



Life Connected.

**CITY COUNCIL REGULAR MEETING  
CELINA COUNCIL CHAMBERS  
112 N. COLORADO ST.  
TUESDAY, DECEMBER 13, 2022  
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 5:00 p.m. on Tuesday, December 13, 2022, 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 a proclamation to the 4A UIL State Marching Band Champion, Celina High School Band (Pierce)

Mayor Pro Tem Pierce presented a proclamation to members of the 2022 4A UIL State Marching Band Champion, Celina High School Band.

- B. Presentation of a proclamation and Key to the City to Punk Carter (Terry)

Mayor Terry presented a proclamation and Key to the City of Mr. Punk Carter.

- C. Presentation of golf tournament funds to the Downtown Commission, Police and Fire Association (Jackson)

Alexis Jackson, Executive Director of Economic Development, presented golf tournament funds to the Downtown Commission and Police and Fire Associations.

- D. Presentation of Honorable Mention Award for Bobcat Trail at Ousley Park (Webb)

Cody Webb, Director of Parks, recognized the Parks Department for receiving Honorable Mention Award for Bobcat Trail at Ousley Park.

- E. Presentation of the Texas Chapter of the American Planning Association Richard R. Lillie Planning Excellence Award (McAfee)

Dusty McAfee, Executive Director of Development Services, recognized the Planning Department for receiving the Texas Chapter of the American Planning Association Richard R. Lillie Planning Excellence Award.

**IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:**

- A. Introduction of new employees, recognitions, promotions (Bromiley, Everson, Satarino)

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

- C. Discussion regarding the Assistant Police Chief interview process. (Satarino)

Anthony Satarino, Director of Strategic Services, led discussion regarding the Assistant Police Chief interview process.

- D. Naming of the future Celina Senior Center at Ousley Park

Cody Webb, Director of Parks, presented staff's suggestion on the naming of the future Senior Center at Ousley Park as, "Ralph O'Dell Senior Center at Ousley Park."

Mayor Terry moved to Consent Agenda item O.

**CONSENT AGENDA:**

- O. Consider and act upon a resolution of the City Council of the City of Celina, bestowing the name "Ralph O'Dell Senior Center at Ousley Park" upon the Senior Center at Ousley Park; and, providing an effective date. (Webb)

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

- E. Discussion regarding the Fiscal Year 2023 Bond Projects

Kim Brawner, Assistant City Manager, presented the Fiscal Year 2023 Bond Projects.

**V. OPEN FORUM:**

**VI. EXECUTIVE SESSION:**

The City Council convened into Executive Session at 5:37 p.m.

- A. Discussion regarding Project 3-D Dance
- B. Discussion regarding Shea Scott v. City of Celina, Texas; Cause No. DC-20-18195;
- C. Discussion regarding Randall Collins, et al v. City of Celina, Texas; Cause No. 429-05614-2022
- D. Discussion regarding Ownsby Parkway condemnation and property acquisition including right of way and easements on a tract of land known as 1510 Vest Lane, Prosper, TX (Property Tax ID 2137874)
- E. Discussion regarding Legacy Hills condemnation and property acquisitions including easements on a 100 acre tract located east of North Dallas Parkway and south of County Road 60 aka "Marilee Road" (Property Tax ID 984947 AND 995098).
- F. Discussion regarding East Glendenning Parkway condemnation and property acquisitions including right of way and easements on a 77.694-acre tract of land known as 625 E. Glendenning Parkway, Celina, Texas (Property Tax ID 962612).
- G. Discussion regarding City Manager's contract

Reconvene Into Open Session

The City Council reconvened into Open Session.

- H. Consider and act upon any items discussed in executive session, except item G
- I. Consider and act to authorize the City Attorney to file all necessary lawsuits or other documents in court and complete all necessary actions to obtain right of entry for the purpose of performing surveying, geotechnical investigations, environmental studies, conducting an appraisal, and any other actions related to preparing for eminent domain proceedings on the property located at 1510 Vest Lane, Prosper, TX (Property Tax ID 2137874)

Upon a motion by Councilmember Hopkins and a second by Mayor Pro Tem Pierce, the Council voted six (6) for and none (0) opposed to authorize the acquisition including right of way and easements on a tract of land known as 1510 Vest Lane, Prosper, TX. The motion carried.

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                           |
| <b>MOVER:</b>    | Andy Hopkins, Place 3                                |
| <b>SECONDER:</b> | Jay Pierce, Place 2                                  |
| <b>AYES:</b>     | Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne |

- J. 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 four easements on one tract for municipal purposes to install public utilities, including but not limited to, water and wastewater transmission lines, drainage facilities, grading, such appurtenant facilities as may be necessary, and other public uses, which tract is generally described being 82.25-acres located in the John Davis Survey, Abstract No. 254, and 17.25-acres located in the Jonathan Howard Survey, Abstract No. 442, totaling 100-acres, Property ID 984947 and 995098, generally located east of North Dallas Parkway, Celina, Texas, and south of County Road 60 aka "Marilee Rd.", Celina, Texas, and being more particularly described herein; providing notice of an official determination to acquire real property for a 20' water line easement of 0.670-acres, a 40' temporary construction easement of 1.340-acres, a 20' wastewater easement of 0.679-acres, and a 40' temporary construction easement of 1.359-acres for municipal purposes to install public utilities, including but not limited to, water and wastewater transmission lines, drainage facilities, grading, such appurtenant facilities as may be necessary, and other public uses; authorizing the City Manager to obtain the necessary appraisal report(s) and the making of bona fide offers of just compensation for the property; ratifying prior documents made for acquisition of the property; authorizing legal counsel to institute eminent domain proceedings on behalf of the City for the acquisition of the property 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 Wigginton and a second by Councilmember Hopkins, the Council voted six (6) for and none(0) opposed to adopt Resolution No. 2022-62R and authorize the use of the power of eminent domain to acquire a 20 foot water line easement of 0.670 acres, a 40 foot temporary construction easement of 1.340 acres, a 20 foot wastewater easement of 0.679 acres, and a 40 foot temporary construction easement of 1.359 acres in the John Davis Survey, Abstract No. 254 and in the Jonathan Howard Survey, Abs. No. 442, generally located east of North Dallas Parkway, Celina, Texas and South of County Road 60 AKA "Marilee Rd", Celina, Collin County, Texas, (as more fully described and depicted in Exhibits "A", "B", "C", and "D" 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 water and wastewater transmission lines, drainage facilities, grading, such appurtenant facilities as may be necessary, and other public uses. The motion carried.

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                           |
| <b>MOVER:</b>    | Wendie Wigginton, Place 4                            |
| <b>SECONDER:</b> | Andy Hopkins, Place 3                                |
| <b>AYES:</b>     | Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne |

- K. 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 right-of-way and temporary construction easement on one tract for municipal purposes to install a public project, including but not limited to, public roadway, water and wastewater transmission lines, drainage facilities, grading, such appurtenant facilities as may be necessary, and other public uses, which tract is generally described being located in Collin County School Land Survey #14, Abstract No. 167, 77.694 deeded acres, Property ID 962612, generally located on the southeast corner of East Glendenning Parkway and Preston Road, Collin County, Texas, and being more particularly described herein; providing notice of an official determination to acquire real property for a 0.440-acre right-of-way and a 0.054-acre temporary construction easement for municipal purposes to install public utilities, including but not limited to, public roadway, water and wastewater transmission lines, drainage facilities, grading, such appurtenant facilities as may be necessary, and other public uses; authorizing the City Manager to obtain the necessary appraisal report(s) and the making of bona fide offers of just compensation for the property; ratifying prior documents made for acquisition of the property; authorizing legal counsel to institute eminent domain proceedings on behalf of the city for the acquisition of the property 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 Mayor Pro Tem Pierce and a second by Councilmember Wigginton, the Council voted six (6) for and none (0) opposed to adopt Resolution No. 2022-61R and authorize the use of the power of eminent domain to acquire 0.440 acre right-of-way and 0.054 acre temporary construction easement in the Collin County School Land Survey #14, Abstract No. 167, generally located on the southeast corner of East Glendenning Parkway and 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 and wastewater transmission lines, drainage facilities, grading, such appurtenant facilities as may be necessary, and other public uses. The motion carried.

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

**VII. CONSENT AGENDA:**

Mayor Terry removed item O for individual consideration and tabled item U for consideration at a later date.

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 adopt the Consent Agenda removing items O and U. The motion carried.

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

A. Minutes Approval:

1. City Council - Regular Meeting - November 8, 2022, 5:00 PM
2. City Council - Canvass - November 21, 2022, 10:00 AM

- B. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, approving the Final Amended Project and Financing Plan for TIRZ #11. (Stovall)
- C. Consider and act upon a resolution of the City Council of the City of Celina, Texas, approving distribution from the TIRZ Fund for the Downtown Patio Project. (TIRZ #11) (Stovall)
- D. Consider and act upon an Interlocal Agreement between the City of Celina and Denton County for Fire and Emergency Medical Services. (Metdker)
- E. Consider and act to authorize an agreement for engineering services for the design of Choate Median Landscape and Lighting Improvements with Pacheco Koch in an amount not to exceed \$53,600.00. (Berry)
- F. Consider and act to authorize the City Manager to execute an Escrow Agreement by and between Tellus Texas, LLC ("Tellus") and the City of Celina ("Celina") for asphalt improvements on Parvin Road from Bothwell Boulevard to Legacy Drive. (Glasgow)
- G. Consider and act to authorize Amendment 5 for Colorado Street reconstruction design with GEI Consultants in an amount not to exceed \$59,310.00 (Berry)
- H. Consider and act to authorize Change Order 3 to the Sunset Blvd Lift Station project in an amount not to exceed \$51,612.00 (Berry)
- I. Consider and act to purchase Pavement Analysis Services from Data Transfer Solutions (DTS) through a cooperative contract with North Texas Share in an amount not to exceed \$150,000.00. (Quigley)
- J. Consider and act to award Bid 2023-011 for Water and Wastewater Parts and Accessories to Ferguson Waterworks and North Texas Winwater Co. at the unit prices listed in an amount not to exceed \$182,000.00. (Quigley)
- K. Consider and act to authorize the City Manager to negotiate and execute a lease agreement by and between the City of Celina and Anthemnet, Inc. located at the Sunset Lift Station. (Satarino)

- L. Consider and act to purchase audio/visual equipment for the Senior Center from Visionality through a cooperative contract with TIPS in an amount not to exceed \$98,992.78. (Berry)
- M. Consider and act to purchase two (2) Motorcycles from BMW through a cooperative contract with the City of Fort Worth in the amount of \$58,387.74 plus two (2) radar units from Applied Concepts through a cooperative contract with Buyboard in the amount of \$7,265.00 for a total amount not to exceed \$65,652.74. (Berry)
- N. Consider and act upon a resolution of the City Council of the City of Celina adopting an investment policy for funds for the City of Celina for fiscal year 2022-2023; designating the Assistant City Manager over Internal Services, the Director of Finance, and the Assistant Finance Director as the Investment Officers; and providing an effective date. (Johnson)
- P. 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)
- Q. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Wilson Creek Meadows Public Improvement District and providing an effective date. (Johnson)
- R. Consider and act upon an ordinance amending the Master Fee Chart. (Master Fee Chart Revision) (McAfee)
- S. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately 19 acres within the Extraterritorial Jurisdiction, generally located at the southeast corner of the Collin County Outer Loop and Choate Parkway. (Choate Loop Ranch – C-3 Annexation Service Agreement) (Lopez)
- T. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately 24 acres within the Extraterritorial Jurisdiction, generally located at the northwest corner of Preston Road and future Legacy Drive. (Dorothy Winchester Tract – C-3 Annexation Service Agreement) (Pollard)
- ~~U. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately 102 acres within the Extraterritorial Jurisdiction, generally located north of Parvin Road and approximately 2,600 feet west of Smiley Road. (Celina Parvin – C-3 Annexation Service Agreement) (Pollard)~~

- V. Consider and act upon an amendment to the Legacy Hills Development Agreement; generally located north of future J. Fred Smith Parkway, west of future Celina Parkway, east of Dallas Parkway, and south of Marilee Road, within the City Limits. (Legacy Hills – Sixth Amended DA) (Brawner)
- W. Consider and act upon a third amendment to the Development Agreement between the City of Celina and the Parks at Wilson Creek, L.P. for approximately 701 acres of land, generally located east of Coit Road and north of the Collin County Outer Loop. (Parks at Wilson Creek Traditions Architecture – Third Amended DA) (Lopez)
- X. Consider and act upon the first amendment to the Development Agreement between the City of Celina and the Parks at Wilson Creek, L.P. for approximately 51 acres of land, generally located north of the Collin County Outer Loop, and approximately 1,045 feet west of future Custer Road, within the City Limits. (The Parks Annex (Matussek) Traditions Architecture – First Amended DA) (Lopez)

**VIII. PUBLIC HEARING/ACTION:**

- A. Conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 19 acres, generally located at the southeast corner of the Collin County Outer Loop and Choate Parkway, within the Extraterritorial Jurisdiction (ETJ). (Choate Loop Ranch – C-3 Expedited Annexation) (McAfee)

Mayor Terry opened the public hearing.

With no one wishing to speak, Mayor Terry closed the public hearing.

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 adopt Ordinance No. 2022-135. The motion carried.

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

- B. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 19 acres to Collin County Outer Loop Overlay District (CCOLO), generally located at the southeast corner of the Collin County Outer Loop and Choate Parkway. (Choate Loop Ranch – Zoning) (McAfee)

Mayor Terry opened the public hearing.

With no one wishing to speak, Mayor Terry closed the public hearing.

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 adopt Ordinance No. 2022-136. The motion carried.

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

- C. Conduct a public hearing to consider and act upon a Development Agreement between the City of Celina and Ariana, LLC, for approximately 149 acres, generally located at the northwest corner of Louisiana Drive and G. A. Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (Ariana – Development Agreement) (McAfee)

Mayor Terry opened the public hearing.

With no one wishing to speak, Mayor Terry closed the public hearing.

Upon a motion by Councilmember Hopkins and a second by Councilmember Wigginton, the Council voted six (6) for and none (0) opposed to approve the Development Agreement with Ariana, LLC. The motion carried.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                          |
| <b>MOVER:</b>    | Andy Hopkins, Place 3                                |
| <b>SECONDER:</b> | Wendie Wigginton, Place 4                            |
| <b>AYES:</b>     | Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne |

- D. Conduct a public hearing to consider and act upon a Development Agreement between the City of Celina and Celina289 Holding, LLC, for approximately 12 acres of land, generally located at the northeast corner of Kristina Court and Mark Alexander Court, within the Extraterritorial Jurisdiction (ETJ). (Preston 450 – Development Agreement) (McAfee)

Mayor Terry opened the public hearing.

With no one wishing to speak, Mayor Terry closed the public hearing.

Upon a motion by Councilmember Ferguson and a second by Councilmember Hopkins, the Council voted six (6) for and none (0) opposed to approve the Development Agreement with Celina289 Holding, LLC. The motion carried.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                          |
| <b>MOVER:</b>    | Philip Ferguson, Place 1                             |
| <b>SECONDER:</b> | Andy Hopkins, Place 3                                |
| <b>AYES:</b>     | Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne |

Mayor Pro Tem Pierce left the meeting.

- E. Conduct a public hearing to consider and act upon a Development Agreement between the City of Celina and DFW Land, LLC, for approximately 387 acres of land, generally located east of Bothwell Boulevard, west of Smiley Road, and south of FM 428, within the Extraterritorial Jurisdiction (ETJ). (Sorrells Tract – Development Agreement) (McAfee)

Mayor Terry opened the public hearing.

With no one wishing to speak, Mayor Terry closed the public hearing.

Upon a motion by Councilmember Wigginton and a second by Councilmember Hopkins, the Council voted five (5) for and none (0) opposed to approve the Development Agreement with DFW Land, LLC. The motion carried.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                  |
| <b>MOVER:</b>    | Wendie Wigginton, Place 4                    |
| <b>SECONDER:</b> | Andy Hopkins, Place 3                        |
| <b>AYES:</b>     | Griggs, Ferguson, Wigginton, Hopkins, Koehne |
| <b>ABSENT:</b>   | Pierce                                       |

- F. Conduct a public hearing to consider and act upon a Development Agreement between the City of Celina and Teel Lakes, LLC, for approximately 47 acres of land, generally located east of Smiley Road and approximately 965 feet north of Parvin Road, within the Extraterritorial Jurisdiction (ETJ). (Teel Lakes – Development Agreement) (McAfee)

Mayor Terry opened the public hearing.

With no one wishing to speak, Mayor Terry closed the public hearing.

Upon a motion by Councilmember Koehne and a second by Councilmember Ferguson, the Council voted five (5) for and none (0) opposed to approve the Development Agreement with Teel Lakes, LLC. The motion carried.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                  |
| <b>MOVER:</b>    | Mindy Koehne, Place 5                        |
| <b>SECONDER:</b> | Philip Ferguson, Place 1                     |
| <b>AYES:</b>     | Griggs, Ferguson, Wigginton, Hopkins, Koehne |
| <b>ABSENT:</b>   | Pierce                                       |

- G. Conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 24 acres, generally located at the northwest corner Preston Road and future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (Dorothy Winchester Tract – C-3 Expedited Annexation) (McAfee)

Mayor Terry opened the public hearing.

With no one wishing to speak, Mayor Terry closed the public hearing.

Upon a motion by Councilmember Wigginton and a second by Councilmember Griggs, the Council voted five (5) for and none (0) opposed to adopt Ordinance No. 2022-137. The motion carried.

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

- H. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 24 acres to Commercial, Office, & Retail District (C) and Multi-Family, Urban Edge District (MF-2) with the Preston Road Overlay (PRO), generally located at the northwest corner of Preston Road and future Legacy Drive. (Dorothy Winchester Tract – Zoning) (McAfee)

Mayor Terry opened the public hearing.

With no one wishing to speak, Mayor Terry closed the public hearing.

Upon a motion by Councilmember Wigginton and a second by Councilmember Griggs, the Council voted five (5) for and none (0) opposed to adopt Ordinance No. 2022-138. The motion carried.

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

Mayor Terry recused himself from the dais.

- I. Conduct a public hearing to consider and act upon a Development Agreement between the City of Celina and MM Celina Parvin 101, LLC, for approximately 102 acres of land, generally located north of Parvin Road and approximately 2,600 feet west of Smiley Road, within the Extraterritorial Jurisdiction (ETJ). (Celina Parvin – Development Agreement) (McAfee)

Deputy Mayor Pro Tem Wigginton opened the public hearing.

Marica Dunn spoke in opposition of the item.

With no one else wishing to speak, Deputy Mayor Pro Tem Wigginton closed the public hearing.

Upon a motion by Councilmember Koehne and a second by Councilmember Ferguson, the Council voted five (5) for and none (0) opposed to approve the Development Agreement with MM Celina Parvin 101, LLC. The motion carried.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                  |
| <b>MOVER:</b>    | Mindy Koehne, Place 5                        |
| <b>SECONDER:</b> | Philip Ferguson, Place 1                     |
| <b>AYES:</b>     | Griggs, Ferguson, Wigginton, Hopkins, Koehne |
| <b>ABSENT:</b>   | Pierce                                       |

- J. Conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 102 acres, generally located north of Parvin Road and approximately 2,600 feet west of Smiley Road, within the Extraterritorial Jurisdiction (ETJ). (Celina Parvin – C-3 Expedited Annexation) (McAfee)

Deputy Mayor Pro Tem Wigginton opened the public hearing.

With no one wishing to speak, Deputy Mayor Pro Tem Wigginton closed the public hearing.

No action was taken.

- K. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 102 acres to Single-Family, Detached District (SF-R) and Single-Family, Attached District (SF-A) zoning, generally located north of Parvin Road and approximately 2,600 feet west of Smiley Road. (Celina Parvin – Zoning) (McAfee)

Deputy Mayor Pro Tem Wigginton opened the public hearing.

With no one wishing to speak, Deputy Mayor Pro Tem Wigginton closed the public hearing.

No action was taken.

Mayor Terry returned to his place at the dais.

**IX. ACTION ITEM:**

- A. Consider and act to award bid 2023-015 for Tax Increment Reinvestment Zone (TIRZ) consulting services to Willdan Financial Services in an amount not to exceed \$91,246.00 and authorize the City Manager to execute the agreement, or alternatively award the contract to another vendor that responded to Bid 2023-015. (Quigley)

Upon a motion by Councilmember Griggs and a second by Councilmember Wigginton, the Council voted three (3) for and two (2) opposed, with Councilmembers Hopkins and Koehne voting in opposition, to award for Tax Increment Reinvestment Zone (TIRZ) consulting services to Willdan Financial Services. The motion carried.

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| <b>RESULT:</b>   | <b>APPROVED [3 TO 2]</b>    |
| <b>MOVER:</b>    | Tony Griggs, Place 6        |
| <b>SECONDER:</b> | Wendie Wigginton, Place 4   |
| <b>AYES:</b>     | Griggs, Ferguson, Wigginton |
| <b>NAYS:</b>     | Hopkins, Koehne             |
| <b>ABSENT:</b>   | Pierce                      |

- B. Consider and act to purchase five (5) warning sirens from Mobile Communications America through a cooperative contract with Buyboard in the amount of \$471,851.90 plus 10% contingency in the amount of \$47,185.19 for a total not to exceed \$519,037.09. (Quigley)

Upon a motion by Councilmember Wigginton and a second by Councilmember Griggs, the Council voted five (5) for and none (0) opposed to authorize the purchase five (5) warning sirens from Mobile Communications America. The motion carried.

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

**X. ADJOURNMENT:**

Mayor Terry adjourned the Regular Meeting of the Celina City Council at 8:15 p.m. on Tuesday, December 13, 2022.

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Sean Terry, Mayor

\_\_\_\_\_  
Lauren Field, City Secretary

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Date Minutes Approved