



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, NOVEMBER 9, 2021
5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Terry called 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	Absent	
Sean Terry	City of Celina	Mayor	Present	

II. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Terry lead pledges of allegiances. Pastor Chris Carter gave the invocation

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. Citizens Government Academy Proclamation (Terry)

Mayor Terry presented a proclamation to the Citizens Government Academy for completion of the course. Members included: Anthony Scudieri, Allison Alvino, Daniel Gall Jr., Daniel Trigo, Jason Branson, Jason Bartik, Jane Ramsay, Juan Martinez, KJ Clark, Ryan Samuelson, Sandra Martinez, Shane Isaacks, Tom Parsons, Travis Riley

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Introduction of new employees, recognitions, promotions (Laumer, Cullison, Metdker McAfee)

City Manager Jason Laumer announced the promotion of Kimberly Brawner to Assistant City Manager over Public Services. Jason Laumer also announced the promotion of Dustin McAfee to the Executive Director of Development Services. Police Chief John Cullison introduced new Officer Nevin Flynn. Fire Chief Mark Metdker announced the promotions of Brian Little and Justin Beamis to Administrative Captains. Executive Director of Development Services Dusty McAfee introduced new employees Giselle Crow (Permit Technician) and Jonathan Pollard (Senior Planner).

- B. Discussion regarding the findings and recommendations of the Charter Review Committee. (McAfee)

Executive Director of Development Services reviewed and discussed the process, findings, and recommendations of the Charter Review Committee.

V. OPEN FORUM:

VI. EXECUTIVE SESSION:

The City Council adjourned into executive session at 5:25 with City Attorney Lance Vanzant, City Manager Jason Laumer, Ast City Manager's Karla Stovall and Kim Brawner, Executive Director of Development Services Dusty McAfee.

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 amendment of a development agreement RCI-Celina 115, LP for the development of approximately 130 acres of land; generally located on the northeast corner of the BNSF Railroad and Malone Street, within the City Limits.
- B. Discussion regarding an amendment of a development agreement with Uptown Celina Partners, LP; generally located south of J. Fred Smith Parkway, east of future Legacy Drive, and west of BNSF Railroad, within both the Extraterritorial Jurisdiction (ETJ) and City Limits.
- C. Discussion regarding an amendment of a development agreement with Qualico Developments (U.S), Inc.; generally located west of FM 455 and north of CR 9, within the City Limits.
- D. Discussion regarding a development agreement for the Estates at Bonito Lake generally located at the northeast corner of County Road 106 and future Coit Road, within the Extraterritorial Jurisdiction (ETJ).
- E. Discussion regarding a development agreement with Huffines (Bray Tract), generally located southwest of Marilee Road and future Custer Road, within the Extraterritorial Jurisdiction (ETJ).
- F. Discussion regarding a development agreement with Huffines Ranch LLC (Carter Tract), generally located northwest of future Carl Darnall Parkway and future Peterman Parkway, within the Extraterritorial Jurisdiction (ETJ).

- G. Discussion regarding a resolution authorizing the use of eminent domain to condemn Public Water And Wastewater Easements, Drainage Easements, Right-Of-Way, And Temporary Construction Easements In Real Properties As Portions Of Tracts Of Land Generally Described As Being Located In The B.B.B. & C Ry Co. Survey Abstract A0132, And In The Collin County School Land Survey Abstract No. 167, Generally Located On The West Side Of South Oklahoma Drive (Business 289) Beginning South Of East Ash Street And Extending South To Approximately 180 Feet North Of East Cherrywood Lane; And West Along Future Sunset Boulevard From South Oklahoma Drive (Business 289) For Approximately 1000 Feet; And East Of South Oklahoma Drive Beginning South Of East Ash Street And Extending South To Approximately 430 Feet North Of Preston Road (SH 289); Providing Notice Of An Official Determination To Acquire Real Properties For Water And Wastewater Easements, Rights-Of-Way, Drainage Easements, And/Or Temporary Construction Easements; Authorizing The City Manager To Obtain The Necessary Appraisal Report(S) And Make Bona Fide Offers Of Just Compensation For The Easements; Ratifying Prior Documents Made For Acquisition Of The Easements; Authorizing Legal Counsel To Institute Eminent Domain Proceedings On Behalf Of The City For The Acquisition Of The Easements On Said Tracts If Negotiations Are Unsuccessful; Appropriating Funds From A Lawful Source; And Providing For An Effective Date (Brawner)

Reconvene Into Open Session

- H. Consider and act upon any items discussed in executive session.
- I. Consider and act on a resolution authorizing the use of eminent domain to condemn Public Water And Wastewater Easements, Drainage Easements, Rights-Of-Way, And Temporary Construction Easements In Real Properties As Portions Of Tracts Of Land Generally Described As Being Located In The B.B.B. & C Ry Co. Survey Abstract A0132, And In The Collin County School Land Survey Abstract No. 167, Generally Located On The West Side Of South Oklahoma Drive (Business 289) Beginning South Of East Ash Street And Extending South To Approximately 180 Feet North Of East Cherrywood Lane; And West Along Future Sunset Boulevard From South Oklahoma Drive (Business 289) For Approximately 1000 Feet; And East Of South Oklahoma Drive Beginning South Of East Ash Street And Extending South To Approximately 430 Feet North Of Preston Road (SH 289) and being more particularly described herein; Providing Notice Of An Official Determination To Acquire Real Properties For Water And Wastewater Easements, Rights-Of-Way, Drainage Easements, And/Or Temporary Construction Easements; Authorizing The City Manager To Obtain The Necessary Appraisal Report(s) And Make Bona Fide Offers Of Just Compensation For The Easements; Ratifying Prior Documents Made For Acquisition Of The Easements; Authorizing Legal Counsel To Institute Eminent Domain Proceedings On Behalf Of The City For The Acquisition Of The Easements On Said Tracts If Negotiations Are Unsuccessful; Appropriating Funds From A Lawful Source; And Providing For An Effective Date (Brawner)

Council Member Hopkins made a motion to approve a resolution authorizing the use of eminent domain to condemn Public Water And Wastewater Easements, Drainage Easements, Rights-Of-Way, And Temporary Construction Easements In Real Properties As Portions Of Tracts Of Land Generally Described As Being Located In The B.B.B. & C Ry Co. Survey Abstract A0132, And In The Collin County School Land Survey Abstract No. 167, Generally Located On The West Side Of South Oklahoma Drive (Business 289) Beginning South Of East Ash Street And Extending South To Approximately 180 Feet North Of East Cherrywood Lane; And West Along Future Sunset Boulevard From South Oklahoma Drive (Business 289) For Approximately 1000 Feet; And East Of South Oklahoma Drive Beginning South Of East Ash Street And Extending South To Approximately 430 Feet North Of Preston Road (SH 289) and being more particularly described herein; Providing Notice Of An Official Determination To Acquire Real Properties For Water And Wastewater Easements, Rights-Of-Way, Drainage Easements, And/Or Temporary Construction Easements; Authorizing

The City Manager To Obtain The Necessary Appraisal Report(s) And Make Bona Fide Offers Of Just Compensation For The Easements; Ratifying Prior Documents Made For Acquisition Of The Easements; Authorizing Legal Counsel To Institute Eminent Domain Proceedings On Behalf Of The City For The Acquisition Of The Easements On Said Tracts If Negotiations Are Unsuccessful; Appropriating Funds From A Lawful Source; And Providing For An Effective Date. Council Member Koehne seconded.

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

VII. CONSENT AGENDA:

Council Member Steiner motioned to approve and Council Member Hopkins seconded.

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

A. Minutes Approval:

1. City Council - Regular Meeting - Nov 10, 2020 5:00 PM

- B. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Celina Real Estate, L.P. for a facilities agreement regarding use of property for parking during Christmas on the Square. (Brawner)
- C. Consider and act to authorize an amendment to the Sunset Point Lift Station agreement for engineering services in an amount not to exceed \$118,640.00. (Berry)
- D. Consider and act upon an agreement between the City of Celina and Denton County for Fire and Emergency Medical Services (Metdker)
- E. Consider and act upon a resolution of the City of Celina, Texas approving the sixth addendum to full and final settlement agreement and release with Marilee Special Utility District f/k/a Gunter Rural Water Supply Corporation; rescinding approval of a first version of such addendum; providing for severability, savings and repealing clauses; determining open meetings laws were complied with (Marilee Sixth Addendum) (Brawner)
- F. Consider and act upon an ordinance amending the City's Code of Ordinances, Chapter 8: Offenses and Nuisances, Article 8.09 Alcoholic Beverages, Division 2. Sale of Alcoholic Beverages. (Alcoholic Beverages Revision) (McAfee)
- G. Consider and act to authorize IT Services with Sequel Data Systems, Inc., through a cooperative contract with The Interlocal Purchasing System (TIPS) in an amount not to exceed \$100,000. (Berry)
- H. Consider and act to authorize the City Manager to partially terminate the agreements by and between the City of Celina and C and C Land, LLC. (Belknap Tract - DA Termination) (Mohan)

Item approved as updated version brought to Council

- I. Consider and act to authorize the City Manager to partially terminate the agreement by and between the City of Celina and MM Sutton Fields East, LLC. (Sutton Fields East – DA Termination) (Mohan)
- J. Consider and act upon a request to amend a development agreement RCI-Celina 115, LP for the development of approximately 130 acres of land; generally located on the northeast corner of the BNSF Railroad and Malone Street, within the City Limits. (Northside at Rollertown - DA 4th Amendment) (Mohan)
- K. Consider and act upon a request to amend the development agreement with Uptown Celina Partners, LP; generally located south of J. Fred Smith Parkway, east of future Legacy Drive, and west of BNSF Railroad, within both the Extraterritorial Jurisdiction (ETJ) and City Limits. (Uptown - DA 1st Amendment) (Mohan)
- L. Consider and act upon a resolution of the City of Celina, Texas, determining the costs of certain authorized improvements to be financed within Neighborhood Improvement Area #5B of the Sutton Fields II Public Improvement District; approving a preliminary amended and restated service plan and assessment plan, including a proposed Neighborhood Improvement Area #5B Assessment Roll; directing the filing of the proposed Neighborhood Improvement Area #5B Assessment Roll with the City Secretary; and providing for noticing and calling a public hearing on December 14, 2021 to consider an ordinance levying assessments on property located within Neighborhood Improvement Area #5B of the Sutton Fields II Public Improvement District. (Sutton Fields II PID NIA Phase #5B Pre-SAP) (Lopez)
- M. Authorize the City Manager of the City of Celina to enter into a Distribution Pole License Agreement with Grayson Collin Electric Cooperative (GCEC)
- N. Consider and act to purchase Uniforms for the Fire Department through a cooperative contract with the City of Frisco from Galls, LLC in an amount not to exceed \$70,000. (Berry)
- O. Consider and act to authorize the purchase of a vehicle for Public Works from Grapevine Dodge Chrysler Jeep in an amount not to exceed \$205,416.00. (Berry)
- P. Consider and act to award bid 2021-0087 for Mowing Services to Yellowstone Landscape and Raul Morales Lawn Service at the unit prices listed in an amount not to exceed \$213,397.42. (Berry/Sprinkle)
- Q. Consider and act upon an ordinance of the City of Celina, Texas amending ordinance 2020-77 which adopted and approved the budget for fiscal year beginning October 1, 2020 and ending September 30, 2021, and make appropriations for each department, project and account, by adopting an amended 2020-2021 budget for the City of Celina, Texas, reallocating funds between accounts, attached hereto and incorporated into this ordinance. (Bromiley)
- 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. Consider and act upon an ordinance of the City of Celina, Texas, authorizing the future release of the Celina Development LLC street access and utility easement dedicated as part of Lilyana Phase 2A-2. (Glasgow)
- T. Authorize the City Manager to executed Amendment #1 to the Interlocal Agreement by and between the Town of Prosper, Collin County, and the City of Celina on Frontier Parkway between Preston Road (SH 289) and North Dallas Parkway. (Glasgow)

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning an approximately 43 acre tract of land to Collin County Outer Loop Overlay District (CCOLO), generally located north of the future Collin County Outer Loop and approximately 2,050 feet east of Smiley Road, within the City Limits. (Boilermaker Investments – Rezoning) (Mohan)

Mayor Terry opened the hearing at 6:17PM. Director of Planning Madhuri Mohan reviewed and answered questions. Council Member Wigginton motioned to approve and Council Member Pierce seconded.

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

- B. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by amending the Concept Plan and Development Regulations of Planned Development (PD) No. 21 on approximately 270 acres with a base of the Dallas North Tollway Overlay District (DNTO), generally located at the northwest corner of future Dallas North Tollway and FM 455, within the City Limits. (Parkwood – PD Amendment) (Mohan)

Mayor Terry opened the hearing at 6:19PM. Director of Planning Madhuri Mohan reviewed and answered questions. Council Member Pierce motioned to approve and Council Member Steiner seconded.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Steiner, Pierce, Wigginton, Hopkins, Koehne
ABSENT:	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 “Batch Plant, Permanent” use on an approximately 64 acre tract of land, generally located at the northeast corner of County Road 51 and future Punk Carter Parkway, within the City Limits. (Bradford Batch Plant – SUP) (McAfee)

Applicant withdrew their request.

RESULT:	MEETING CANCELLED
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- D. Conduct a public hearing to consider and act upon a Development Agreement between the City of Celina and Celina 58 LP, for approximately 59 acres of land, generally located at the northwest corner of Louisiana Drive and County Road 58, within the Extraterritorial Jurisdiction (ETJ). (Legacy 58.5 – Development Agreement) (Mohan)

Mayor Terry opened the hearing at 6:20PM. Executive Director of Development Services Dusty McAfee reviewed and answered questions. Council Member Wigginton had questions on where development would be located, applicant Matt Moore 301 S Prosper Ln stated they would add line to move. Council Member Hopkins motioned to approve with changes in development agreement and Council Member Steiner seconded.

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

- E. Conduct a public hearing to consider and act upon a Development Agreement between the City of Celina and IC Resources, LLC. for approximately 100 acres of land, generally located at the northeast corner of County Road 106 and future Coit Road, within the Extraterritorial Jurisdiction (ETJ). (The Estates at Bonito Lake – Development Agreement) (Mohan)

Mayor Terry opened the hearing at 6:31PM. Executive Director of Development Services Dusty McAfee reviewed and answered questions. Council Member Wigginton motioned to approve as updated item brought to Council and Council Member Pierce seconded.

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

- F. Conduct a public hearing to consider and act upon a Development Agreement between the City of Celina and Brillo Verde, LTD. for approximately 9.8 acres of land, generally located south of Sunset Boulevard and approximately 1,950 feet east of KC Robinson Lane, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Shades of Green – Development Agreement) (Mohan)

Mayor Terry opened the hearing at 6:34PM. Executive Director of Development Services Dusty McAfee reviewed and answered questions. Council Member Hopkins motioned to approve and Council Member Steiner seconded.

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

- G. Conduct the first of three public hearings to annex approximately 585 acres, describing the municipal services to be provided to the area and the time in which municipal services will be provided, calling a public hearing, directing notices to be provided, directing that a petition for annexation of the area be prepared and opportunity to sign provided, providing for matters related thereto for the following areas: (21-03 Annexation First Public Hearing) (Mohan)

- 1) Collin CAD Property ID 984821, being an approximate 17.80 acre tract of land in Collin County, Texas, legally described as Abstract No. A0247 in the John Davis Survey, Tract 2; generally located at the southeast corner of future Coit Road and County Road 107 (Bray, Jim G Jr),
- 2) Collin CAD Property ID 995506, being an approximate 17.04 acre tract of land in Collin County, Texas, legally described as Abstract No. A0533 in the W. C. Lewis Survey, Tract 1; generally located approximately 270 feet east of future Coit Road and 965 feet north of future Stallcup Boulevard (Bray,

Jim G Jr),

- 3) Collin CAD Property ID 995515, being an approximate 5.02 acre tract of land in Collin County, Texas, legally described as Abstract No. A0533 in the W. C. Lewis Survey, Tract 2; generally located east of future Coit Road and approximately 830 feet north of future Stallcup Boulevard (Bray, Jim G Jr),
- 4) Collin CAD Property ID 997915, being an approximate 53.21 acre tract of land in Collin County, Texas, legally described as Abstract No. A0931 in the T & P Ry Co Survey, Tract 1; generally located north of future Stallcup Boulevard and approximately 245 feet east of future Coit Road (Bray, Jim G Jr),
- 5) Collin CAD Property ID 997924, being an approximate 5.79 acre tract of land in Collin County, Texas, legally described as Abstract No. A0931 in the T & P Ry Co Survey, Tract 2; generally located at the northeast corner of future Coit Road and future Stallcup Boulevard (Bray, Jim G Jr),
- 6) Collin CAD Property ID 2120491, being an approximate 108.94 acre tract of land in Collin County, Texas, legally described as Abstract No. A0127 in the B B B & C Ry Co Survey, Tract 2; generally located south of future Marilee Road and approximately 1,330 feet west of future Custer Road (Estate of Bray, Jim Garvan Sr),
- 7) Collin CAD Property ID 2120786, being an approximate 140.25 acre tract of land in Collin County, Texas, legally described as Abstract No. A0247 in the John Davis Survey, Tract 1; generally located south of future Marilee Road and approximately 275 feet east of future Coit Road (Bray, Jim G Jr),
- 8) Collin CAD Property ID 2674384, being an approximate 66.12 acre tract of land in Collin County, Texas, legally described as Abstract No. A0127 in the B B B & C Ry Co Survey, Tract 1; generally located west of future Custer Road and approximately 1,315 feet south of future Marilee Road (Bray, Jim G Jr),
- 9) Collin CAD Property ID 2071427, being an approximate 14.88 acre tract of land in Collin County, Texas, legally described as Abstract No. A0168 in the Collin County School Land #16 Survey, Sheet 1, Tract 74; generally located approximately 705 feet north of future Mobberly Road and 1,830 feet east of future Legacy Drive (Shewchuk Dwight M & Rebecca),
- 10) Collin CAD Property ID 991788, being an approximate 7.54 acre tract of land in Collin County, Texas, legally described as Abstract No. A0168 in the Collin County School Land #16 Survey, Sheet 1, Tract 16; generally located approximately 240 feet north of Mobberly Road and 290 feet west of future Legacy Drive (Barnett, Rebecca A),
- 11) Collin CAD Property ID 2788963, being an approximate 3.23 acre tract of land in Collin County, Texas, legally described as Eva's Ridge (GCN), Block A, Lot 1; generally located north of County Road 8 and approximately 195 feet west of future Legacy Drive (Gulley, Michael Morris),

- 12) Collin CAD Property ID 2788965, being an approximate 4.034 acre tract of land in Collin County, Texas, legally described as Eva's Ridge (GCN), Block A, Lot 2; generally located north of County Road 8 and approximately 395 feet west of future Legacy Drive (Gulley, Michael Morris),
- 13) Collin CAD Property ID 2689584, being an approximate 20.10 acre tract of land in Collin County, Texas, legally described as Abstract No. A0394 in the Daniel Howell Survey, Tract 38; generally located at the southeast corner of future Roseland Parkway and FM 455 (Gulley, Michael Morris),
- 14) Collin CAD Property ID 1225301, being an approximate 5.25 acre tract of land in Collin County, Texas, legally described as Abstract No. A0810 in the W. W. Shower Survey, Tract 13; generally located south of County Road 106 and approximately 365 feet east of future Coit Road (Henderson, Jerry Gene-Le),
- 15) Collin CAD Property ID 1014388, being an approximate 10.66 acre tract of land in Collin County, Texas, legally described as Abstract No. A1053 in the Ousley & Floyd Survey, Tract 2; generally located at the southwest corner of Louisiana Drive and County Road 994 (Marinko Living Trust),
- 16) Collin CAD Property ID 2698698, being an approximate 31 acre tract of land in Collin County, Texas, legally described as Abstract No. A0834 in the William Stapp Survey, Tract 5; generally located approximately 225 feet west of County Road 133 and 2,650 feet north of FM 455 (NTRPFI LP),
- 17) Collin CAD Property ID 2720384, being an approximate 5 acre tract of land in Collin County, Texas, legally described as Abstract No. A0801 in the Robert Scaggs Survey, Tract 15; generally located west of County Road 133 and approximately 110 feet north of FM 455 (NTRPFI LP),
- 18) Collin CAD Property ID 2657698, being an approximate 13.55 acre tract of land in Collin County, Texas, legally described as Abstract No. A0127 in the B B B & C Ry Co Survey, Tract 5; generally located approximately 350 feet south of future Stallcup Boulevard and 1,365 feet west of future Custer Road (JML Cattle Company LLC),
- 19) Collin CAD Property ID 2658131, being an approximate 10.45 acre tract of land in Collin County, Texas, legally described as Abstract No. A0127 in the B B B & C Ry Co Survey, Tract 6; generally located north of County Road 106 and approximately 1,400 feet west of future Custer Road (Equity Trust Company DBA Sterling Trust),
- 20) Collin CAD Property ID 2674385, being an approximate 7.73 acre tract of land in Collin County, Texas, legally described as Abstract No. A0127 in the B B B & C Ry Co Survey, Tract 7; generally located north of County Road 106 and approximately 1,015 feet west of future Custer Road (Equity Trust Company DBA Sterling Trust Custodian FBO James L LaBorde),
- 21) Collin CAD Property ID 2707587, being an approximate 12 acre tract of land in Collin County, Texas, legally described as Abstract No. A0127 in the B B

B & C Ry Co Survey, Tract 8; generally located at the northwest corner of future Custer Road and County Road 106 (McCauley, Jeffrey David & Mary Jo),

22) Denton CAD Property ID 173394, being an approximate 5.01 acre tract of land in Denton County, Texas, legally described as Abstract No. A0969A in Norwood, Tract 1(B); generally located west of Smiley Road and approximately 2,591 feet north of future Punk Carter Parkway (Fonseca, Maria Rocio),

23) Denton CAD Property ID 52870, being an approximate 18 acre tract of land in Denton County, Texas, legally described as Abstract No. A0211A in Cowan, Track 36 and Old DCAD, Sheet 2, Tract 7; generally located east of Smiley Road and approximately 1,945 feet north of future Punk Carter Parkway (18 Farm on Smiley Rd LTD), and

24) Denton CAD Property ID 173398, being an approximate 1.61 acre tract of land in Denton County, Texas, legally described as Willow Wood, Lot 1; generally located at the southwest corner of Smiley Road and FM 428 (Sadeghian, Khosrow TRTS of Kamy Real Property Trust).

Mayor Terry opened the hearings from 6:39PM- 6:42PM for property ID's located in annexation. Senior Planner Arabella Lopez reviewed and answered questions. Hearing will continue on 12/14/2021.

RESULT: NO ACTION

- H. 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. (Item to be tabled to the December 14, 2021 City Council meeting) (Sutton Fields East - TIRZ Creation) (Lopez)

Mayor Terry recused himself. Mayor Pro Tem Koehne opened the hearing at 6:43PM. And left open to be continued on 12/14/2021.

RESULT: NO ACTION

- I. Conduct a public hearing to consider testimony regarding the creation of the Mosaic Public Improvement District and act upon a resolution creating the Mosaic Public Improvement District. (Celina Mosaic - PID Creation) (Lopez)

Mayor Terry opened the hearing at 6:44PM. Senior Planner Arabella Lopez reviewed and answered questions. Council Member Hopkins motioned to approve and Council Member Wigginton seconded.

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

- J. Conduct a public hearing to consider testimony regarding the dissolution of the existing Hillside Village Public Improvement District and act upon a resolution dissolving the existing Hillside Village Public Improvement District. (Hillside Village - PID Dissolution) (Lopez)

Mayor Terry opened the hearing at 6:46PM. Senior Planner Arabella Lopez reviewed and answered questions. Council Member Hopkins motioned to approve and Council Member Steiner seconded.

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

- K. Conduct a public hearing to consider testimony regarding the creation of the Hillside Village Public Improvement District and act upon a resolution creating the Hillside Village Public Improvement District. (Hillside Village – PID Creation) (Lopez)

Mayor Terry opened the hearing at 6:48PM. Senior Planner Arabella Lopez reviewed and answered questions. Council Member Wigginton motioned to approve and Council Member Pierce seconded.

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

- L. Conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final The Parks at Wilson Creek Public Improvement District Service and Assessment Plan, including the Phase #1 Assessment Roll – Phase #1 Improvements and Initial Major Improvements; making a finding of special benefit to property within Phase #1 of The Parks at Wilson Creek Public Improvement District; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments levied against the Phase #1 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Parks at Wilson Creek PID Phase #1 SAP – Levy Ordinance) (Lopez)

Mayor Terry opened the hearing at 6:48PM. Senior Planner Arabella Lopez reviewed and answered questions. Council Member Pierce motioned to approve and Council Member Hopkins seconded.

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

- M. Conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final The Parks at Wilson Creek Public Improvement District Service and Assessment Plan, including the Phase #1 Assessment Roll – Additional Major Improvements; making a finding of special benefit to property within Phase #1 of The Parks at Wilson Creek Public Improvement District; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments levied against the Phase #1 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Parks at Wilson Creek PID Phase #1 Additional MI SAP – Levy Ordinance) (Lopez)

Mayor Terry opened the hearing at 6:50PM. Senior Planner Arabella Lopez reviewed and answered questions. Council Member Wigginton motioned to approve and Council Member Hopkins seconded.

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

- N. Conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final The Parks at Wilson Creek Public Improvement District Service and Assessment Plan, including the Major Improvement Area Assessment Roll – Initial Major Improvements; making a finding of special benefit to property within the Major Improvement Area of The Parks at Wilson Creek Public Improvement District; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments levied against the Major Improvement Area assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Parks at Wilson Creek PID Initial MI SAP – Levy Ordinance) (Lopez)

Mayor Terry opened the hearing at 6:52PM. Senior Planner Arabella Lopez reviewed and answered questions. Council Member Pierce motioned to approve and Council Member Steiner seconded.

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

- O. Conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final The Parks at Wilson Creek Public Improvement District Service and Assessment Plan, including the Major Improvement Area Assessment Roll – Additional Major Improvements; making a finding of special benefit to property within the Major Improvement Area of The Parks at Wilson Creek Public Improvement District; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments levied against the Major Improvement Area assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Parks at Wilson Creek PID MIA Additional MI SAP – Levy Ordinance) (Lopez)

Mayor Terry opened the hearing at 6:53PM. Senior Planner Arabella Lopez reviewed and answered questions. Council Member Hopkins motioned to approve and Council Member Pierce seconded.

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

- P. Conduct a public hearing and act upon an ordinance of the City of Celina, abandoning the rights-of-way totaling approximately 0.275 acre, as more particularly described and depicted in Exhibit "A", to the abutting owner; generally located south of the Collin County Outer Loop Eastbound Frontage Road and west of Huddleston Drives; and providing for the furnishing of a certified copy of this ordinance for recording in the real property records of Collin County, Texas, as a quit claim deed of the City; and providing an effective date. (Cambridge Crossing ROW Abandonment) (Glasgow)

Mayor Terry opened the hearing at 6:54PM. Director of engineering Andy Glasgow reviewed and answered questions. Council Member Hopkins motioned to approve as updated item brought to council and Council Member Steiner seconded.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Steiner, Pierce, Wigginton, Hopkins, Koehne
ABSENT:	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 2021 (The Parks at Wilson Creek Public Improvement District Phase #1 Project); approving and authorizing related agreements; and providing an effective date. (Parks at Wilson Creek PID Phase #1 PID – Bond Ordinance) (Lopez)

Mayor Terry opened the hearing at 6:57PM. Senior Planner Arabella Lopez and a representative from Hilltop Securities reviewed and answered questions. Council Member Pierce motioned to approve and Council Member Wigginton seconded.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Steiner, Pierce, Wigginton, Hopkins, Koehne
ABSENT:	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 2021 (The Parks at Wilson Creek Public Improvement District Initial Major Improvements Project); approving and authorizing related agreements; and providing an effective date. (Parks at Wilson Creek PID MIA – Bond Ordinance) (Lopez)

Mayor Terry opened the hearing at 7:00PM. Senior Planner Arabella Lopez and a representative from Hilltop Securities reviewed and answered questions. Council Member Hopkins motioned to approve and Council Member Pierce seconded.

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

- C. Consider and act upon a resolution of the City of Celina, Texas, determining the costs of certain Authorized Improvements to be financed within the Hillside Village Public Improvement District; approving a preliminary service plan and assessment plan, including a proposed Assessment Roll; directing the filing of the proposed Assessment Roll with the City Secretary; and providing for noticing and calling a public hearing December 14, 2021 to consider an ordinance levying assessments on property located within the Hillside Village Public Improvement District. (Hillside Village PID Pre-SAP – Resolution) (Lopez)

Mayor Terry opened the hearing at 7:01PM. Senior Planner Arabella Lopez reviewed and answered questions. Council Member Hopkins motioned to approve as updated item brought to council and Council Member Pierce seconded.

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

X. **ADJOURNMENT:**

Mayor Terry adjourned at 7:01PM

Sean Terry, Mayor

Secretary

Date Minutes Approved