



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, AUGUST 9, 2022
5:00 PM
MINUTES**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Terry called the Regular meeting of the Celina City Council to order at 5:01 p.m. on Tuesday, August 9, 2022, and announced a quorum was present.

Attendee Name	Organization	Title	Status	Arrived
Tony Griggs	City of Celina	Place 6	Present	
Philip Ferguson	City of Celina	Place 1	Present	
Jay Pierce	City of Celina	Place 2	Present	
Wendie Wigginton	City of Celina	Place 4	Present	
Andy Hopkins	City of Celina	Place 3	Present	
Mindy Koehne	City of Celina	Place 5	Present	
Sean Terry	City of Celina	Mayor	Present	

II. PLEDGE OF ALLEGIANCE/INVOCATION:

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Discussion regarding any and/or all agenda items.
- B. Introduction of new employees, recognitions, promotions (McAfee/Peters/Satarino)
- C. Presentation of the Annual Downtown Update (McAfee)

Dusty McAfee, Executive Director of Public Services, presented the Annual Downtown Update.

- D. Discussion regarding alcohol regulations (McAfee)

Dusty McAfee, Executive Director of Public Services, led discussion regarding alcohol regulations within the City and how the upcoming local option election could alter current regulations.

E. Discussion on 2022 Denton County Bond Election (Brawner)

Kimberly Brawner, Assistant City Manager, presented Denton County's 2022 Bond Election.

F. Discussion regarding the 2021 International Model Construction Codes (McAfee)

Dusty McAfee, Executive Director of Public Services, presented updates to the International Code Models.

G. Discussion regarding Fiscal Year 2022 Procurement Policy updates. (Berry)

Dawn Berry, Purchasing Director, presented updates to the Procurement Policy.

V. OPEN FORUM:

David Quick, 403 S. Oklahoma Drive, Celina, TX, spoke on annexation.

VI. EXECUTIVE SESSION:

The City Council convened into Executive Session at 5:41 p.m.

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, Section 551.072, Deliberations Regarding Real Property, to deliberate the purchase, exchange, lease, or value of real property, Section 551.074, Discussion on appointment, employment, evaluation and duties of a public officer or employee.

A. Discussion Regarding City Manager's Evaluation

B. Discussion Regarding Appointment of City Secretary

C. Discussion Regarding Dallas North Tollway Right-of-Way Purchase Generally Located at Outer Loop and Dallas North Tollway

D. Discussion Regarding Doe Branch Creek Realignment West of Legacy Road (CR 6) and North of Creeks of Legacy West subdivision

E. Discussion Regarding CCN Agreement by and between the City of Celina and Mustang Special Utility District

F. Discussion Regarding Development Agreement by and between the City of Celina and Steadfast Concepts, Inc. dba Burger Fixin's

G. Discussion Regarding Development Agreement by and between the City of Celina and First State Bank for a Temporary Site

H. Discussion Regarding Development Agreement by and between the City of Celina and a Membership Warehouse Club

- I. Discussion Regarding Development Agreement by and between the City of Celina and Developer of Village at Ownsby Farms
- J. Discussion Regarding Development Agreement by and between the City of Celina and C and C Land, LLC, for approximately 45 acres of land, generally located east of FM 1385 and approximately 1,250 feet north of future Frontier Parkway, within the Extraterritorial Jurisdiction (ETJ). (Hong Tract Infrastructure)
- K. Discussion Regarding Right-of-Way and Easement acquisitions within the Legacy Hills Development
- L. Discussion Regarding softball tournaments at Old Celina Park.

Reconvene Into Open Session

The City Council reconvened into open session at 8:12 p.m.

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

VI. A: Upon a motion by Councilmember Koehne and a second by Councilmember Hopkins, the Council voted six (6) for and none opposed to have the City Attorney draft a contract extension for the City Manager. The motion carried.

VII. CONSENT AGENDA:

Upon a motion by Councilmember Koehne and a second by Councilmember Pierce, the Council voted six (6) for and none (0) opposed the approve all items on the Consent Agenda. The motion carried.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mindy Koehne, Place 5
SECONDER:	Jay Pierce, Place 2
AYES:	Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne

A. Minutes Approval:

- 1. City Council - Regular Meeting - July 12, 2022, 5:00 PM
- 2. City Council - Worksession - July 29, 2022, 9:00 AM

- B. Consider and act upon concurrence of appointment of the City Secretary.
- C. Review and Acceptance of the Quarterly Budget Report for the period ended June 30, 2022. (Bromiley)
- D. Review and Acceptance of the Quarterly Investment Report for the period ended June 30, 2022. (Bromiley)
- E. Review and Acceptance of the Quarterly Human Resources Report for the period ending June 30, 2022. (Peters)

- F. 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)
- G. Consider and act upon a resolution of the City Council of the City of Celina, Texas approving authorized representatives to make transactions with TexPool/TexPool Prime, a Texas Local Government Investment Pool as needed for the purpose of investing city funds. (Bromiley)
- H. Consider and act upon an ordinance of the City of Celina, Texas, authorizing the future release of a portion of a water and sewer easement situated on a 0.200 acre tract of land in the W. Wilhite Survey Abstract number 1002 as part of Lilyana Phase 5 development. (Glasgow)
- I. Consider and act upon a Development Agreement between the City of Celina and C and C Land, LLC, for approximately 45 acres of land, generally located east of FM 1385 and approximately 1,250 feet north of future Frontier Parkway, within the Extraterritorial Jurisdiction (ETJ). (Hong Tract Infrastructure – Development Agreement) (McAfee)
- J. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately 45 acres within the Extraterritorial Jurisdiction, generally located east of FM 1385 and approximately 1,250 feet north of future Frontier Parkway. (Hong Tract - Annexation Service Agreement) (McAfee)
- K. Consider and act upon an interlocal agreement for administrative services and office space with the Celina Community Development Corporation. (Brawner)
- L. Consider and act to award bid 2022-0142 for Benefits Administrator to McGriff Insurance Services at an annual amount of \$49,500 for a contract term not to exceed \$247,500 for five years. (Quigley)
- M. Consider and act to award bid 2022-0158 for Vehicle Preventative Maintenance to various vendors at the unit prices listed for an estimated annual amount not to exceed \$86,000. (Quigley)
- N. Consider and act to authorize the use of contingency funds for additional concrete panels and authorize Change Order 4 for street maintenance in an amount not to exceed \$62,831.72. (Berry)
- O. Consider and act to authorize Change Order 2 for the Oklahoma Drive gravity sanitary sewer line in an amount not to exceed \$103,097.10. (Berry)
- P. Consider and act upon approval of an Interlocal Agreement for Dispatch Services between City of Celina and Collin County. (Metdker)

- Q. Consider and act upon an Interlocal Dispatch Services Agreement by and between the City of Celina and Collin County. (Cullison)
- R. Consider and act to authorize the purchase of a vehicle for Engineering from Grapevine Dodge through a cooperative agreement with BuyBoard in an amount not to exceed \$36,622.00. (Berry)
- S. 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 \$52,266.84. (Berry)
- T. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Parkside Homeowner Association for a Neighborhood Integrity Program grant. (Satarino)
- U. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina, Celina Economic Development Corporation, and Steadfast Concepts, Inc., dba Burger Fixin's, for economic incentive funding under Chapter 380 of the Texas Local Government Code. (Satarino)
- V. Consider and act upon an agreement by and between the Celina Economic Development Corporation and Shades of Green, Inc. for economic incentive funding. (Satarino)
- W. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Cambridge Crossing Public Improvement District and providing an effective date. (Stovall)
- X. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Celina Hills Public Improvement District and providing an effective date. (Stovall)
- Y. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Chalk Hill Public Improvement District and providing an effective date. (Stovall)
- Z. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for The Columns Public Improvement District and providing an effective date. (Stovall)
- AA. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Creeks of Legacy Public Improvement District and providing an effective date. (Stovall)
- AB. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Edgewood Creek Public Improvement District and providing an effective date. (Stovall)

- AC. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Glen Crossing Public Improvement District and providing an effective date. (Stovall)
- AD. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Glen Crossing West Public Improvement District and providing an effective date. (Stovall)
- AE. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Hillside Village Public Improvement District and providing an effective date. (Stovall)
- AF. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Lakes at Mustang Ranch Public Improvement District and providing an effective date. (Stovall)
- AG. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Legacy Hills Public Improvement District and providing an effective date. (Stovall)
- AH. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Ownsby Farms Public Improvement District and providing an effective date. (Stovall)
- AI. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Parks at Wilson Creek Public Improvement District and providing an effective date. (Stovall)
- AJ. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Sutton Fields II Public Improvement District and providing an effective date. (Stovall)
- AK. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Sutton Fields East Public Improvement District and providing an effective date. (Stovall)
- AL. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Wells North Public Improvement District and providing an effective date. (Stovall)
- AM. Consider and act upon an ordinance of the City of Celina, Texas, approving the 2022-2023 annual service plan update to the Service and Assessment Plan for the Wells South Public Improvement District and providing an effective date. (Stovall)

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 45 acres, generally located east of FM 1385 and approximately 1,250 feet north of future Frontier Parkway, within the Extraterritorial Jurisdiction (ETJ). (Hong Tract – Annexation) (McAfee)

Mayor Terry opened the public hearing at 8:17 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 8:17 p.m.

Upon a motion by Councilmember Wigginton and as second by Councilmember Hopkins, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2022-97. The motion carried.

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

- B. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 45 acres to a Planned Development (PD) with Commercial, Office, and Retail District (C) and Multi-Family, Horizontal District (MF-0) base zoning, generally located east of FM 1385 and approximately 1,250 feet north of future Frontier Parkway. (Hong Tract – PD Zoning) (McAfee)

Mayor Terry opened the public hearing at 8:18 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 8:18 p.m.

Upon a motion by Councilmember Hopkins and as second by Councilmember Wigginton, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2022-98. The motion carried.

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

- C. Conduct a public hearing in accordance with Texas Local Government Code Section 43.0686(c)(2), and other applicable law, to consider testimony and provide members of the public an opportunity to be heard on the proposed annexation of the following properties: (22-01 Annexation Second Public Hearing) (White)

Mayor Terry opened the public hearing at 8:18 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 8:23 p.m.
No action was taken.

- D. Conduct a public hearing to consider testimony regarding the creation of the Harper Estates Public Improvement District and act upon a resolution creating the Harper Estates Public Improvement District. (Harper Estates - PID Creation Resolution) (Pollard)

Mayor Terry opened the public hearing at 8:24 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 8:24 p.m.

Upon a motion by Councilmember Hopkins and as second by Councilmember Koehne, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2022-39R. The motion carried.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Mindy Koehne, Place 5
AYES:	Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne

- E. Conduct a public hearing and act upon an ordinance amending the City's Master Thoroughfare Plan and Map of the Comprehensive Plan. (Brawner)

Mayor Terry opened the public hearing at 8:29 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 8:29 p.m.

Upon a motion by Councilmember Wigginton and as second by Councilmember Griggs, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2022-99. The motion carried.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wendie Wigginton, Place 4
SECONDER:	Tony Griggs, Place 6
AYES:	Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne

IX. ACTION ITEM:

- A. Consider and provide direction to staff on the boards and commissions interview process. (Satarino)

Council directed staff to schedule interviews for Community Development/Parks and Recreation Board, Downtown Commission, and Special Events Advisory Committee applicants on Monday, August 15 and Economic Development Corporation and Planning and Zoning Commission applicants on Saturday, August 27.

No action was taken.

- B. Discussion regarding City Secretary's verification of whether there are a sufficient number of signatures to the petition for local option election to legalize the sale of all alcoholic beverages including mixed beverages. (Field)

City Secretary Field verified there were a sufficient number of signatures to the petition for annexation.

No action was taken.

- C. Consider and act upon an Ordinance of the City Council of the City of Celina, Texas, ordering a special local option election to be held on November 8, 2022, for the purpose of submitting to the qualified voters of the City of Celina the following issue: legalizing the legal sale of all alcoholic beverages including mixed beverages in the City of Celina. (Field)

Upon a motion by Councilmember Griggs and as second by Councilmember Pierce, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2022-100. The motion carried.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tony Griggs, Place 6
SECONDER:	Jay Pierce, Place 2
AYES:	Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne

- D. Consider and act upon a resolution accepting the proposed property tax rate; establishing dates for public hearings on the proposed property tax rate and Fiscal Year 2022-2023 budget; providing for the dates for the City Council to approve the property tax rate and Fiscal Year 2022-2023 budget; and providing for publication of public hearing notices as provided by the Texas law. (Bromiley)

Upon a motion by Councilmember Koehne and as second by Councilmember Hopkins, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2022-40R. The motion carried.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mindy Koehne, Place 5
SECONDER:	Andy Hopkins, Place 3
AYES:	Griggs, Ferguson, Pierce, Wigginton, Hopkins, Koehne

- E. Consider and act upon the implementation of a comprehensive impact study focused on the existing residential tax increment reinvestment zones (TIRZ) established with the City of Celina. (Satarino)

Upon a motion by Councilmember Pierce and as second by Councilmember Griggs, the Council voted four (4) for and two (2) opposed to approve an Impact Study on Residential Tax Increment Reinvestment Zones. The motion carried.

RESULT:	APPROVED [4 TO 2]
MOVER:	Jay Pierce, Place 2
SECONDER:	Tony Griggs, Place 6
AYES:	Griggs, Ferguson, Pierce, Wigginton
NAYS:	Hopkins, Koehne

- F. Consider and act upon a resolution of the City of Celina, Texas, determining the costs of certain Neighborhood Improvement Area #5 improvements to be financed within Neighborhood Improvement Area #5 of the Wells South Public Improvement District; approving a preliminary amended and restated service plan and assessment plan, including a proposed Neighborhood Improvement Area #5 Assessment Roll; directing the filing of the proposed Neighborhood Improvement Area #5 Assessment Roll with the Deputy City Secretary; and providing for noticing and calling a public hearing on September 13, 2022, to consider an ordinance levying assessments on property located within Neighborhood Improvement Area #5 of the Wells South Public Improvement District. (Wells South NIA #5 – Pre-SAP) (Pollard)

Upon a motion by Councilmember Hopkins and as second by Councilmember Ferguson, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2022-41R. The motion carried.

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

X. ADJOURNMENT:

Mayor Terry adjourned the Regular Meeting of the Celina City Council at 9:14 p.m. on Tuesday, August 9, 2022.

Sean Terry, Mayor

Lauren Field, City Secretary

Date Minutes Approved