



Life Connected.

**CITY COUNCIL REGULAR MEETING  
CELINA COUNCIL CHAMBERS  
112 N. COLORADO ST.  
TUESDAY, SEPTEMBER 8, 2020  
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 | Present |         |
| Wayne Nabors   | City of Celina | Place 2 | Present |         |
| Andy Hopkins   | City of Celina | Place 3 | Present |         |
| Carmen Roberts | City of Celina | Place 4 | Present |         |
| Mindy Koehne   | City of Celina | Place 5 | Present |         |
| Chad Anderson  | City of Celina | Place 6 | Present |         |
| Sean Terry     | City of Celina | Mayor   | Present |         |

Mayor Sean Terry called the meeting to order at 5:01 p.m.

**II. PLEDGE OF ALLEGIANCE/INVOCATION:**

Mayor Terry led the pledges of allegiance. Corbett Howard gave the invocation.

**III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:**

A. Constitution Week Proclamation

B. Arbor Day Proclamation

Mayor Terry presented the Arbor Day Proclamation to Senior Planner Raha Pouladi.

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

A. Introduction of new employees.

City Manager Jason Laumer introduced Interim Police Chief Allwin Barrow.

B. Improvements to Cedar Street. (Glasgow)

Director of Engineering Andy Glasgow presented the improvements.

C. Presentation regarding the Carriage Ordinance. (Barton)

Downtown Development Manager Rebecca Barton reviewed the proposed regulations.

D. Presentation regarding the Subdivision Ordinance. (McAfee)

Director of Development Services Dusty McAfee talked about the need to update the ordinance.

E. Presentation regarding Code Enforcement (Part One of Two). (McAfee)

Director of Development Services Dusty McAfee presented proposed updates.

F. Discussion regarding any and/or all agenda items.

No other items were discussed.

G. Staff Reports

V. **OPEN FORUM:**

No public comment was received.

VI. **EXECUTIVE SESSION:**

The Celina City Council adjourned into Executive Session under Texas Local Government Code 551.071 Consultation with Attorney at 5:20 p.m. with City Manager Jason Laumer, City Attorney Lance Vanzant, Executive Director of Public Services Kim Brawner, Director of Development Services Dusty McAfee and Assistant City Manager Karla Stovall.

- A. Discussion regarding Development, Settlement, and Annexation Agreement between the City of Celina and Dynavest Joint Venture related to approximately 1808.10 acres of land in Collin County Texas and generally located east of the proposed Dallas North Tollway, west of FM 455, south of the Collin-Grayson County border and north of FM 428. (McAfee)

- B. Discussion regarding a resolution finding that a public necessity exists to acquire real property at 205 West Main St described as being located in the Celina Original Donation Survey, Block 5, Lot 16, generally located on the north side of West Main St between South Ohio St and South Louisiana St; providing notice of an official determination to acquire real property; authorizing the appraisal report to be obtained, landowner's bill of rights provided, and final bona fide offers of just

compensation be made for the real property; authorizing legal counsel to institute eminent domain proceedings on behalf of the city for the acquisition of real property on said tract; appropriating funds from a lawful source.

Reconvene Into Open Session

The Celina City Council reconvened into Open Session at 5:43 p.m.

- C. Consider and act upon a Development, Settlement, and Annexation Agreement between the City of Celina and Dynavest Joint Venture related to approximately 1808.10 acres of land in Collin County Texas and generally located east of the proposed Dallas North Tollway, west of FM 455, south of the Collin-Grayson County border and north of FM 428

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|------------------|-----------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                          |
| <b>MOVER:</b>    | Andy Hopkins, Place 3                               |
| <b>SECONDER:</b> | Carmen Roberts, Place 4                             |
| <b>AYES:</b>     | Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson |

- D. Consider and act upon a resolution finding that a public necessity exists to acquire real property at 205 West Main St described as being located in the Celina Original Donation Survey, Block 5, Lot 16, generally located on the north side of West Main St between South Ohio St and South Louisiana St; providing notice of an official determination to acquire real property; authorizing the appraisal report to be obtained, landowner's bill of rights provided, and final bona fide offers of just

(2020-51R)

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                          |
| <b>MOVER:</b>    | Andy Hopkins, Place 3                               |
| <b>SECONDER:</b> | Mindy Koehne, Place 5                               |
| <b>AYES:</b>     | Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson |

compensation be made for the real property; authorizing legal counsel to institute eminent domain proceedings on behalf of the city for the acquisition of the real property on said tract; appropriating funds from a lawful source; and providing for an effective date.

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

No other items were acted upon.

## VII. CONSENT AGENDA:

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                          |
| <b>MOVER:</b>    | Chad Anderson, Place 6                              |
| <b>SECONDER:</b> | Andy Hopkins, Place 3                               |
| <b>AYES:</b>     | Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson |

### A. Minutes Approval:

1. City Council - Regular Meeting - Aug 11, 2020 5:00 PM
2. City Council - Special Meeting - Aug 26, 2020 5:00 PM

- B. Consider and act upon a resolution of the City of Celina, Texas; revising the street name from County Road 6 to South Legacy Drive. (County Road 6) (Colakovic)

(2020-52R)

- C. Consider and act upon a Service Agreement for C-3 annexed Property between the City of Celina and the owner of approximately 13 acres within the Extraterritorial Jurisdiction, generally located east of FM 1385 and approximately 1,500 feet south Punk Carter Parkway (FM 428). (Celina 12 Annexation Service Agreement) (Mohan)

- D. Consider and act upon a Service Agreement for C-3 annexed Property between the City of Celina and the owner of approximately 79 acres within the Extraterritorial Jurisdiction, generally located at the southeast corner of future Glendenning Parkway and Smiley Road. (Founder's Square Annexation Service Agreement) (Mohan)
- E. Consider and act upon a Service Agreement for C-3 annexed Property between the City of Celina and the owner of approximately 44 acres within the Extraterritorial Jurisdiction, generally located at the northeast corner of Choate Parkway and future Coit Road. (Bellevue Annexation Service Agreement) (Mohan)
- F. Item F was moved to Items Moved From Consent Agenda
- G. Consider and act upon a resolution of the City of Celina, Texas, accepting a petition to create Northside at Rollertown Public Improvement District, and calling for a public hearing. (Northside at Rollertown PID Creation Petition) (Pouladi)
- (2020-53R)
- H. Consider and act upon an ordinance of the City of Celina, Texas approving and authorizing the release of a portion of certain assessments related to the City Contributed Major Improvements previously levied against certain property within the Wells South Public Improvement District; and authorizing City officials to take additional actions to accomplish and formalize the release of that portion of the assessments. (Wells South PID NIA#3- CCMI Release Ordinance) (Pouladi)
- (2020-67)
- I. Consider and act upon a resolution of the City of Celina, Texas, determining the costs of NIA #4 improvements to be financed by the Wells North Public Improvement District; approving preliminary amended and restated service plan and assessment plan, including a proposed NIA #4 assessment roll; directing the filing of the proposed NIA #4 assessment roll with the City Secretary; providing for noticing and calling a public hearing for October 13, 2020, to consider an ordinance levying assessments on property located within Neighborhood Improvement Area #4 of the Wells North Public Improvement District. (Wells North NIA#4-PID – Pre-SAP) (Pouladi)
- (2020-54R)
- J. Consider and act to authorize the Mayor Pro-Tem to execute a Landowner Agreement, a NIA#5A Reimbursement Agreement, and a NIA#5A Construction, Funding, and Acquisition Agreement by and between the City of Celina and CADG Sutton Fields, LLC. (Sutton Fields NIA 5A- PID - Miscellaneous Agreements) (Pouladi)
- K. Consider and act upon a resolution of the City of Celina, Texas ratifying and approving the Fiscal Year 2020-2021 budget for the Celina Economic Development Corporation. (Jackson)
- (2020-55R)
- L. Consider and act upon a resolution of the City of Celina, Texas, ratifying and approving the Fiscal Year 2020-2021 budget for the Celina Community Development Corporation. (Bromiley)
- (2020-56R)

- M. Consider and act on a resolution of the City of Celina, Texas, approving certain Tax Increment Reinvestment Zone Number Two project expenditures; providing a severability clause; and providing an effective date. (Stovall)  
(2020-57R)
- N. Consider and act on a resolution of the City of Celina, Texas, approving certain Tax Increment Reinvestment Zone Number Four project expenditures; providing a severability clause; and providing an effective date. (Stovall)  
(2020-58R)
- O. Consider and act on a resolution of the City of Celina, Texas, approving certain Tax Increment Reinvestment Zone Number Six project expenditures; providing a severability clause; and providing an effective date. (Stovall)  
(2020-59R)
- P. Consider and act on a resolution of the City of Celina, Texas, approving certain Tax Increment Reinvestment Zone Number Seven project expenditures; providing a severability clause; and providing an effective date. (Stovall)  
(2020-60R)
- Q. Consider and act on a resolution of the City of Celina, Texas, approving certain Tax Increment Reinvestment Zone Number Eight project expenditures; providing a severability clause; and providing an effective date. (Stovall)  
(2020-61R)
- R. Consider and act on a resolution of the City of Celina, Texas, approving certain Tax Increment Reinvestment Zone Number Nine project expenditures; providing a severability clause; and providing an effective date. (Stovall)  
(2020-62R)
- S. Consider and act on a resolution of the City of Celina, Texas, approving certain Tax Increment Reinvestment Zone Number Ten project expenditures; providing a severability clause; and providing an effective date. (Stovall)  
(2020-63R)
- T. Consider and act on a resolution of the City of Celina, Texas, approving certain Tax Increment Reinvestment Zone Number Eleven project expenditures; providing a severability clause; and providing an effective date. (Stovall)  
(2020-64R)
- U. Consider and act upon approval of an agreement with Waste Connections Lone Star, Inc., subject to final approval by the City's land use attorney, for the exclusive right to operate and maintain the services of collection and transportation of residential, commercial, multi-family, and industrial waste and recycling in areas serviced by the City of Celina, Texas. (Stovall)

- V. Consider and act upon a resolution of the City Council of the City of Celina, Texas, hereby authorizing the City Manager of the City of Celina, Texas, to execute a professional services agreement with Texas Coalition for Affordable Power, Inc. (TCAP) to source and procure electricity on behalf of the City; and providing for an effective date. (Berry)

(2020-65R)

- W. Consider and act upon a resolution of the City Council of the City of Celina, Texas approving a negotiated settlement between the Atmos Cities Steering Committee (“ACSC”) and Atmos Energy Corp., Mid-Tex division regarding the company’s 2020 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable in the public interest; approving an attached exhibit establishing a benchmark for pensions and retiree medical benefits; approving an attached exhibit regarding amortization of regulatory liability; requiring the company to reimburse ACSC’s reasonable ratemaking expenses; determining that this resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this resolution to the company and the ACSC’s legal counsel. (Atmos negotiated rate settlement) (Jenks)

(2020-66R)

- X. Consider and act to authorize an agreement for engineering services for the design of improvements to the Public Works Service Center for Task 1 and 2 with Quorum Architecture for an amount not to exceed \$51,800.00. (Berry)
- Y. Consider and act to authorize an agreement for engineering services for Cedar Street (Utah Drive to Arizona Drive) Paving, Water, and Sewer Improvements with Peloton Land Services for an amount not to exceed \$64,980. (Berry)
- Z. Consider and act to authorize the City Manager to enter into an Interlocal Agreement between the City of Celina and Prosper ISD for the exchange of real property located on FM 1385 between Crutchfield Avenue and Ballenger Road. (Brawner)
- AA. Consider and act to authorize the City Manager of the City of Celina to enter into Agreements with Private Property Owners for temporary use of their property as public parking in Downtown Celina. (Brawner/McAfee)
- AB. Consider and act to authorize an agreement for Christmas decoration, lighting, and storage on downtown buildings with Premier Lighting Enterprises, LLC for an amount not to exceed \$75,160.00. (Berry)
- AC. Consider and act to authorize an agreement for lighting services on downtown buildings with Premier Lighting Enterprises, LLC for an amount not to exceed \$23,363.00. (Berry)
- AD. Consider and act to authorize an agreement for engineering services for the design an 18 inch waterline on Louisiana Drive (B 289 between Malne Dr and CR 99) (Phase I) with Kimley-Horn and Associates, Inc. for an amount not to exceed \$331,000.00. (Berry)
- AE. Consider and act to authorize an agreement for engineering services for the design an 18 inch waterline on Louisiana Drive (B 289 between CR 99 and North Preston lakes) (Phase III) with Kimley-Horn and Associates, Inc. for an amount not to exceed \$170,500.00. (Berry)

- AF. Consider and act to authorize an agreement for engineering services for the design an 18 inch waterline on County Road 99 between Louisiana Dr (B 289) and Preston Road (SH 289) (Phase II) with Kimley-Horn and Associates, Inc. for an amount not to exceed \$194,000.00. (Berry)
- AG. Consider and act upon an ordinance altering the prima facie speed limits established for vehicles under the provisions of transportation code, section 545.356 upon Dallas Parkway, or parts thereof, within the incorporate limits of the City of Celina. (Dallas Parkway from FM 1461 to FM 428 to 50 MPH) (Glasgow)
- (2020-68)
- AH. Consider and act to authorize Change Order 3 with Quality Excavation for the Preston Road Water & Sewer Line Improvements in the amount of \$93,130.00. (Berry)
- AI. Consider and act to cancel the agreement for installation of synthetic turf from Masters of Turf USA, LLC through an interlocal agreement with Sourcewell, contract 060518-SII in an amount not to exceed \$90,541.25 plus ten percent contingency in the amount of \$9,054.13 for a total amount of \$99,595.38. (Berry)
- AJ. Item AJ was moved to Items Moved From Consent Agenda
- AK. Consider and act upon a resolution of the City of Celina, Texas, amending Resolution No. 2020-42R to extend the dates for early voting consistent with the order of the Governor of the State of Texas. (Tarrant)

(2020-67R)

**ITEMS MOVED FROM CONSENT AGENDA:**

- AL. Consider and act upon a request for an amendment to The Cottages development agreement; generally located west of Louisiana Drive and north of J. Fred Smith Parkway. (The Cottages DA Amendment) (Mohan)

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| <b>RESULT:</b> | <b>NO ACTION</b> |
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- AM. Consider and act to authorize the City Manager to enter into an Interlocal Agreement with the Town of Prosper and Collin County to provide construction inspection services for the construction of Frontier Parkway from Preston Road (SH 289) to Dallas Parkway. (Brawner)

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| <b>RESULT:</b> | <b>NO ACTION</b> |
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**VIII. PUBLIC HEARING/ACTION:**

- A. The Celina City Council will conduct a public hearing to consider testimony and receive public input regarding the proposed FY2020-2021 budget. (Bromiley)

Mayor Terry opened the hearing at 5:45 p.m. Director of Finance Robin Bromiley went over the proposed budget to council. No public comment was received. The hearing was closed at 5:50 p.m.

- B. The Celina City Council will conduct a public hearing to consider testimony regarding the proposed 2020 Ad Valorem tax rate. (Bromiley)

Mayor Terry opened the hearing at 5:50 p.m. Director of Finance Robin Bromiley presented the proposed tax rate. No public comment was received. The hearing was closed at 5:52 p.m.

- C. The Celina City Council will conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 13 acres within the Extraterritorial Jurisdiction, generally located east of FM 1385 and approximately 1,500 feet south Punk Carter Parkway (FM 428). (Celina 12 Annexation) (Mohan)

(2020-69) Mayor Terry opened the hearing at 5:52 p.m. No public comment was received. The hearing was closed at 5:54 p.m.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                         |
| <b>MOVER:</b>    | Wayne Nabors, Place 2                               |
| <b>SECONDER:</b> | Carmen Roberts, Place 4                             |
| <b>AYES:</b>     | Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson |

- D. The Celina City Council will conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning an approximately 13 acre tract of land to Commercial, Office, & Retail District (C), generally located east of FM 1385 and approximately 1,500 feet south Punk Carter Parkway (FM 428). (Celina 12 Zoning) (Mohan)

(2020-70) Mayor Terry opened the hearing at 5:54 p.m. No public comment was received. The hearing was closed at 5:54 p.m.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                         |
| <b>MOVER:</b>    | Andy Hopkins, Place 3                               |
| <b>SECONDER:</b> | Chad Anderson, Place 6                              |
| <b>AYES:</b>     | Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson |

- E. The Celina City Council will conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 79 acres within the Extraterritorial Jurisdiction, generally located at the southeast corner of future Glendenning Parkway and Smiley Road. (Founder's Square Annexation) (Mohan)

(2020-71) Mayor Terry opened the hearing at 5:55 p.m. No public comment was received. The hearing was closed at 5:56 p.m.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                         |
| <b>MOVER:</b>    | Justin Steiner, Place 1                             |
| <b>SECONDER:</b> | Carmen Roberts, Place 4                             |
| <b>AYES:</b>     | Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson |

- F. The Celina City Council will conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning an approximately 79 acre tract of land Mixed-Use District (MU), generally located at the southeast corner of future Glendenning Parkway and Smiley Road. (Founder's Square Zoning) (Mohan)

(2020-72) Mayor Terry opened the hearing at 5:56 p.m. No public comment was received. The hearing was closed at 5:57 p.m.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                         |
| <b>MOVER:</b>    | Andy Hopkins, Place 3                               |
| <b>SECONDER:</b> | Chad Anderson, Place 6                              |
| <b>AYES:</b>     | Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson |

- G. The Celina City Council will conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 44 acres within the Extraterritorial Jurisdiction, generally located at the northeast corner of Choate Parkway and future Coit Road. (Bellevue Annexation) (Mohan)

(2020-73) Mayor Terry opened the hearing at 5:57 p.m. No public comment was received. The hearing was closed at 5:59 p.m.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                         |
| <b>MOVER:</b>    | Justin Steiner, Place 1                             |
| <b>SECONDER:</b> | Wayne Nabors, Place 2                               |
| <b>AYES:</b>     | Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson |

- H. The Celina City Council will conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning an approximately 53 acre tract of land to Planned Development (PD) with Collin County Outer Loop Overlay District (CCOLO) base zoning, generally located at the northeast corner of Choate Parkway and future Coit Road. (Bellevue Planned Development) (Mohan)

(2020-74) Mayor Terry opened the hearing at 5:59 p.m. No public comment was received. The hearing was closed at 6:00 p.m.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                         |
| <b>MOVER:</b>    | Wayne Nabors, Place 2                               |
| <b>SECONDER:</b> | Chad Anderson, Place 6                              |
| <b>AYES:</b>     | Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson |

- I. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final Amended and Restated Wells South Public Improvement District Service and Assessment Plan – Updated for NIA#3, including the NIA#3 assessment roll; making a finding of special benefit to property within NIA #3 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 NIA #3 assessed property in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Wells South NIA#3- PID Levy ) (Pouladi)

(2020-75) Mayor Terry opened the hearing at 6:00 p.m. Corey Admire with Shupe Ventura Law Firm (9406 Biscayne Blvd. Dallas, TX), representing the applicant spoke in favor of the levy and assessments.. The hearing was closed at 6:02 p.m.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                         |
| <b>MOVER:</b>    | Justin Steiner, Place 1                             |
| <b>SECONDER:</b> | Mindy Koehne, Place 5                               |
| <b>AYES:</b>     | Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson |

- J. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final Amended and Restated Sutton Fields II Public Improvement District Service and Assessment Plan – Updated for NIA#5A, including the NIA#5A assessment roll; making a finding of special benefit to property within NIA #5A of the Sutton Fields II 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 NIA #5A assessed property in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Sutton Fields II NIA #5A-PID Levy ) (Pouladi)

(2020-76) Mayor Terry recused himself from this item and action item "E" due to a conflict of interest. Mayor Pro Tem Anderson opened the hearing at 6:02 p.m. No public comment was received. The hearing was closed at 6:04 p.m. Mayor Pro Tem Anderson skipped to action item "E" at this time.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                         |
| <b>MOVER:</b>    | Wayne Nabors, Place 2                               |
| <b>SECONDER:</b> | Andy Hopkins, Place 3                               |
| <b>AYES:</b>     | Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson |

**IX. ACTION ITEM:**

- A. Consider and act upon ratifying the property tax revenue increase reflected in the annual budget for the Fiscal Year 2020-2021; beginning October 1, 2020 and ending September 30, 2021. (Bromiley)

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                         |
| <b>MOVER:</b>    | Andy Hopkins, Place 3                               |
| <b>SECONDER:</b> | Justin Steiner, Place 1                             |
| <b>AYES:</b>     | Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson |

- B. Consider and act upon an ordinance of the City of Celina, Texas, adopting and approving the budget for the Fiscal Year 2020-2021 beginning October 1, 2020, and ending September 30, 2021, and making appropriations for each department, project and account; providing for expenditures of funds; providing for filing of documents. (Bromiley) (Roll Call Vote)

(2020-77) Mayor Terry called roll for the vote. Each one replied in the affirmative.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                         |
| <b>MOVER:</b>    | Mindy Koehne, Place 5                               |
| <b>SECONDER:</b> | Chad Anderson, Place 6                              |
| <b>AYES:</b>     | Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson |

- C. Consider and act upon an ordinance of the City of Celina, Texas, fixing and levying municipal Ad Valorem taxes for the fiscal year beginning October 1, 2020, and ending September 30, 2021, at a rate of \$.645000 per one hundred dollars (\$100.00) assessed valuation on all taxable property within the corporate limits of the city; this tax rate will raise more taxes for maintenance and operations than last year's tax rate; the tax rate will effectively be raised by 3.5% and will raise taxes for maintenance and operations on a \$100,000.00 home by approximately -\$1. (Roll Call Vote) (Bromiley)

(2020-78) Mayor Terry called roll for the vote. Each one replied in the affirmative.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                         |
| <b>MOVER:</b>    | Mindy Koehne, Place 5                               |
| <b>SECONDER:</b> | Justin Steiner, Place 1                             |
| <b>AYES:</b>     | Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson |

- D. 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 2020 (Wells South Public Improvement District Neighborhood Improvement Areas #2-3 Project); approving and authorizing related agreements; and providing an effective date. (Wells South PID Neighborhood Improvement Areas #2-3 Bond Ordinance) (Pouladi)

(2020-79) Nick Bulaich with Hilltop Securities gave details on the issue.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                         |
| <b>MOVER:</b>    | Andy Hopkins, Place 3                               |
| <b>SECONDER:</b> | Chad Anderson, Place 6                              |
| <b>AYES:</b>     | Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson |

- E. 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 2020 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #4 Project); approving and authorizing related agreements and an amended and restated service and assessment plan; and providing an effective date. (Sutton Fields II PID NIA#4 Bond Ordinance) (Pouladi)

(2020-80) Mayor Terry recused himself from this item due to a conflict of interest. Nick Bulaich with Hilltop Securities gave details on the issue.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                         |
| <b>MOVER:</b>    | Andy Hopkins, Place 3                               |
| <b>SECONDER:</b> | Chad Anderson, Place 6                              |
| <b>AYES:</b>     | Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson |

- F. Discussion regarding City Secretary's verification of whether there are sufficient signatures to the petition for annexation of approximately 48 acres, in the extraterritorial jurisdiction; generally located east of county road 52, west of Farm to Market road 2478, south of Glendenning parkway, north of county road 84, as described below. (20-02 Annexation Petition Verification) (Tarrant)

City Secretary Vicki Tarrant presented the statistics comprising the required percentage of signatures required.

- G. Consider and act upon a resolution, accepting the City Secretary's verification of the signatures to the petition for annexation of approximately 48 acres, in the extraterritorial jurisdiction; generally located east of County Road 52, west of Farm to Market Road 2478, south of Glendenning Parkway, north of County Road 84, as described below, and all County Road rights-of-way adjacent thereto; calling two public hearings regarding annexation and the service plan; and directing notices as prescribed by law. (20-02 Annexation Petition Verification Resolution) (Mohan)

(2020-68R)

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                         |
| <b>MOVER:</b>    | Andy Hopkins, Place 3                               |
| <b>SECONDER:</b> | Justin Steiner, Place 1                             |
| <b>AYES:</b>     | Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson |

**X. ADJOURNMENT:**

There being no further comment Mayor Terry adjourned the meeting at 6:19 p.m.

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Sean Terry, Mayor

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date Minutes Approved