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**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, DECEMBER 14, 2021
5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Sean Terry called the meeting to order at 5:00PM

Attendee Name	Organization	Title	Status	Arrived
Justin Steiner	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	
Chad Anderson	City of Celina	Place 6	Present	
Sean Terry	City of Celina	Mayor	Present	

II. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Sean Terry led the pledges, Director of Business Government Affairs Corbett Howard led the invocation

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. The Celina Girls Cross Country Team Proclamation (Terry)

Mayor Sean Terry Presented

B. The Celina Volleyball Team Proclamation (Terry)

Mayor Sean Terry Presented

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Introduction of new employees, recognitions, promotions. (Metdker, Jackson, Satarino, Stovall)

Assistant Fire Chief Eric Everson introduced Jessica Pichardo as the new Administration and Communications Manager, Director of Economic Development Alexis Jackson introduced Melissa Thomas as Marketing Manager, Strategic Services Manager Anthony Satarino introduced two Management Assistants Wesley Frank and Ty Behringer, Assistant City Manager Karla Stovall introduces Amy Alexander as the Director of Information Technology

B. Update regarding Upper Trinity Water District (Howard)

Director of Business and Government Affairs Corbett Howard gave an update regarding an Upper Trinity project

C. Presentation regarding Texas APA Awards (McAfee)

President Elect Kelly Porter of the Texas Chapter of the American Planning Association announced Celina won the planning achievement award with the City's Comprehensive Plan

D. Update regarding Police Station design (Cullison)

Police Chief John Cullison introduced Hal Sargent the Principal Architect to review the design plans for the new Police Station

E. Discussion regarding any and/or all agenda items.

V. OPEN FORUM:

VI. EXECUTIVE SESSION:

Mayor Sean Terry opened executive session at 5:37PM and pulled the following items from consent item F, G, I, J, K, M, N O, V, X, Y

The Celina City Council will convene into Executive Session pursuant to Texas Government Code 551.071, Consultation with Attorney, on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this Chapter, pending or contemplated litigation, and 551.072, Deliberations Regarding Real Property, to deliberate the purchase, exchange, lease, or value of real property.

- A. Discussion regarding an agreement with the Huffines development group regarding the Bray Tract, generally located at the southeast corner of future Coit Road and County Road 107 (future Marilee Road), within the Extraterritorial Jurisdiction (ETJ).
- B. Discussion regarding an agreement with the Huffines development group regarding the Carter Tract, generally located at the northwest corner of future Peterman Parkway and County Road 135 (future Carl Darnall Parkway), within the Extraterritorial Jurisdiction (ETJ).
- C. Discussion regarding an amendment to a development agreement with the James Land & Development Company regarding the Cottages Development, generally located north of future J Fred Smith Parkway and approximately 1,270 feet west of Louisiana Drive
- D. Discussion regarding the acquisition of real property interests for the construction of J Fred Smith Pkwy and adjacent utility services generally located west of Business 289 (N. Louisiana Drive) and east of N. Florida Drive.
- E. Discussion regarding the acquisition of real property interests for the construction of a lift station and related improvements on the Martinek property generally located south of Ash St, west of S Oklahoma Dr and east of BNSF railroad and approximately 2,400 Linear feet south west of Ash st and Oklahoma Dr intersection

Reconvene into open session

F. Consider and act upon any items discussed in executive session.

No action was taken

VII. CONSENT AGENDA:

Council Member Wigginton motioned to approve all items except table Item G Council Member Pierce seconded.

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Steiner, Pierce, Wigginton, Hopkins, Koehne, Anderson

A. Minutes Approval:

1. City Council - Regular Meeting - Oct 12, 2021 5:00 PM
2. City Council - Regular Meeting - Nov 9, 2021 5:00 PM

- B. Administrative Services and Office Space Agreement between the City of Celina and the Celina Economic Development Corporation (CEDC). (Jackson)
- C. Consider and act upon a Resolution accepting and approving the Amended and Restated Organizational Bylaws of the Celina Economic Development Corporation (CEDC). (Jackson)
- D. Consider and act to approve an Incentive Agreement by and among the City of Celina, Celina Economic Development Corporation, and ATRH, LLC, D/B/A Terramania. (Jackson)
- E. Consider and act to authorize the Mayor to execute an Interlocal Agreement by and between the City of Celina and Collin County for annual Library Funding. (Brawner)
- F. Consider and act to authorize the purchase of a vehicle for Engineering from Dodge City McKinney through a cooperative agreement with BuyBoard in an amount not to exceed \$34,013.00. (Berry)
- G. Report regarding the annual stormwater management plan actions. (Glasgow)
- H. Consider and act to purchase portable radios and base equipment for Public Works from Sterling Associates, Inc through a cooperative contract with HGAC in an amount not to exceed \$188,208.98. (Berry)
- I. Consider and act to award bid 2022-0105 to ANA Site Construction for Louisiana Water Line Project, Phase 1B in the amount of \$2,403,120.00 plus ten percent contingency in the amount of \$240,312.00 for a total amount not to exceed \$2,643,432.00. (Berry)
- J. Consider and Act to authorize the purchase of eight (8) vehicles for fiscal year 2022 for the Public Works Department from Caldwell County Chevrolet in an amount not to exceed \$374,304.29 (Berry) (Sprinkle)
- K. Consider and act upon a resolution of the City Council of the City of Celina, Texas, affirming recommendations of the Home Rule Charter Review Commission. (Home Rule Charter Review Commission) (McAfee)
- L. Consider and act upon an ordinance amending the Master Fee Chart. (Master Fee Chart Revision) (McAfee)

- M. Consider and act upon the Third Amendment to Development, Settlement, and Annexation Agreement between the City of Celina, Texas, MM Celina 3200, LLC and North Parkway Municipal Management District No. 1 regarding the amendments to the Development Agreement for Capital Recovery Fees, and other matters related thereto. (Dynavest (Legacy Hills) Third Amendment to Development, Settlement, and Annexation Agreement) (Mohan)
- N. Consider and act upon the Amended and Restated Capital Recovery Fees Economic Development Agreement between the City of Celina, Texas and MM Celina 3200, LLC regarding funding of Capital Recovery Fee Projects, and other matters related thereto. (Dynavest (Legacy Hills) Amended and Restated Capital Recovery Fees Economic Development Agreement) (Mohan)
- O. Consider and act upon the Termination of Capital Recovery Fee Projects Construction, Funding, and Acquisition Agreement between the City of Celina, Texas, MM Celina 3200, LLC and North Parkway Municipal Management District No. 1 regarding the termination of construction and funding of Capital Recovery Fee Projects, and other matters related thereto. (Dynavest (Legacy Hills) Termination of Capital Recovery Fee Projects - Construction, Funding, and Acquisition Agreement) (Mohan)
- P. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately 59 acres within the Extraterritorial Jurisdiction, generally located at the southwest corner of Louisiana Drive and future Legacy Drive. (Legacy 58.5 – Annexation Service Agreement) (Mohan)
- Q. Consider and act upon a resolution of the City of Celina, Texas, determining the costs of certain authorized improvements to be financed within Phase #1 of the Sutton Fields East Public Improvement District; approving a preliminary service plan and assessment plan, including a proposed Phase #1 Assessment Roll; directing the filing of the proposed Phase #1 Assessment Roll with the City Secretary; and providing for noticing and calling a public hearing on January 11, 2022, to consider an ordinance levying assessments on property located within Phase #1 of the Sutton Fields East Public Improvement District. (Sutton Fields East PID – Pre SAP) (Lopez)
- R. Consider and act upon an ordinance of the City of Celina, Texas amending ordinance 2021-75 which adopted and approved the budget for fiscal year beginning October 1, 2021 and ending September 30, 2022, and make appropriations for each department, project and account, by adopting an amended 2021-2022 budget for the City of Celina, Texas, reallocating funds between accounts, attached hereto and incorporated into this ordinance. (Bromiley)
- S. Review and Approved an Addendum C - Fire/Emergency Response Billing by Emergifire. (Bromiley)
- T. Consider and act to authorize the purchase of a camera van for Public Works from Rockdale Country Ford through a cooperative agreement with BuyBoard in an amount not to exceed \$205,416.00. (Berry)
- U. Consider and act to purchase an excavator for Public Works through a cooperative contract with Holt in an amount not to exceed \$202,511.00. (Berry)

- V. Consider and act to purchase an ambulance for the Fire Department through a cooperative contract with Mac Haik Dodge Chrysler Jeep in an amount not to exceed \$287,340.57. (Berry)
- W. Consider and act to authorize an agreement for engineering services with Garver, LLC., for a regional WRF feasibility study in an amount not to exceed \$80,722.00. (Berry)
- X. Consider and act to authorize the purchase of three vehicles for the Police Department from various vendors and cooperative agreements in an amount not to exceed \$241,791.94. (Berry)
- Y. Consider and act to award bid 2021-0103 for employee health insurance to Blue Cross Blue Shield of Texas in an amount not to exceed \$2,128,346.00. (Berry)

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 59 acres within the Extraterritorial Jurisdiction (ETJ), generally located at the southwest corner of Louisiana Drive and future Legacy Drive. (Legacy 58.5 – Annexation) (Mohan)

Mayor Sean Terry opened the public hearing at 6:09 and closed at 6:11 Council Member Hopkins motioned to approve and Council Member Steiner seconded

RESULT:	APPROVED [UNANIMOUS]
AYES:	Steiner, Pierce, Wigginton, Hopkins, Koehne, Anderson

- B. The Celina City Council will conduct a public hearing to consider and act upon an ordinance amending the Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 59 acres to Planned Development (PD) with flex base zoning, generally located at the southwest corner of Louisiana Drive and future Legacy Drive. (Legacy 58.5 – Zoning) (Mohan)

Mayor Sean Terry opened the public hearing at 6:11 and closed at 6:12 Council Member Steiner motioned to approve and Council Member Hopkins seconded

RESULT:	APPROVED [UNANIMOUS]
AYES:	Steiner, Pierce, Wigginton, Hopkins, Koehne, Anderson

- C. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance for a Specific Use Permit (SUP) to allow for a “Body Art Studio” (body piercing) use on an approximately 2 acre tract of land, generally located at the southeast corner of Preston Road and Founders Lane, within the City Limits. (Pin Cushion – SUP) (White)

Mayor Sean Terry opened the public hearing at 6:12 and closed at 6:25 Council Member Pierce motioned to approve and Council Member Wigginton seconded

RESULT:	APPROVED [UNANIMOUS]
AYES:	Steiner, Pierce, Wigginton, Hopkins, Koehne, Anderson

- D. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance designating a contiguous geographic area that is within the extraterritorial jurisdiction of the City as a reinvestment zone, to be known as Reinvestment Zone Number Fourteen, City of Celina; describing the boundaries of the zone; creating a board of directors for the zone; establishing a tax increment fund for the zone; containing findings related to the creation of the zone; providing a date for the termination of the zone; and providing that the zone take effect immediately upon passage of the ordinance. (Sutton Fields East TIRZ Creation) (Lopez)

Mayor Sean Terry recused himself and Mayor Pro Tem Mindy Koehne opened the public hearing at 6:27 and closed at 6:28. Council Member Hopkins motioned to approve and Council Member Steiner seconded

RESULT:	APPROVED [UNANIMOUS]
AYES:	Steiner, Pierce, Wigginton, Hopkins, Koehne, Anderson

- E. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final Sutton Fields II Public Improvement District Amended and Restated Service and Assessment Plan, including the Neighborhood Improvement Area #5B assessment roll; making a finding of special benefit to property within Neighborhood Improvement Area #5B of the Sutton Fields II 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 Neighborhood Improvement Area #5B assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Sutton Fields II NIA #5B – Levy Ordinance) (Lopez)

Mayor Sean Terry recused himself and Mayor Pro Tem Mindy Koehne opened the public hearing at 6:28 and closed at 6:33. Council Member Wigginton motioned to approve as documents brought to Council and Council Member Anderson seconded

RESULT:	APPROVED [UNANIMOUS]
AYES:	Steiner, Pierce, Wigginton, Hopkins, Koehne, Anderson

- F. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final Hillside Village Public Improvement District Service and Assessment Plan, including the Assessment Roll; making a finding of special benefit to property within the Hillside Village 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 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Hillside Village PID – SAP Levy Ordinance) (Lopez)

Mayor Sean Terry opened the public hearing at 6:33 and closed at 6:34 Council Member Hopkins motioned to approve and Council Member Wigginton seconded

RESULT:	APPROVED [UNANIMOUS]
AYES:	Steiner, Pierce, Wigginton, Hopkins, Koehne, Anderson

IX. ACTION ITEM:

- A. 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 2022 (Hillside Village Public Improvement District Project); approving and authorizing related agreements; and providing an effective date. (Hillside Village PID – Bond Ordinance) (Lopez)

Council Member Wigginton motioned to approve and Council Member Anderson seconded

RESULT:	APPROVED [UNANIMOUS]
AYES:	Steiner, Pierce, Wigginton, Hopkins, Koehne, Anderson

- B. 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 2022 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #5 Project); approving and authorizing related agreements; and providing an effective date. (Sutton Fields II PID NIA Phase # 5A-5B – Bond Ordinance) (Lopez)

Mayor Sean Terry recused himself. Council Member Hopkins motioned to approve as documents brought to Council and Council Member Steiner seconded

RESULT:	APPROVED [UNANIMOUS]
AYES:	Steiner, Pierce, Wigginton, Hopkins, Koehne, Anderson

- C. Consider and act to authorize an agreement with Kimley Horn for professional services to create Commercial and Multi-Family Design Standards in an amount of \$51,500.00 plus ten percent contingency in an amount of \$5,150 for a total amount not to exceed \$56,650.00. (Berry/Mohan)

Council Member Pierce motioned to approve and Council Member Wigginton seconded

RESULT:	APPROVED [UNANIMOUS]
AYES:	Steiner, Pierce, Wigginton, Hopkins, Koehne, Anderson

- D. Consider and act upon a resolution accepting the results of the 2021 Water and Wastewater Study (Stovall)

Council Member Steiner motioned to approve and Council Member Hopkins seconded

RESULT:	APPROVED [UNANIMOUS]
AYES:	Steiner, Pierce, Wigginton, Hopkins, Koehne, Anderson

- E. Consider and act to award bid 2021-0102 to Quality Excavation, LLC for the Downtown Inner Loop Project in the amount of \$7,774,456.23 plus fifteen percent contingency in the amount of \$1,166,168.43 for a total amount not to exceed 8,940,624.66. (Berry)

Council Member Wigginton motioned to approve and Council Member Koehne seconded

RESULT:	APPROVED [UNANIMOUS]
AYES:	Steiner, Pierce, Wigginton, Hopkins, Koehne, Anderson

- F. Consider and act upon a Resolution affirming the votes casted by Celina City Council for the election of Board of Directors for the Central Appraisal District of Collin County in accordance with Section 6.03 (G) of the State Property Tax Code. (Satarino)

Mayor Sean Terry asked Director of Business and Government Affairs for his opinion, Mayor Pro Tem Mindy Koehne motioned to give 13 votes to Gary Rodenbaugh and 12 votes to go to Ed Standridge Concil Member Steiner Seconded

RESULT:	APPROVED [UNANIMOUS]
AYES:	Steiner, Pierce, Wigginton, Hopkins, Koehne, Anderson

X. **ADJOURNMENT:**

With no further comments Mayor Sean Terry adjourned the meeting at 7:15PM

Sean Terry, Mayor

Secretary

Date Minutes Approved