



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JULY 13, 2021
5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

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	Present		
Andy Hopkins	City of Celina	Place 3	Present		6:30 PM
Mindy Koehne	City of Celina	Place 5	Present		
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. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Terry led the pledges of allegiance. Jake Patton with New Presbyterian gave the invocation.

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

- A. Adele Clark Proclamation
- B. National Parks Month Proclamation
- C. Inaugural Fire Academy Proclamation
- D. Life Connected recognitions

Mayor Terry recognized Donna Lynch for her life saving action helping local resident Tawnia King. Mayor Terry recognized Rob Hale for his life saving action helping a fellow passenger aboard an airplane. Mayor Terry recognized Fire Department Shift "C" for their life saving effort helping a new born calf at Glendenning Farms.

- E. Tree City USA and Growth Award announcement (McAfee)

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. New employee introductions (Metdker) (Hunn) (Stovall)

Fire Chief Mark Metdker introduced new firefighter Matt Harris. Director of Organizational Leadership Shain Hunn introduced new Life Connected Manager Jade Mizzell. Assistant City Manager Karla Stovall introduced new Human Resources Manager Shannon Gartner.

B. Presentation regarding Annual Downtown update (McAfee)

C. Splash and Blast and Cajun Fest update (Lynch)

D. Discussion regarding any and/or all agenda items

V. OPEN FORUM:

Dean Schickedanz of 412 S. Colorado Street raised concerns about saving trees along the streets during widening and about more and faster traffic. He suggests a traffic survey, school zones, stop signs and police monitoring. David Hancock of 402 W. Ash Street raised concerns about sidewalks and the preservation of trees due to widening of the roads.

Tawnia King praised city employees for helping citizens and raised concerns about traffic on W. Ash Street.

VI. EXECUTIVE SESSION:

The Celina City Council convened into executive session at 5:45 p.m. with City Manager Jason Laumer, Assistant City Manager Karla Stovall, Executive Director of Public Services Kim Brawner and City Attorney Lance Vanzant. Mayor Terry recused himself from the discussion on item G and item H. Councilman Andy Hopkins left the executive session and meeting at 6:30 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, and 551.072, Deliberations Regarding Real Property, to deliberate the purchase, exchange, lease or value of real property.

A. Discussion regarding severance agreements.

B. Discussion of potential legal action related to Stover Creek Storage Phase II.

C. Discussion regarding the status of negotiations related to an interlocal agreement with Celina Independent School District for School Resource Officers.

D. Discussion regarding the status of negotiations related to a development agreement with Wynne/Jackson, Inc. (Hillside Village), generally located at the northwest corner of Glendenning Parkway and KC Robinson Lane.

E. Discussion regarding the status of negotiations related to a development agreement with C & C Land LLC (Tuscany Estates), generally located at the southeast corner of CR 87 and CR 90.

F. Discussion regarding the status of negotiations related to a development agreement on the Ala Hubbard property, generally located at the southwest corner of Preston Road and future Legacy Drive.

- G. Discussion regarding a development agreement with CADG SUTTON FIELDS LLC (Sutton Fields East), generally located north of Parvin Road and approximately 2,200 feet east of Bothwell Blvd.
- H. Discussion regarding a development agreement with Huffines Ranch and Jim Bray Sr (Bray and Carter tract) generally located south of Marilee Road, east of Preston Road and north of County Road 135.
- I. Discussion regarding a development agreement with M/I HOMES OF DFW LLC (Greenway Ph 3 & 4), generally located approximately 1,650 feet east of Celina Parkway (County Road 52) and approximately 300 feet south of Glendening Parkway.
- J. Discussion regarding purchase of two tracts of land totaling 51 acres for a future park generally located south of Choate Parkway, between Coit Road and Roseland Park.
- K. Discussion regarding purchase of two tracts of land located at 201 S. Preston Road for municipal purposes. (Rasor Downtown Office).

Reconvene Into Open Session

The City Council reconvened into open session at 7:31.

- L. Consider and act upon an ordinance amending the Celina Code of Ordinances, Article 1.07 Finances providing for City Council approval of severance agreements.

No action was taken on item L.

- M. Consider and act upon a resolution of the City Council of the City of Celina, Texas, approving and authorizing the purchase of certain real property for public purposes.

(2021-51)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jay Pierce, Place 2
SECONDER:	Justin Steiner, Place 1
AYES:	Steiner, Pierce, Wigginton, Koehne, Anderson
ABSENT:	Hopkins

- N. Consider and act upon a resolution approving and authorizing the purchase of certain real property containing 1.222 acres for municipal purposes.

(2021-52)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jay Pierce, Place 2
SECONDER:	Justin Steiner, Place 1
AYES:	Steiner, Pierce, Wigginton, Koehne, Anderson
ABSENT:	Hopkins

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

No other items were acted upon.

VII. CONSENT AGENDA:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Justin Steiner, Place 1
SECONDER:	Wendie Wigginton, Place 4
AYES:	Steiner, Pierce, Wigginton, Koehne, Anderson
ABSENT:	Hopkins

A. Minutes Approval:

1. City Council - Regular Meeting - Jun 8, 2021 5:00 PM
2. City Council - Special Meeting - Jun 21, 2021 5:00 PM

- B. Consider and act upon approval of the annual extension of a Jail Services Agreement by and between the City of Celina and Collin County. (Cullison)
- C. Consider and act upon an interlocal agreement for law enforcement dispatch services by and between the City of Celina and Collin County. (Cullison)
- D. Consider and act upon approval of an Interlocal Agreement for fire/ems dispatch services by and between the City of Celina and Collin County. (Metdker)
- E. Consider and act upon approval of the annual Interlocal Agreement for animal services and the facility construction and use of an animal shelter by and between the City of Celina and Collin County. (Green)
- F. Consider and act upon a request for a façade mural at 312 W. Walnut Street. (McAfee)
- G. Consider and act upon a request for Economic Development Agreements for Dynavest; generally located north of J Fred Smith Parkway, west of Celina Parkway, east of Dallas Parkway, and south of Marilee Road within the City Limits. (Dynavest 380 Economic Development Agreements) (Mohan)
- H. Consider and act upon a resolution of the City Council of the City of Celina to rescind an incentive agreement between the City of Celina, Celina Economic Development Corporation, and Valley Vines Distribution, LLC, which has been replaced by a new agreement between the same. (Valley Vines Rescinding Resolution) (Mohan)

(2021-42R)

- I. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Pecan Street, LLC for economic incentive funding of up to \$50,000 under Chapter 380 of the Texas Local Government Code for Louisiana Street Drainage Improvements (Brawner)
- J. Consider and act to authorize the execution of an agreement by and between the Celina Economic Development Corporation and Mangiamo Italian Market & Deli, LLC for economic incentive funding under the Development Corporation Act, Texas Local Government Code. (Mangiamo's – DIP Agreement) (Mohan)

- K. Consider and act upon a resolution setting a date, time, and place for public hearings on the proposed annexation of approximately 152 acres tract of land, Collin County, Texas, and setting two public hearing dates for August 10, 2021 at 5:00 p.m. and September 14, 2021 at 5:00 p.m. This property is generally located west of Custer Road, east of Preston Road, north of Choate Parkway, and south of Glendenning Parkway. (Outer Loop Annexation Resolution) (Mohan)

(2021-43R)

- L. Consider and act upon a Service Agreement for C-3 annexed Property between the City of Celina and the owner of approximately 19 acres within the Extraterritorial Jurisdiction, generally located west of Preston Road and 1,490 feet north of J Fred Smith Parkway. (Venya Gardens – Annexation Service Agreement) (Mohan)

- M. Consider and act upon a resolution accepting a petition to create, and setting a public hearing under sec. 372.009 of the Texas Local Government Code for the creation of the Tuscany Estates Public Improvement District within the corporate limits of the City of Celina, Texas, and withdrawing a prior petition for the Tuscany Estates Public Improvement District; and authorizing the issuance of notice by the City Secretary of Celina, Texas regarding the public hearing. (Tuscany Estates - PID Petition Withdrawal and Acceptance) (Lopez)

(2021-44R)

- N. Consider and act upon a resolution accepting a petition to create the Hillside Village Public Improvement District within the corporate limits of the City of Celina, Collin County, Texas; calling a public hearing; and authorizing the issuance of notices by the City Secretary of Celina, Texas regarding the public hearing. (Hillside Village - PID Petition Acceptance) (Pouladi)

(2021-45R)

- O. Consider and act to authorize the Mayor Pro-Tem to execute a Landowner Agreement, a Reimbursement Agreement, a Construction, Funding, and Acquisition Agreement, and a Release and Termination of Prior Agreements, each by and between the City of Celina and CADG Sutton Fields, LLC, in connection with the development of Neighborhood Improvement Area #5A of the Sutton Fields II Public Improvement District. (Sutton Fields NIA#5A PID - MISC Agreements) (Pouladi)

- P. Consider and act upon a resolution of the City of Celina, Texas, accepting a petition seeking the dissolution of the existing Parks at Wilson Creek Public Improvement District, and calling for a public hearing for the City Council's August 10, 2021 meeting. (Parks at Wilson Creek PID - Dissolution Petition) (Pouladi)

(2021-46R)

- Q. Consider and act upon a resolution of the City of Celina, Texas, accepting a petition seeking the creation of a new The Parks at Wilson Creek Public Improvement District, and calling for a public hearing for the City Council's August 10, 2021 meeting. (Parks at Wilson Creek PID – Creation Petition) (Pouladi)

(2021-47R)

- R. Consider and act upon a resolution appointing the Home Rule Charter Review Commission. (Tarrant)

(2021-48R)

- S. Consider and act to authorize and execute a license agreement between the City of Celina and Star Real Estate for the occupation and usage of the City's alley adjacent to the property. (Glasgow)
- T. Consider and act to authorize and execute a license agreement between the City of Celina and ABS Ward Real Estate for the occupation and usage of the City's alley adjacent to the property. (Glasgow)
- U. Consider and act to authorize and execute a license agreement between the City of Celina and Kelt and Christy Gibson for the occupation and usage of the City's alley adjacent to the property. (Glasgow)
- V. Consider and act to authorize the City Manager to execute a license agreement by and between the City of Celina and Celina Realty (Glasgow)
- W. Consider and act to authorize amendment 2 to work order 2020-0004 with Halff & Associates, Inc. for design services at Old Celina Park for the Playground Improvements, Project P13 in an amount not to exceed \$128,500.00. (Berry)
- X. Consider and act to authorize and execute two license agreements between the City of Celina and Diego Matehuala for the occupation and usage of the City's alley adjacent to the properties. (Glasgow)
- Y. Consider and act to authorize an agreement for engineering services to Freese & Nichols, Inc., for design of the Dallas Parkway Water Line in an amount not to exceed \$685,800.00. (Berry)
- Z. Review and Acceptance of the Quarterly Investment Report for the period end June 30, 2021 (Bromiley)
- AA. Consider and act to authorize Change Order 2 for additional work on the 2021 Street Maintenance (Vest Lane (CR84) between CR 83 and CR 86) to Reliable Paving, Inc., in an amount not to exceed \$83,589.00 (Berry)
- AB. 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)
- (2021-51)
- AC. Consider and act to authorize the use of amendment 1 to the design agreement for the Public Works Service Center Improvements Phase 1 with Quorum Architecture in an amount not to exceed \$13,700.00 (Berry)
- AD. Consider and act upon a resolution creating the Special Events Advisory Committee (Lynch)
- (2021-49R)

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing and act upon a Development Agreement for approximately 19 acres of land, generally located west of Preston Road and 1,500 feet north of J Fred Smith Parkway. (Venya Gardens – Development Agreement) (Mohan)

Mayor Terry opened the hearing at 7:31. No public comment was received. The hearing was closed at 7:34 p.m.

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

- B. Conduct a public hearing and act upon an ordinance on the voluntary annexation of approximately 19 acres within the Extraterritorial Jurisdiction, generally located west of Preston Road and 1,400 feet north of J Fred Smith Parkway. (Venya Gardens - Annexation) (Mohan)

(2021-52) Mayor Terry opened the hearing at 7:34 p.m. No public comment was received. The hearing closed at 7:35 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Justin Steiner, Place 1
SECONDER:	Mindy Koehne, Place 5
AYES:	Steiner, Pierce, Wigginton, Koehne, Anderson
ABSENT:	Hopkins

- C. Conduct a public hearing and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning an approximately 19 acre tract of land to Commercial, Office, & Retail Zoning District (C) with the Preston Road Overlay (PRO), generally located west of Preston Road and 1,500 feet north of J Fred Smith Parkway. (Venya Gardens – Zoning) (Mohan)

(2021-53) Mayor Terry opened the hearing at 7:35 p.m. No public comment was received. The hearing was closed at 7:36 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wendie Wigginton, Place 4
SECONDER:	Chad Anderson, Place 6
AYES:	Steiner, Pierce, Wigginton, Koehne, Anderson
ABSENT:	Hopkins

- D. Conduct a public hearing and act upon a Development Agreement for approximately 72 acres of land, generally located at the northwest corner of Glendenning Parkway and KC Robinson Lane, within the City Limits. (Hillside Village – Development Agreement) (Mohan)

Mayor Terry opened the hearing at 7:36 p.m. Dale Bainum of 3541 Heritage Trail said the plan looks to be laid out in a square grid. The hearing was closed at 7:40 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jay Pierce, Place 2
SECONDER:	Wendie Wigginton, Place 4
AYES:	Steiner, Pierce, Wigginton, Koehne, Anderson
ABSENT:	Hopkins

- E. Conduct a public hearing and act upon an ordinance amending the Comprehensive Zoning Ordinance, by amending the Concept Plan and Development Regulations of Planned Development (PD) No. 66 on approximately 72 acres, generally located at the northwest corner of Glendenning Parkway and KC Robinson Lane, within the City Limits. (Hillside Village – Planned Development Amendment) (Mohan)

(2021-54)

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

- F. Conduct a public hearing and act upon an ordinance amending the Comprehensive Zoning Ordinance, by amending the Development Regulations of Planned Development (PD) No. 117 on approximately 3,269 acres, generally located north of J Fred Smith Parkway, west of Celina Parkway, east of Dallas Parkway, and south of Marilee Road within the City Limits. (Dynavest (Legacy Hills) – Planned Development Amendment) (McAfee)

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 Sutton Fields II Public Improvement District Amended and Restated Service and Assessment Plan, including the Neighborhood Improvement Area #5A assessment roll; making a finding of special benefit to property within Neighborhood Improvement Area #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 Neighborhood Improvement Area #5A assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Sutton Fields NIA#5A PID- SAP-Levy) (Pouladi)

(2021-56) Mayor Terry opened the hearing at 7:43 p.m. Marcia Dunn of 5932 Priory Drive in Sutton Fields what impact this new phase would have on police, fire, road infrastructure, and traffic.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Justin Steiner, Place 1
SECONDER:	Jay Pierce, Place 2
AYES:	Steiner, Pierce, Wigginton, Koehne, Anderson
ABSENT:	Hopkins

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

(2021-57) Mayor Terry opened the hearing at 7:50 p.m. No public comment was received. The hearing was closed.

RESULT:	APPROVED [4 TO 1]
MOVER:	Chad Anderson, Place 6
SECONDER:	Justin Steiner, Place 1
AYES:	Steiner, Pierce, Koehne, Anderson
NAYS:	Wigginton
ABSENT:	Hopkins

- I. Conduct a public hearing to consider testimony and act upon an ordinance amending the City's Code of Ordinances, Chapter 10: Subdivision Regulation, Article 10.02: Impact Fees, Division 2: Water and Wastewater Facilities by adopting updated land use assumptions; adopting an updated water and wastewater capital improvement plan and impact fee analysis; adopting revised water and wastewater impact fees; adopting a revised schedule 1 assessment rates and schedule 2 collection rates for water and wastewater facilities. (Brawner)

(2021-58) Mayor Terry opened the hearing at 8:01 p.m. Freese & Nichols representatives gave a presentation on the final report. Dale Bainum of 3541 Heritage Trail asked to what extent we use these numbers (impact fees) to negotiate future development agreements. The hearing was closed at 8:14 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wendie Wigginton, Place 4
SECONDER:	Chad Anderson, Place 6
AYES:	Steiner, Pierce, Wigginton, Koehne, Anderson
ABSENT:	Hopkins

- J. Conduct a public hearing to consider testimony and act upon an ordinance amending the City's Code of Ordinances, Chapter 10: Subdivision Regulation, Article 10.02: Impact Fees, Division 3: Roadway Facilities by adopting updated land use assumptions; adopting an updated roadway capital improvement plan and impact fee analysis; adopting revised roadway impact fees; and adopting a revised schedule 1 assessment rates and schedule 2 collection rates for roadway facilities (Brawner)

(2021-59) Mayor Terry opened the hearing at 8:14 p.m. No public comment was received. The hearing was closed at 8:15 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Justin Steiner, Place 1
SECONDER:	Mindy Koehne, Place 5
AYES:	Steiner, Pierce, Wigginton, Koehne, Anderson
ABSENT:	Hopkins

IX. ACTION ITEM:

- A. Consider and act upon a resolution of intent to annex approximately 449 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: (21-01 Annexation Resolution) (McAfee)

(2021-50R)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Justin Steiner, Place 1
SECONDER:	Chad Anderson, Place 6
AYES:	Steiner, Pierce, Wigginton, Koehne, Anderson
ABSENT:	Hopkins

- B. Consider and act upon all matters incident and related to the issuance and sale of “City of Celina, Texas, Tax and Waterworks and Sewer System (Limited Pledge) Revenue Certificates of Obligation, Series 2021A”, including the adoption of an ordinance authorizing the issuance of such certificates of obligation. (Stovall)

(2021-60)

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

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 8:21 p.m.

Sean Terry, Mayor

Secretary

Date Minutes Approved