce
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne
NAYES:	None

- D. Conduct a public hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 2 acres; generally located east of future Coit Road and south of future G. A. Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (Property ID 2501445 – C-3 Expedited Annexation) (Mohan)
Mayor Tubbs opened the public hearing at 7:31 p.m.

Leo Magsalia spoke in opposition of the item.

Upon a motion by Councilmember Hopkins and Councilmember Wigginton, the Council voted five (5) and none (0) opposed to keep the public hearing open and postpone to the January 9, 2024 meeting. The motion passed.

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
NAYES:	None

- E. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 2 acres to Agricultural District (AG); generally located east of future Coit Road and south of future G. A. Moore Parkway. (Property ID 2501445 – Zoning) (Mohan)
Mayor Tubbs opened the public hearing at 7:39 p.m.

Leo Magsalia spoke in opposition of the item.

Upon a motion by Councilmember Hopkins and Councilmember Wigginton, the Council voted five (5) and none (0) opposed to keep the public hearing open and postpone to the January 9, 2024 meeting. The motion passed.

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
NAYES:	None

- F. Conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final Wilson Creek Meadows Public Improvement District Service and Assessment Plan, including the Improvement Area #2 assessment roll; making a finding of special benefit to property within Improvement Area #2 of the Wilson Creek Meadows 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 #2 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Wilson Creek Meadows – Levy Ordinance) (Pollard)
- Mayor Tubbs opened the public hearing at 7:39 p.m.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 7:39 p.m.

Upon a motion by Councilmember Hopkins and a second by Councilmember Ferguson, the Council voted five (5) for and none (0) opposed to approve Ordinance No. 2023-129. 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
NAYES:	None

VIII. ACTION ITEM:

- A. Consider and act upon appointments to fill terms on various City boards, commissions, committees, and corporations. (Vaughns)

Upon a motion by Mayor Pro Tem Pierce and a second by Councilmember Hopkins, the Council voted five (5) for and none (0) opposed to table the item until the December 21, 2023, City Council meeting. The motion carried.

RESULT:	Tabled - 1/9/2024 5:00 PM
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
NAYES:	None

- B. Consider and act to appoint one Councilmember and the City Manager as ex-officio members of the Economic Development Corporation Board of Directors. (Vaughns)

Upon a motion by Councilmember Hopkins and a second by Councilmember Ferguson, the Council voted five (5) for and none (0) opposed to table the item until the December 21, 2023, City Council meeting. The motion carried.

RESULT:	Tabled - December 21, 2023 5:00 PM
MOVER:	Councilmember, Place 3 Andy Hopkins
SECONDER:	Councilmember, Place 1 Philip Ferguson

AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne
NAYES:	None

IX. ADJOURNMENT:

Mayor Tubbs adjourned the Regular Meeting of the Celina City Council at 7:48 p.m. on Tuesday, December 12, 2023.



Ryan Tubbs, Mayor

Lauren Vaughns, City Secretary

01/09/24

Date