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**CITY COUNCIL SPECIAL MEETING
CITY HALL CONFERENCE ROOM
142 N. OHIO DRIVE
TUESDAY, SEPTEMBER 28, 2021
5:00 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived	Departed
Justin Steiner	City of Celina	Place 1	Present		
Jay Pierce	City of Celina	Place 2	Present		
Wendie Wigginton	City of Celina	Place 4	Remote	5:06 PM	5:34 PM
Andy Hopkins	City of Celina	Place 3	Present		
Mindy Koehne	City of Celina	Place 5	Absent		
Chad Anderson	City of Celina	Place 6	Present		
Sean Terry	City of Celina	Mayor	Present		

Mayor Terry called the meeting to order at 5:00 p.m.

II. EXECUTIVE SESSION:

The City Council convened into executive session at 5:06 p.m. with City Attorney Lance Vanzant, City Manager Jason Laumer, Assistant City Manager Karla Stovall, Texas Municipal League appointed attorney Fritz Quast, and Councilwoman Wendie Wigginton attending remotely during executive session only.

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.

- A. Discussion regarding Shea Scott v City of Celina Cause No. DC-20-18195
- B. Discussion on Edgewood Development Agreement generally located north FM 428 and east of FM 1385

Reconvene into Open Session

The City Council reconvened into open session at 5:34 p.m.

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

III. CONSENT AGENDA:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Justin Steiner, Place 1
AYES:	Steiner, Pierce, Hopkins, Anderson
ABSENT:	Wigginton, Koehne

- A. Consider and appoint Steve Mitchell as director to the Board of Directors of North Parkway Municipal Management District No. 1 (NPMMD1 - Legacy Hills (Dynavest) Board Appointment)
- B. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Gran Sweet, LLC for economic incentive funding under Chapter 380 of the Texas Local Government Code. (Granny's Sweeties – DIP) (Mohan)
- C. Consider and act upon a request for an amendment to the Green Meadows Development Agreement to add additional parties; generally located west of Legacy Drive and north of Parvin Road. (Green Meadows - DA Amendment) (Mohan)
- D. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and MM Celina 3200, LLC 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)
- E. Consider and act upon a resolution of the City of Celina, Texas, determining the costs of improvements to be financed within Phase #1A and Phase #1B of the Legacy Hills Public Improvement District; approving a preliminary service plan and assessment plan, including a proposed Phase #1A and Phase #1B Assessment Roll; directing the filing of the proposed Phase #1A and Phase #1B Assessment Roll with the City Secretary; and providing for noticing and calling a public hearing on October 12, 2021, to consider an ordinance levying assessments on property located within Phase #1A and Phase #1B of the Legacy Hills Public Improvement District. (Legacy Hills PID Pre-SAP Phases 1A & 1B – Resolution) (Lopez)

(2021-87R)

- F. Consider and act upon an amendment to the Interlocal agreement with the Smiley Water Control and Improvement Districts, Nos. 1 and 2, for law enforcement services; generally located west of Legacy Drive and north of Parvin Road. (Green Meadows Police Interlocal Agreement) (Brawner)
- G. Consider and act upon an interlocal agreement with the Smiley Water Control and Improvement Districts, Nos. 1 and 2, for fire-fighting services; generally located west of Legacy Drive and north of Parvin Road. (Brawner)
- H. Consider and act to authorize the City Manager to enter into an amendment to the Interlocal Agreement with Mustang Special Utility District for Global Billing Services. (Brawner)
- I. Consider and act upon an interlocal agreement for public improvement assessment collection for Sutton Fields II Public Improvement District between the City of Celina and Denton County. (Bromiley)
- J. Consider and act to authorize an agreement for public information services with Strategies 360 in an amount not to exceed \$90,000. (Berry)

IV. PUBLIC HEARING:

- A. Conduct a public hearing (continued from September 14, 2021) 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 #4 assessment roll; making a finding of special benefit to property within Neighborhood Improvement Area #4 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 Neighborhood Improvement Area #4 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Wells South PID – Levy Ordinance) (Lopez)

(2021-78) Mayor Terry opened the hearing at 5:01 p.m. Roxanne Sheehan with Shupe, Ventura, 9406 Biscane Blvd, Dallas, TX, spoke in favor of the assessment ordinance. The hearing was closed at 5:03 p.m.

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

V. ACTION:

- 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 (Wells South Public Improvement District Neighborhood Improvement Area #4 Project); approving and authorizing related agreements; and providing an effective date. (item continued from September 14, 2021) (Wells South PID - Bond) (Lopez)

(2021-79) Jason Hughes with Hilltop Securities gave financial information regarding the bond issue.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chad Anderson, Place 6
SECONDER:	Jay Pierce, Place 2
AYES:	Steiner, Pierce, Hopkins, Anderson
ABSENT:	Wigginton, Koehne

VI. ADJOURN:

There being no further comment the meeting was adjourned at 5:35 p.m.

Sean Terry, Mayor

Secretary

Date Minutes Approved