



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, AUGUST 8, 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 5:01 p.m. on Tuesday, August 8, 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	
Ryan Tubbs	City of Celina	Mayor	Present	

II. PLEDGE OF ALLEGIANCE/INVOCATION:

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. EDC Local Business Report - Granny's Bakery (Jackson)

Alexis Jackson, Economic Development Director, introduce Makayla Everson with Granny's.

B. Recognition of the Summer Reading Award recipients. (Shaw)

Linda Shaw, Library Director, presented the winners of the Summer Reading awards.

C. Presentation on Data Driven Approach to Crime and Traffic Safety (DDACTS) implementation through Selective Traffic Enforcement Program (STEP) and Traffic Division. (Phillips)

Jeremiah Phillips, Police Sergeant, reviewed the DDACTS program.

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Introduction of new employees, recognitions, promotions. (McAfee, Mohan)

- B. Discussion regarding 2023 Boards and Commissions appointment process. (Frank)
Wesley Frank, Assistant to the City Manager, provided an update on the Board and Commission application process.
- C. Discussion regarding City Water Tower Lighting Policy. (Monaco)
Joe Monaco, Marketing Director, reviewed the City Water Tower Lighting Policy.
- D. Discussion regarding Council videos with local businesses. (Monaco)
Joe Monaco, Marketing Director, led discussion regarding Council videos with local businesses.
- E. Discussion regarding the Multi-Family & Commercial Vision book. (McAfee)
Dusty McAfee, Executive Director of Development Services, led discussion regarding the Multi-Family & Commercial Vision Book.
- F. Presentation of the Library Master Plan. (Shaw)
Linda Shaw, Library Director, introduced Maureen Arndt, with 720 Design, who provided an overview of the proposed Library Master Plan.
- G. Review of arterial on-street bike lanes. (Brawner)
Kim Brawner, Assistant City Manager, introduced Nathan Ante with Kimley Horn, who presented arterial bicycle lanes in the City.
- H. Presentation of the City of Celina Roadway Pavement Condition Index (PCI) rating results for 2023. (Figueroa)
Andrew Figueroa, Director of Public Works, reviewed the City's PCI rating.
- I. Discussion regarding updates to the Downtown Code. (McAfee)
Dusty McAfee, Executive Director of Development Services, led discussion regarding updates to the Downtown Code.
- J. Quarterly Updates: (for informational purposes only)
Development Services Quarterly Report (McAfee)
Finance Department Budget Quarterly Report. (Galizia)
Fire Department Quarterly Report (Metdker)
Human Resources Quarterly Report. (Peters)
Organizational Development Quarterly Report. (Hunn)
Police Department Quarterly Report. (Cullison)
Public Services Quarterly Report. (Brawner)

V. OPEN FORUM:

Joe Stalling spoke regarding Rainwater Crossing.

Janice Stalling spoke regarding Rainwater Crossing and Ousley Park.

VI. 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 City Council convened into Executive at 6:55 p.m.

Texas Government Code Section 551.071 Consultation with Attorney:

A. Discussion regarding Eland Ranch development.

B. Discussion regarding Senate Bill 2038 of the 88th Regular Legislative Session.

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.072 Deliberation Regarding Real Property:

C. Discussion regarding downtown recreation center.

D. Discussion regarding TNMP transmission line alignment.

E. Discussion regarding 41-C land acquisition.

F. Discussion regarding Ownsby right-of-way acquisition.

G. Discussion regarding potential Development Agreement with Grace Bridge.

Reconvene Into Open Session

The Celina City Council Reconvened Into Open Session At 8:17 p.m.

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

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

No action was taken.

VII. CONSENT AGENDA:

Mayor Tubbs removed Consent Agenda item "C" for individual consideration.

RESULT: ADOPTED [UNANIMOUS]

MOVER: Wendie Wigginton, Place 4

SECONDER: Andy Hopkins, Place 3

AYES: Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne

A. Review and acceptance of the Quarterly Investment Report for the period ended June 30, 2023. (Bromiley)

- B. Consider and act to purchase upgrades to the existing access control systems through a cooperative contract with TIPS in an amount not to exceed \$122,421.08. (Quigley)
- D. Consider and act to authorize additional contingency funds for the Downtown Patio Project in an amount not to exceed \$110,000.00. (Berry)
- E. Consider and act to award bid 2023-054 for DC Ranch Phase 3 to ANA Site Construction in the amount of \$266,814.00 plus ten percent contingency in the amount of \$26,681.40 for a total amount not to exceed \$293,495.40 and to reject the low bid from AT Construction. (Berry)
- F. Consider and act to authorize the use of contingency funds for Parvin Road Asphalt Improvements and authorize Change Order 1 in an amount not to exceed \$174,440.00. (Berry)
- G. Consider and act to authorize the purchase of five vehicles for Development Services from Grapevine Dodge and Silsbee Ford through a cooperative agreement with BuyBoard and TIPS in an amount not to exceed \$196,044.25. (Quigley)
- H. Consider and act to award RFQ 2023-021 to review the Stormwater and Drainage Fees Study to Freese and Nichols in an amount not to exceed \$170,000.00. (Berry)
- I. Consider and act to authorize the Interim City Manager to execute an agreement by and between the City of Celina and Frostfire Terra, LLC., for right-of-way dedication and impact fee credit. (Brawner)
- J. Consider and act upon a Development Agreement between the City of Celina and The Rodarmer Family Revocable Living Trust; generally located at the southeast corner of Ohio Street and Walnut Street, within the City Limits. (Downtown Modular Office – DA) (McAfee)
- K. Consider and act upon an amendment to the Green Meadows Development Agreement; generally located west of Smiley Road and north of Parvin Road, within the Extraterritorial Jurisdiction (ETJ). (Green Meadows – 6th DA Amendment) (Mohan)
- L. Consider and act upon an amendment to the existing Economic Development Agreement for Prestige Pools; generally located north of J Fred Smith Parkway, east of Louisiana Parkway (B 289), and west of BNSF railroad. (Brawner)
- M. Consider and act upon a sixth amendment to the development agreement by and between the City of Celina and Horizon Rockhill Heights, LLC. (Brawner)
- N. Consider and act to approve the third amendment to Development Agreement between the City of Celina and Uptown Celina Partners L.P. (Brawner)

- O. Consider and act upon a Resolution authorizing continued participation with the Atmos Cities Steering Committee; and authorizing the payment of five cents per capita to the Atmos Cities Steering Committee to fund regulatory and related activities to Atmos Energy Corporation. (Behringer)
- 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 adopting Film and Media Production regulations. (Texas Film Friendly - Ordinance Adoption) (McAfee)
- R. Consider and act upon an Ordinance of the City of Celina, Texas, amending Ordinance No. 2015-11 restructuring and renaming the Keep Celina Beautiful commission. (Satarino)
- S. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Cambridge Crossing Public Improvement District and providing an effective date. (Bromiley)
- T. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Celina Hills Public Improvement District and providing an effective date. (Bromiley)
- U. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Chalk Hill Public Improvement District and providing an effective date. (Bromiley)
- V. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for The Columns Public Improvement District and providing an effective date. (Bromiley)
- W. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Creeks of Legacy Public Improvement District and providing an effective date. (Bromiley)
- X. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Edgewood Creek Public Improvement District and providing an effective date. (Bromiley)

- Y. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Glen Crossing Public Improvement District and providing an effective date. (Bromiley)
- Z. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Glen Crossing West Public Improvement District and providing an effective date. (Bromiley)
- AA. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Harper Estates Public Improvement District and providing an effective date. (Bromiley)
- AB. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Hillside Village Public Improvement District and providing an effective date. (Bromiley)
- AC. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Lakes at Mustang Ranch Public Improvement District and providing an effective date. (Bromiley)
- AD. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Legacy Hills Public Improvement District and providing an effective date. (Bromiley)
- AE. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Mosaic Public Improvement District and providing an effective date. (Bromiley)
- AF. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the North Sky Public Improvement District and providing an effective date. (Bromiley)
- AG. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Ownsby Farms Public Improvement District and providing an effective date. (Bromiley)
- AH. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Parks at Wilson Creek Public Improvement District and providing an effective date. (Bromiley)

- AI. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Sutton Fields II Public Improvement District and providing an effective date. (Bromiley)
- AJ. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Sutton Fields East Public Improvement District and providing an effective date. (Bromiley)
- AK. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Ten Mile Creek Public Improvement District and providing an effective date. (Bromiley)
- AL. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Wells North Public Improvement District and providing an effective date. (Bromiley)
- AM. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Wells South Public Improvement District and providing an effective date. (Bromiley)
- AN. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Wilson Creek Meadows Public Improvement District and providing an effective date. (Bromiley)

ITEMS REMOVED FROM CONSENT FOR INDIVIDUAL CONSIDERATION:

- C. Consider and act to award bid 2023-053 for Ownsby Parkway Road Improvements to RPM xConstruction in the amount of \$12,116,344.19 plus a ten percent contingency of \$1,211,634.42 for a total amount not to exceed \$13,327,978.61. (Quigley)

RESULT: APPROVED [UNANIMOUS]

MOVER: Andy Hopkins, Place 3

SECONDER: Philip Ferguson, Place 1

AYES: Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon an Ordinance of the City Council of the City of Celina, Texas adopting an Amended and Restated Final Project And Financing Plan for Tax Increment Reinvestment Zone Number Two and providing for severability. (TIRZ #2 - Creeks of Legacy) (Behringer)

Mayor Tubbs opened the public hearing at 8:54 p.m.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:54 p.m.

Upon a motion by Councilmember Hopkins and a second by Councilmember Ferguson, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2023-92. The motion carried.

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

- B. Conduct a public hearing to consider and act upon a Development Agreement between the City of Celina and HFI Celina Realty, LLC, for approximately 641 acres; generally located west and east of future Custer Road and north of County Road 130, within the City Limits. (O'Donnell (HFI & Rainwater Crossing) – Development Agreement) (McAfee)

Mayor Tubbs opened the public hearing at 8:33 p.m.

The following individuals spoke neither in favor nor opposition to the item:

Maria Rangel
David Quick
Jay Bender

The following individual spoke in favor to the item:
Phillip Thompson

With no one else wishing to speak, Mayor Tubbs closed the public hearing at 8:52 p.m.

Upon a motion by Councilmember Hopkins and a second by Councilmember Wigginton, the Council voted six (6) for and none (0) opposed to table the item until the August 21, 2023, City Council meeting. The motion carried.

RESULT:	TABLED [UNANIMOUS]	Next: 8/21/2023 4:00 PM
MOVER:	Andy Hopkins, Place 3	
SECONDER:	Wendie Wigginton, Place 4	
AYES:	Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne	

- C. Conduct a public hearing and consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance, by amending approximately 10 acres of Planned Development (PD) No. 80 with the Dallas North Tollway Overlay District (DNTD) base zoning, in order to modify development standards; generally located at the northwest corner of Dallas Parkway and Frontier Parkway, within the City Limits. (Mosey (Hotel/Conference Center) – PD Amendment) (Mohan)

Mayor Tubbs opened the public hearing at 8:55 p.m.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:55 p.m.

The applicant has requested to withdraw the application. No action was taken.

RESULT: NO ACTION

- D. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance, by amending approximately 41 acres of Planned Development (PD) No. 74 with Multi-Family, Horizontal District (MF-0) and Commercial, Office, & Retail District (C) base zoning, and modified development standards; generally located west of future Coit Road and north and south of future Ownsby Parkway, within the City Limits. (Wood Tract – PD Amendment) (McAfee)

Upon a motion by Councilmember Wigginton and a second by Councilmember Ferguson, the Council voted six (6) for and none (0) opposed to table the item until the August 21, 2023 City Council meeting. The motion carried.

RESULT: TABLED [UNANIMOUS] **Next: 9/12/2023 5:00 PM**
MOVER: Wendie Wigginton, Place 4
SECONDER: Philip Ferguson, Place 1
AYES: Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne

- E. Conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final Wells South Public Improvement District Amended and Restated Service and Assessment Plan, including the Neighborhood Improvement Area #6 assessment roll; making a finding of special benefit to property within Neighborhood Improvement Area #6 of the Wells South 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 Neighborhood Improvement Area #6 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Wells South (Lilyana) PID IA#6 – Levy Ordinance) (Pollard)

Mayor Tubbs opened the public hearing at 8:58 p.m.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:58 p.m.

Upon a motion by Councilmember Ferguson and a second by Councilmember Wigginton, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2023-94. The motion carried.

- F. Conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final Parvin Public Improvement District Service and Assessment Plan, including the Assessment Roll; making a finding of special benefit to property within the Parvin 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 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Celina Parvin 101 – Levy Ordinance) (Pollard)

Mayor Tubbs opened the public hearing at 9:02 p.m.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 9:02 p.m.

Upon a motion by Councilmember Ferguson and a second by Councilmember Wigginton, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2023-95. The motion carried.

RESULT: APPROVED [UNANIMOUS]
MOVER: Philip Ferguson, Place 1
SECONDER: Wendie Wigginton, Place 4
AYES: Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koelne

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 2023 (Parvin Public Improvement District Project) and approving and authorizing related agreements. (Celina Parvin 101 – Bond Ordinance) (Pollard)

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 Ordinance No. 2023-95. The motion carried.

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

- B. Consider and act upon a Resolution approving and authorizing the Mayor to execute an Interlocal Cooperative Agreement by and between the City of Celina, Texas and Mustang Special Utility District related to certain improvements constructed within the Parvin Public Improvement District and resolving other related matters. (Celina Parvin 101 – Interlocal Agreement Resolution) (Pollard)

Upon a motion by Mayor Pro Tem Pierce and a second by Councilmember Hopkins, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2023-57R. The motion carried.

RESULT: APPROVED [UNANIMOUS]
MOVER: Jay Pierce, Place 2
SECONDER: Andy Hopkins, Place 3
AYES: Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne

- C. Consider and act upon a Resolution accepting the proposed property tax rate; establishing dates for public hearings on the proposed property tax rate and Fiscal Year 2023-2024 budget; providing for the dates for the City Council to approve the property tax rate and Fiscal Year 2023-2024 budget; and providing for publication of public hearing notices as provided by the Texas law. (Bromiley)

Upon a motion by Councilmember Wigginton and a second by Councilmember Hopkins, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2023-58R. The motion carried.

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

- D. Consider and act upon an amendment to the existing Interlocal Agreement between Denton County and City of Celina for Frontier Parkway/Parvin Road. (Brawner)

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 Interlocal Agreement between Denton County and City of Celina for Frontier Parkway/Parvin Road. The motion carried.

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

- E. Consider and act to authorize an agreement for engineering services for the design of Parvin Road and Frontier Parkway from FM 1385 to Legacy in Denton County and from Legacy Drive to Dallas Parkway South in Collin County in an amount not to exceed \$4,246,925.41. (Berry)

Upon a motion by Mayor Pro Tem Pierce and a second by Councilmember Hopkins, the Council voted six (6) for and none (0) opposed to approve an agreement for engineering services for the design of Parvin Road and Frontier Parkway from FM 1385 to Legacy in Denton County and from Legacy Drive to Dallas Parkway South in Collin County in an amount not to exceed \$4,246,925.41 pending County approval.

RESULT: APPROVED [UNANIMOUS]
MOVER: Jay Pierce, Place 2
SECONDER: Andy Hopkins, Place 3
AYES: Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne

X. ADJOURNMENT:

Mayor Tubbs adjourned the Regular Meeting for the Celina City Council at 9:22 p.m. on Tuesday, August 8, 2023.


Ryan Tubbs, Mayor


Lauren Vaughns, City Secretary



9/12/2023
Date Minutes Approved