



**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, OCTOBER 12, 2021
5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Attendee Name	Organization	Title	Status	Arrived
Justin Steiner	City of Celina	Place 1	Absent	
Jay Pierce	City of Celina	Place 2	Present	
Wendie Wigginton	City of Celina	Place 4	Present	
Andy Hopkins	City of Celina	Place 3	Present	
Mindy Koehne	City of Celina	Place 5	Present	
Chad Anderson	City of Celina	Place 6	Present	
Sean Terry	City of Celina	Mayor	Present	

II. PLEDGE OF ALLEGIANCE/INVOCATION:

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. Halloween Capital of North Texas Proclamation (Sanford)

Mayor Sean Terry presented to Phillip Ferguson and Special Events Planner Haley Gatlin

B. National Planning Month (Mohan)

Mayor Sean Terry presented to Director of Development Services Dusty McAfee and Planning Director Madhuri Mohen and Senior Planner Kari White and Senior Planner Arabella Lopez.

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

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

Assistant City Manager Karla Stovall introduced the new Human Resources Director, Kristina Peters and announced the promotion of Dawn Berry to Purchasing Director. Director of Development Services Dustin McAfee announced the promotion of Ogi Colakovic to GIS Director and Madhuri Mohen to Planning Director, and introduced Kari White as a new Senior Planner. Fire Chief Mark Metdker announced the promotion of Eric Everson to Assistant Fire Chief

B. Economic Development Corporation Plan. (Jackson)

Director of the EDC Alexis Jackson announced the promotion of Lalaina Alvarez to Business Retention Specialist, Lalaina discussed business retention expansion

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

V. **OPEN FORUM:**

VI. **EXECUTIVE SESSION:**

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 a development agreement (property purchase) with Don D'Amico, Legend Contracting for areas located generally west of New Mexico Street, north of Walnut Street and south of Mallone Street.

Reconvene Into Open Session

Reconvened at 5:53PM

- B. Consider and act upon any items discussed in executive session.

No action taken

VII. **CONSENT AGENDA:**

Councilman Hopkins moved to approve the Consent Agenda with updated documents for items O, Q and R.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Chad Anderson, Place 6
AYES:	Pierce, Wigginton, Hopkins, Koehne, Anderson
ABSENT:	Steiner

- A. Minutes Approval:

1. City Council - Regular Meeting - Sep 14, 2021 5:00 PM
2. City Council - Special Meeting - Sep 28, 2021 5:00 PM

- B. Review and Acceptance of the Quarterly Investment Report for the period ended September 30, 2021 (Bromiley)
- C. Consider and act to award Bid 2021-0091 for Water Meters, Parts and Accessories to Apsco Supply, Ferguson Waterworks and Core & Main at the unit prices listed in an amount not to exceed \$170,000.00. (Berry/Sprinkle)
- D. Consider and act to authorize the purchase of Sensus water meters from Aquametric Sales as the sole source provider in an amount not to exceed \$917,434.00. (Berry)

- E. Consider and act to award bid 2021-0093 for High Point Lift Station Improvements at the unit prices listed to Undelhoven Oilfield System Services, Inc., in the amount \$379,914.45 plus ten percent contingency in the amount of \$37,991.44 for a total amount not to exceed \$417,905.90. (Berry)
- F. Consider and act upon a resolution authorizing the execution of an agreement by and between the City of Celina and Texas Department of Transportation for the temporary closure of portions of F.M. 455, the temporary closure of portions of F.M. 428, and the temporary closure of portions of Louisiana for the purpose of holding special events hosted by, associated with or permitted by the City of Celina. (TXDOT Road Closures for City Events) (Jenks)
- G. Consider and act upon an ordinance amending the City's Code of Ordinances Chapter 12: Traffic and Vehicles; Article 12.04: Parking (Parking Ordinance) (Figueroa)
- H. Item Pulled from Consent
- I. Consider and act upon a resolution of the City Council of the City of Celina, Texas, renaming certain portions of County Road 52 to S. Celina Parkway. (County Road 52 Name Change) (Colakovic)
- J. Consider and act upon an ordinance ratifying and acknowledging inhabitants greater than 24,999 to extend the Extraterritorial Jurisdiction (ETJ) to two miles. (ETJ Expansion) (Colakovic)
- K. Consider and act upon a Facilities Development Agreement between Celina ISD and the City for infrastructure related to the new Celina ISD Middle School located on CR 99. (CISD Middle School Agreement). (Brawner)
- L. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately 1.3 acres within the Extraterritorial Jurisdiction, generally located east of FM 1385, and approximately 990 feet north of Tudor Place. (FM 1385 – Annexation Service Agreement) (Mohan)
- M. Consider and act upon an ordinance amending the Master Fee Chart. (Master Fee Chart Revision – Sanitation Ordinance) (McAfee)
- N. Consider and act upon a resolution of the City Council of the City of Celina, Texas setting a public hearing under Sec. 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone within the City of Celina, Texas; authorizing the issuance of notice by the City Secretary of Celina, Texas regarding the public hearing; and directing the City to prepare a preliminary reinvestment zone financing plan. (Sutton Fields East – TIRZ Petition) (Lopez)
- O. Consider and act upon a resolution of the City of Celina, Texas, determining the costs of certain authorized improvements to be financed within The Parks at Wilson Creek Public Improvement District; approving a preliminary service plan and assessment plan, including four proposed assessment rolls; directing the filing of each of the proposed assessment rolls with the City Secretary; and providing for noticing and calling four public hearings on November 9, 2021 to consider four separate ordinances levying assessments on property located within The Parks at Wilson Creek Public Improvement District. (Parks at Wilson Creek - PID Pre-SAP & Calling 4 Assessment Public Hearings) (Lopez)

Updated documents at Council

- P. Consider and authorize the Mayor Pro-Tem to execute a Landowner Agreement, by and between the City of Celina and MM Celina 294, LLC, in connection with the development of Phase #1A of the Legacy Hills Public Improvement District. (Legacy Hills PID Phase # 1A Landowner Agreement) (Lopez)
- Q. Consider and act to authorize the Legacy Hills Public Improvement District Phase #1A Reimbursement Agreement between the City of Celina, Texas and North Parkway Municipal Management District No. 1 regarding reimbursements for Phase #1A assessment Revenues, and other matters related thereto. (Legacy Hills PID Phase 1A Reimbursement Agreement with NPMMD) (Lopez)

Updated documents at Council

- R. Consider and act to authorize the Legacy Hills Public Improvement District Phase #1B Reimbursement Agreement between the City of Celina, Texas and North Parkway Municipal Management District No. 1 regarding reimbursements for Phase #1B assessment Revenues, and other matters related thereto. (Legacy Hills PID Phase 1B Reimbursement Agreement with NPMMD) (Lopez)

Updated documents at Council

- S. Consider and act upon a resolution of the City of Celina, Texas, consenting to the exclusion of 55.751 acres of land from North Parkway Municipal Management District No. 1; providing for severability and declaring an effective date. (NPMMD1 – Exclusion of Land – Resolution) (Lopez)
- T. Consider and act to authorize an Interlocal Agreement between the City of Celina, Texas, and North Parkway Municipal Management District No. 1 establishing provisions for the District to finance and acquire the Phase #1A-1B Improvements and convey to the City; the apportionment, levying, collection of Assessments on the Assessed Parcels; and the pledge of Assessment Revenues to payment of the Bonds. (NPMMD1 – Interlocal Agreement) (Lopez)
- U. Consider and act to authorize the Capital Recovery Fee Projects Construction, Funding and Acquisition Agreement between the City of Celina, Texas, MM Celina 3200, LLC and North Parkway Municipal Management District No. 1 regarding construction and funding of Capital Recovery Fee Projects, and other matters related thereto. (NPMMD1 Capital Recovery fee Project– (CFA) Construction, Funding, and Acquisition Agreement) (Lopez)
- V. Consider and act to authorize the Major Improvements Construction, Funding and Acquisition Agreement between the City of Celina, Texas, MM Celina 3200, LLC and North Parkway Municipal Management District No. 1 regarding reimbursements for Major Improvements as described in the Service and Assessment Plan, and other matters related thereto. (Legacy Hills MIA - (CFA) Construction, Funding, and Acquisition Agreement with NPMMD) (Lopez)
- W. Consider and act to authorize the Legacy Hills Public Improvement District Phase #1A Construction, Funding and Acquisition Agreement between the City of Celina, Texas, MM Celina 294, LLC, and North Parkway Municipal Management District No. 1 regarding reimbursements for Phase #1A Improvements as described in the Service and Assessment Plan, and other matters related thereto. (Legacy Hills PID – Ph 1A (CFA) Construction, Funding, and Acquisition Agreement with NPMMD) (Lopez)

- X. Consider and act to authorize the Legacy Hills Public Improvement District Phase #1B Construction, Funding and Acquisition Agreement between the City of Celina, Texas, MM Celina 40, LLC and North Parkway Municipal Management District No. 1 regarding reimbursements for Phase #1B Improvements as described in the Service and Assessment Plan, and other matters related thereto. (Legacy Hills PID – Ph 1B Construction, Funding, and Acquisition Agreement with NPMMD) (Lopez)
- Y. Consider and act to authorize the Mayor Pro-Tem to execute a Landowner Agreement, by and between the City of Celina and MM Celina 40, LLC, in connection with the development of Phase #1B of the Legacy Hills Public Improvement District. (Legacy Hills PID Phase # 1B Landowner Agreement) (Lopez)
- Z. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, approving the Final Project and Reinvestment Zone Financing Plan for Reinvestment Zone Number Thirteen, City of Celina, Texas.(Ordinance Approving Final TIRZ No. 13PFP (Legacy Hills)) (Lopez)
- AA. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina, MM Celina 3200, LLC and TIRZ No. 13 Board of Directors for Chapter 380 economic incentive funding using tax increment funds under Chapter 380 of the Texas Local Government code. (Dynavest (Legacy Hills) - TIRZ 380 Agreement) (Lopez)
- AB. Consider and act upon a resolution of the City of Celina, Texas, accepting a petition seeking the dissolution of the existing Hillside Village Public Improvement District, and calling for a public hearing for the City Council’s November 9, 2021 meeting. (Hillside Village – PID Dissolution – Petition) (Lopez)
- AC. Consider and act upon a resolution of the City of Celina, Texas, accepting a petition seeking the creation of the Hillside Village Public Improvement District within the corporate boundaries of the City and calling for a public hearing for the City Council’s November 9, 2021 meeting. (Hillside Village – PID Petition Resolution) (Lopez)
- AD. Consider and act upon a resolution of the City of Celina, Texas, accepting a petition seeking the creation of the Mosaic Public Improvement District within the extraterritorial jurisdiction of the City and calling for a public hearing for the City Council’s November 9, 2021 meeting. (Celina Mosaic – PID Petition) (Lopez)
- AE. Consider and act to purchase computers through a cooperative contract with State of Texas Department of Information Resources contract DIR-TS0-3763-R in an amount not to exceed \$77,485.49. (Berry)
- AF. Item Pulled from Consent
- AG. Consider and act to award RFQ 2021-0087 for pre-construction services to Lee Lewis Construction, Inc., in an amount not to exceed \$5,000. (Berry)
- AH. 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)

- AI. 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)
- AJ. Consider and act to authorize and execute a license agreement between the City of Celina and the Sutton Fields Homeowners Association for the installation of radar signs along Bothwell Boulevard and Sutton Fields Trail. (Glasgow)
- AK. Consider an act upon a resolution of the City of Celina, Texas ratifying and approving the 2021 Action Plan for the Celina Economic Development Corporation. (Jackson)
- AL. Consider and act to authorize the purchase of a vehicle for the Fire Department from Holiday Auto Group in an amount not to exceed \$52,595.00. (Berry)
- AM. Consider and act to authorize the purchase of four vehicle for Development Services from Silsbee Ford in an amount not to exceed \$106,719.00. (Berry)

ITEMS MOVED FROM CONSENT AGENDA:

- AN. Consider and act to award bid 2021-0087 for Mowing Services of ROW, medians, and city owned properties to Yellowstone Landscape at the unit prices listed in an amount not to exceed \$280,167.00. (Berry/Sprinkle)

Tabled for 11/9/2021 Meeting

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

- AO. Consider and act upon approval of a revised Personnel Policies and Procedures Manual. (Stovall)

Council Member Wigginton motioned to approve contingent upon Staff reviewing more items and re-visit with new HR Director and resubmit to Council May 2022 Council Member Koehne seconded

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

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 1.3 acres within the Extraterritorial Jurisdiction (ETJ), generally located east of FM 1385, and approximately 990 feet north of Tudor Place. (FM 1385 Retail – Annexation) (Mohan)

Mayor Terry opened the public hearing at 5:57PM and closed at 5:57PM Council Member Hopkins motioned to approve, Council Member Koehne seconded

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

- B. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 1.3 acres to Commercial, Office, & Retail (C) Zoning District, generally located east of FM 1385, and approximately 990 feet north of Tudor Place. (FM 1385 Retail – Zoning) (Mohan)

Mayor Terry opened the public hearing at 5:57PM and closed at 5:58PM Council Member Pierce motioned to approve, Council Member Anderson seconded

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

- C. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning an approximately 30-acre tract of land to Multi-Family Zoning Districts (MF-2/MF-3), generally located west of Louisiana Drive, and approximately 660 feet north of Poplar Street, within the City Limits. (Uptown Multi-Family - Zoning) (Mohan)

Mayor Terry opened the public hearing at 5:58PM and closed at 6:00PM Council Member Anderson motioned to approve and Council Member Hopkins seconded

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

- D. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by amending the Development Regulations of Planned Development (PD) No. 93 on approximately 8 acres, generally located east of FM 1385, and approximately 560 feet north of Ballenger Road within the City Limits. (Legacy Storage – Planned Development Amendment) (Mohan)

Mayor Terry opened the public hearing at 6:00PM and closed at 6:08PM Council Member Hopkins motioned to approve and Council Member Anderson seconded

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

- E. Conduct a public 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). This item is to be tabled to the November 9, 2021 City Council Meeting. (Legacy 58.5 – Development Agreement) (Mohan)

Mayor Terry opened the public hearing at 6:08PM and tabled

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

- F.
- 1) Denton CAD Property ID 623698, being an approximate 1 acre tract of land in Denton County, Texas, legally described as Merritt Park Addition Lot 1; generally located approximately 2,400 feet north of Parvin Road and 3,000 feet east of Smiley Road (Thornton, W Keith & Margaret M),
 - 2) Denton CAD Property ID 623699, being an approximate 1 acre tract of land in Denton County, Texas, legally described as Merritt Park Addition Lot 2; generally located approximately 2,700 feet north of Parvin Road and 3,400 feet east of Smiley Road (Merritt, James H III & Parker, Susanna),
 - 3) Denton CAD Property ID 52706, being an approximate 133 acre tract of land in Denton County, Texas, legally described as Abstract No. 1028 in the A. Phillips Survey, Tract 1; generally located approximately 2,200 feet south of Carey Road and 2,700 feet west of Legacy Drive (Merritt/Thornton Farms P/S),
 - 4) Denton CAD Property ID 52723, being an approximate 49.73 acre tract of land in Denton County, Texas, legally described as Abstract No. 0791 in the J. Morton Survey, Tract 6; generally located approximately 1,800 feet south of Carey Road and 2,700 feet west of Legacy Drive (Merritt/Thornton Farms P/S),
 - 5) Denton CAD Property ID 52757, being an approximate 33.6 acre tract of land in Denton County, Texas, legally described as Abstract No. 0791 in the J. Morton Survey, Tract 7; generally located approximately 1,800 feet south of Carey Road and 2,000 feet east of Smiley Road (Merritt/Thornton Farms P/S),
 - 6) Denton CAD Property ID 52711, being an approximate 24.82 acre tract of land in Denton County, Texas, legally described as Abstract No. 1028 in the A. Phillips Survey, Tract 2; generally located approximately 800 feet east of Old Dairy Farm Road and 2,000 feet east of Smiley Road (Merritt/Thornton Farms P/S),
 - 7) Denton CAD Property ID 161692, being an approximate 0.78 acre tract of land in Denton County, Texas, legally described as Abstract No. 0253 in the C. Copenhagen Survey, Tract 1; generally located approximately 500 feet east of Old Dairy Farm Road and 2,000 feet east of Smiley Road (Merritt/Thornton Farms P/S),
 - 8) Denton CAD Property ID 122984, being an approximate 8.65 acre tract of land in Denton County, Texas, legally described as Smiley Acres Lot 3; generally located east of Old Dairy Farm Road and approximately 1,500 feet east of Smiley Road (Merritt/Thornton Farms P/S),
 - 9) Denton CAD Property ID 52745, being an approximate 66.42 acre tract of land in Denton County, Texas, legally described as Abstract No. 0253 in the C. Copenhagen Survey, Tract 9; generally located approximately 300 feet north of Parvin Road and approximately 800 feet east of Smiley Road (Merritt/Thornton Farms P/S),
 - 10) Denton CAD Property ID 52761, being an approximate 28.63 acre tract of land in Denton County, Texas, legally described as Abstract No. 0791 in the J. Morton Survey, Tract 10; generally located east of Smiley Road and approximately 1,000

feet north of Old Dairy Farm Road (Thornton, W Keith & James H III),

- 11) Denton CAD Property ID 52731, being an approximate 370.85 acre tract of land in Denton County, Texas, legally described as Abstract No. 0889 in the J. McKim Survey, Tract 2; generally located at the northwest corner of Legacy Drive and Parvin Road (Merritt/Thornton Farms P/S),
- 12) Denton CAD Property ID 52652, being an approximate 36.09 acre tract of land in Denton County, Texas, legally described as Abstract No. 1265 in the A. Thompson Survey, Tract 3; generally located approximately 1,800 feet south of Carey Road and approximately 1,700 feet west of Legacy Drive (Merritt/Thornton Farms P/S),
- 13) Collin CAD Property ID 991528, being an approximate 58.56 acre tract of land in Collin County, Texas, legally described as Abstract No. 0140 in the Gabriel Chenoweth Survey, Tract 17; generally located at the northwest corner of Louisiana Drive and County Road 58 (Chaillot William L Jr & Chaillot Mary Family Trust),
- 14) Collin CAD Property ID 995070, being an approximate 42.32 acre tract of land in Collin County, Texas, legally described as Abstract No. 0442 in the Jonathan Howard Survey, Tract 1; generally located approximately 3,600 feet east of County Road 10 and approximately 4,700 feet south of County Road 60 (Marilee Road) (Lawler Jody Furlong),
- 15) Collin CAD Property ID 995098, being an approximate 17.75 acre tract of land in Collin County, Texas, legally described as Abstract No. 0442 in the Jonathan Howard Survey, Tract 3; generally located approximately 2,000 feet east of County Road 10 and approximately 2,200 feet north of Fritcher Road (Bunch Living Trust the Marvin L Bunch Trustee),
- 16) Collin CAD Property ID 995739, being an approximate 93.45 acre tract of land in Collin County, Texas, legally described as Abstract No.0569 in the F. L. Meriwether Survey, Tract 1; generally located approximately 3,000 feet east of FM 455 and at the terminus of County Road 946 (Ganji Shaun),
- 17) Collin CAD Property ID 2725109, being an approximate 75.16 acre tract of land in Collin County, Texas, legally described as Abstract No. 0876 in the S. A. & M. G. RY. Co. Survey, Tract 1; generally located approximately 700 feet west of County Road 58 and approximately 3,250 feet south of County Road 60 (Marilee Road) (Lawler Jody Furlong),
- 18) Collin CAD Property ID 2725111, being an approximate 84.1 acre tract of land in Collin County, Texas, legally described as Abstract No. 0024 in the W. P. Allen Survey, Tract 1; generally located generally located approximately 2,000 feet east of County Road 10 and approximately 3,250 feet south of County Road 60 (Marilee Road) (Lawler Jody Furlong),
- 19) Collin CAD Property ID 2760320, being an approximate 27.8 acre tract of land in Collin County, Texas, legally described as Abstract No. 0387 in the J. E. Heath Survey, Tract 1; generally located at the southwest corner of FM 455 and County Road 946 (Elevated Roofing LLC),
- 20) Collin CAD Property ID 991813, being an approximate 35 acre tract of land in Collin County, Texas, legally described as Abstract No. 0168 in the Collin County

School Land #16 Survey, Sheet 1, Tract 18; generally located north County Road 8 and at the terminus of County Road 54 (Barnett Rebecca A),

- 21) Collin CAD Property ID 2691384, being an approximate 2 acre tract of land in Collin County, Texas, legally described as Abstract No. 0380 in the W. H. Herron Survey, Tract 25; east of Preston Road and approximately 2,000 feet north of County Road 95 (1595 N Preston 2 LLC),
- 22) Collin CAD Property ID 2756755, being an approximate 3.18 acre tract of land in Collin County, Texas, legally described as Abstract No. 0380 in the W. H. Herron Survey, Tract 28; generally located approximately 300 feet east of Preston Road and approximately 2,000 feet north of County Road 95 (1595 N Preston 3 LLC),
- 23) Collin CAD Property ID 2753685, being an approximate 22.61 acre tract of land in Collin County, Texas, legally described as Abstract No. 0834 in the William Stapp Survey, Tract 14; generally located east of County Road 128 and approximately 1,000 feet north of County Road 130 (10226 Celina LC),
- 24) Collin CAD Property ID 2762213, being an approximate 39.2 acre tract of land in Collin County, Texas, legally described as Abstract No. 0834 in the William Stapp Survey, Tract 16; generally located south of County Road 128 and approximately 3,000 feet west of County Road 133 (10226 Celina LC),
- 25) Collin CAD Property ID 2125473, being an approximate 54.57 acre tract of land in Collin County, Texas, legally described as Abstract No. 0140 in the Gabriel Chenoweth Survey, Sheet 2, Tract 26; generally located west of County Road 59 and approximately 1,800 feet north of County Road 58 (Palmer Mark & Debbie),
- 26) Collin CAD Property ID 2719620, being an approximate 15 acre tract of land in Collin County, Texas, legally described as Abstract No. 0140 in the Gabriel Chenoweth Survey, Sheet 2, Tract 30; generally located south of County Road 59 and approximately 2,000 feet east of County Road 58 (Pensco Trust Company Custodian Fbo Deborah L Palmer Ira 100%),
- 27) Collin CAD Property ID 2071429, being an approximate 20.71 acre tract of land in Collin County, Texas, legally described as Abstract No. 0140 in the Gabriel Chenoweth Survey, Sheet 2, Tract 23; generally located east of County Road 58 and approximately 2,250 feet south of County Road 59 (Safi Shah & Lailuma & Homayun Safi),
- 28) Collin CAD Property ID 1005245, being an approximate 35.84 acre tract of land in Collin County, Texas, legally described as Abstract No. 0394 in the Daniel Howell Survey, Tract 17; generally located west of County Road 127 and approximately 2,500 feet north of County Road 129 (Ssar Enterprises Ltd & Praachi Holdings LLC),
- 29) Collin CAD Property ID 2563027, being an approximate 18.97 acre tract of land in Collin County, Texas, legally described as Abstract No. 0394 in the Daniel Howell Survey, Tract 18; generally located west of County Road 127 and approximately 2,300 feet north of County Road 129 (Celina Warren 36 LP), and
- 30) Collin CAD Property ID 2653064, being an approximate 106.77 acre tract of land in Collin County, Texas, legally described as Abstract No. 0377 in the Jno M. Herron

Survey, Tract 1; generally located at the southwest corner of G. A. Moore Parkway and Preston Road (Poway Enterprise LP).

Background Information:

In alignment with the City's growth strategies and per the direction from Celina's City Council, the purpose of this public hearing is relating to the intent to annex certain properties.

Below is the anticipated annexation schedule for the properties:

~~September 14, 2021 – Annexation Resolution~~

October 12, 2021 - 1st Public Hearing

April 12, 2022 - Petition Verification

May 10, 2022 - 2nd Public Hearing

June 14, 2022 - 3rd Public Hearing and Annexation Ordinance adoption

Supporting Documents:

- Location Map
- Staff Presentation

Mayor Terry opened the public hearing at 6:09M and closed at 6:14 no action taken

RESULT:	NO ACTION
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- G. Conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final Legacy Hills Public Improvement District Service and Assessment Plan, including the Phase #1A-1B assessment roll; making a finding of special benefit to property within Phase #1A-1B of the Legacy Hills 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 Phase #1A-1B assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Legacy Hills PID Phase #1A-1B SAP Levy Ordinance)

Mayor Terry recuse himself, Mayor Pro Tem Kohene opened the public hearing at 6:15 and closed at 6:17 Council member Hopkins motioned for approval and Council Member Anderson seconded

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

- H. Conduct a public hearing to consider testimony and act upon a resolution of the City of Celina, Texas authorizing and creating the Sutton Fields East Public Improvement District in accordance with Chapter 372 of the Texas Local Government Code; providing for related matters; and providing an effective date. (Sutton Fields East - PID Creation) (Lopez)

Mayor Terry recuse himself, Mayor Pro Tem Kohene opened the public hearing at 6:17 and closed at 6:18 Council member Wigginton motioned for approval and Council Member Anderson seconded

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

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

Mayor Terry opened the public hearing at 6:20PM and closed at 6:22PM Council Member Pierce motioned to approve and Council Member Hopkins seconded

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

- J. Conduct a public hearing and act upon a resolution establishing the City of Celina Property Assessed Clean Energy Program ("City of Celina PACE"). (Satarino)

Mayor Terry opened the public hearing at 6:22PM and closed at 6:26PM Council Member Hopkins motioned to approve and Council Member Pierce seconded

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

IX. ACTION ITEM:

- A. Consider and act upon a resolution of the City of Celina, Texas, determining the costs of certain authorized improvements to be financed within the Sutton Fields East Public Improvement District; approving a preliminary service plan and assessment plan, including two proposed assessment rolls; directing the filing of each of the proposed assessment rolls with the City Secretary; and providing for noticing and calling a public hearing on November 9, 2021 to consider two separate ordinances levying assessments on property located within the Sutton Fields East Public Improvement District. (Sutton Fields East - PID Pre-SAP & Calling Assessment Public Hearing) (Lopez)

Council Member Hopkins motioned to approve and Council Member Pierce seconded

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

- B. Consider and act to authorize the Wilson Creek Meadows Public Improvement District Reimbursement Agreement between the City of Celina, Texas and Celina Titus, LLC and Celina Ownsby Coit, LLC regarding reimbursements for assessment Revenues, and other matters related thereto. (Wilson Creek Meadows PID SAP – Reimbursement Agreement) (Lopez)

Council Member Pierce motioned to approve and Council Member Anderson seconded

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

- C. Consider and act upon a resolution of intent to annex approximately 644.46 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 Resolution) (Mohan)

Council Member Hopkins motioned to approve and Council Member Anderson seconded

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

X. **ADJOURNMENT:**

Sean Terry, Mayor

Secretary

Date Minutes Approved