



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JUNE 8, 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	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	
Chad Anderson	City of Celina	Place 6	Present	
Sean Terry	City of Celina	Mayor	Present	

II. PLEDGE OF ALLEGIANCE/INVOCATION:

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

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. Employee of the Year recognition. (Terry)

Mayor Terry recognized Park Superintendent Gary Hendricks as Employee of the Year.

B. Celebrating Leadership in Development Excellence (CLIDE) Award for Bobcat Trail. (Webb)

Executive Director of Public Services Kim Brawner talked about the city receiving a CLIDE award for the design of Bobcat Trail.

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Introduction of new employees. (Stovall) (Bromiley) (Glasgow) (Cullison)

Assistant City Manager Karla Stovall introduced Katherine Chamberlin and Utility Billing Clerk Kevin Marcial. Director of Engineering Andy Glasgow introduced new City Engineers Linda Majueed and Dailyn Cruz. Police Chief John Cullison introduced new Public Safety Officer David Thomas.

B. Collin College Update. (Brenda Carter, MS-Executive Dean of Celina Campus)

C. Discussion regarding Boards/Commissions appointment process. (Terry)

Mayor Terry proposed a nominations committee for which Jay Pierce, Andy Hopkins and Mindy Koehne volunteered, to review applications and choose candidates for each board to be interviewed by the entire council.

D. Discussion regarding the Charter Review Committee 2.0. (McAfee)

Director of Development Services Dusty McAfee led a general discussion about appointing a Charter Review Committee.

E. Presentation regarding Special Events Advisory Committee. (Lynch)

Director of Communications Donna Lynch reviewed the proposed function of a Special Events Committee.

F. Upper Trinity Regional Water District update. (Howard)

Director of Government Affairs Corbett Howard relayed current operation goals of the Upper Trinity Regional Water District.

G. Discussion regarding roadway, water, and wastewater impact fees. (Glasgow)

Pete Kelly with Kimley Horn presented the process and proposed fees the city can follow to update fees.

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

No other items were discussed.

V. OPEN FORUM:

David Quick who owns a business at 403 S. Oklahoma spoke regarding Consent Agenda Item G. He stated that standards for government parking lots should be equal to private requirements.

VI. EXECUTIVE SESSION:

The Celina City Council convened into executive session at 6:06 p.m. with City Manager Jason Laumer, City Attorney Lance Vanzant, Assistant City Manager Karla Stovall and Executive Director of Public Services Kim Brawner.

- A. Discussion regarding public necessity to acquire real property interests for Right of Way and Utility Facilities and authorizing the use of eminent domain to condemn real property described as a tract of land situated in the Collin County Land Survey Abstract No. 170 and the W.H. Herron Survey, Abstract No. 380, Collin County, Texas and being a portion of a called 95.343 acre tract of land described in a deed to Michael B. Merritt and wife, Margaret A. Merritt, as recorded in Instrument No. 93.0101758 of the Land Records of Collin County, Texas, and also being a portion of a called 10.500 acre tract of land described in a deed to Michael B. Merritt and wife, Margaret A. Merritt, as recorded in Volume 1046, Page 546 of the Deed Records of Collin County, Texas and comprising approximately 3.725 acres.

- B. Consider and act on an employment agreement with Shain Hunn to serve as Director of Organizational Leadership.

Reconvene Into Open Session

The City Council reconvened into open session at 6:41 p.m.

- C. Consider and act upon a resolution of the City Council of the City of Celina, Texas finding a public necessity exists to acquire real property interests for Right of Way and Utility Facilities and authorizing the use of eminent domain to condemn real property described as a tract of land situated in the Collin County Land Survey Abstract No. 170 and the W.H. Herron Survey, Abstract No. 380, Collin County, Texas and being a portion of a called 95.343 acre tract of land described in a deed to Michael B. Merritt and wife, Margaret A. Merritt, as recorded in Instrument No. 93.0101758 of the Land Records of Collin County, Texas, and also being a portion of a called 10.500 acre tract of land described in a deed to Michael B. Merritt and wife, Margaret A. Merritt, as recorded in Volume 1046, Page 546 of the Deed Records of Collin County, Texas and comprising approximately 3.725 acres.; Providing for public convenience and necessity finding; Providing for authorization for acquisition of property rights and hiring of legal, appraisal and engineering consultants to implement and finalize such acquisition; Providing for the authorization of eminent domain proceedings; Providing for an open meeting finding; and providing an effective date.

Councilman Hopkins moved to approve reading aloud the resolution caption as stated on the agenda.

RESULT:	APPROVED [5 TO 1]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Justin Steiner, Place 1
AYES:	Steiner, Wigginton, Hopkins, Koehne, Anderson
NAYS:	Pierce

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

Councilman Hopkins moved to appoint Shain Hunn as Director of Organizational Leadership as discussed in executive session.

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

VII. CONSENT AGENDA:

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

A. Minutes Approval:

1. City Council - Regular Meeting - May 11, 2021 5:00 PM
2. Joint Meeting of the City Council and Economic Development Corp - Special - May 14, 2021 9:00 AM
3. Historic Preservation Commission - Special Meeting - Mar 17, 2021 10:00 AM
4. Main Street Advisory Board - Regular Meeting - Jan 7, 2021 8:00 AM
5. Main Street Advisory Board - Special Meeting - Mar 16, 2021 10:00 AM

6. Main Street Advisory Board - Special Meeting - Apr 15, 2021 9:00 AM
- B. Consider and act to authorize a mutual aid agreement with the City of Allen for IT Services. (Berry)
 - C. Consider and act to purchase IAPro and Blue Team Software from CI Technologies, Inc., for the police department in an amount not to exceed \$15,000. (Berry)
 - D. 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)
 - E. Consider and act to authorize an agreement for engineering services for the design of Celina Road pump station improvements phase 3 in an amount not to exceed \$172,474.00. (Berry)
 - F. Consider and act upon a resolution of the City Council of the City of Celina, Texas, setting a public hearing date of July 13th, 2021 to consider/discuss/act on the amendment of the Land Use Assumptions, Capital Improvements Plan, and maximum assessable fees for water, wastewater, and roadway impact fees. (Brawner)
 - G. Consider and act to award bid 2021-0081 to Trivince General Contractor, LLC., for the installation of Fire Administration Modular Building Parking Lot at the unit prices listed in an amount of \$164,965.00 plus contingency in the amount of \$16,496.50 for a total not to exceed \$181,461.50. (Berry)
 - H. Consider and act to award bid 2021-0077 for the Punk Carter Extension to SAI Construction, Inc., at the unit prices listed in an amount of \$1,027,589.00 plus contingency of \$102,758.90 for a total amount not to exceed \$1,130,347.90. (Berry)
 - I. Consider and act upon a contract for legal services with Richard Hayes of Hayes, Berry, White and Vanzant, LLP related to the acquisition of real property interests for the expansion of County Road 95. (Vanzant)
 - J. Consider and act upon a license agreement by and between the City of Celina and Argent Associates and the Celina Chamber of Commerce to install and maintain directional digital kiosk signs on City-owned Rights-of-Way; generally located at the east side of the downtown square and Old Celina Park, within the City limits. (Digital Kiosks- License Agreement) (Colakovic)
 - K. Consider and act upon appointments to the Downtown Commission. (Tarrant)
 - L. Consider and act upon an ordinance amending the Celina Code of Ordinances to repeal Article 3.06 Historic Preservation for the purpose of consolidating all regulations regarding development to the Downtown Code and all advisory functions to the newly established Downtown Commission. (Tarrant)
 - M. Consider and act to dissolve the Main Street Advisory Board for the purpose of consolidating all advisory functions regarding Celina downtown development to the newly established Downtown Commission. (Tarrant)

- N. Consider and act upon a development agreement for Papa Gallo's; generally located at the northeast corner of Ohio Drive and Pecan Street, within the City Limits. (Papa Gallo's – Development Agreement) (Mohan)
- O. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Celina Real Estate for economic incentive funding under Chapter 380 of the Texas Local Government Code. (Papa Gallo's– DIP) (Mohan)
- P. Consider and act upon a development agreement for Celina Station; generally located at the southwest corner of Preston Road and Ash Street, within the City Limits. (Celina Station – Development Agreement) (Mohan)
- Q. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Vision and Structure, LLC-Series 16 for economic incentive funding under Chapter 380 of the Texas Local Government Code. (Silos– DIP Agreement) (Mohan)
- R. Consider and act upon a resolution of the City of Celina, Texas regarding the addition of lands and issuance of obligations by North Parkway Municipal Management District No. 1. (Dynavest (North Parkway) MMD - First Amendment) (Pouladi)
- S. Consider and act upon an ordinance of the City of Celina, Texas, terminating and releasing the Neighborhood Improvement Area #5A Assessment previously levied against property within Neighborhood Improvement Area #5A of the Sutton Fields Public Improvement District; repealing Ordinance No. 2020-76; and authorizing additional actions to terminate and release the lien associated with the previously levied Neighborhood Improvement Area #5A Assessment. (Sutton Fields NIA #5A releasing assessment lien ordinance) (Pouladi)
- T. Consider and act upon a resolution of the City of Celina, Texas, determining the costs of improvements to be financed within Neighborhood Improvement Area #5A of the Sutton Fields Public Improvement District; approving a preliminary amended and restated service plan and assessment plan, including a proposed Neighborhood Improvement Area #5A Assessment Roll; directing the filing of the proposed Neighborhood Improvement Area #5A Assessment Roll with the City Secretary; and providing for noticing and calling a public hearing for July 13, 2021, to consider an ordinance levying assessments on property located within Neighborhood Improvement Area #5A of the Sutton Fields Public Improvement District. (Sutton Fields NIA#5 PID-Pre-SAP) (Pouladi)
- U. Consider and act upon a resolution of the City Council of the City of Celina, Texas, to repeal and replace resolution No. 2021-24R, renaming certain portions of County Road 84 to Vest Lane. (County Road 84 name change) (Colakovic)
- V. Consider and act upon a resolution of the City Council of the City of Celina, Texas, renaming County Road 89 to KC Robinson Lane. (County Road 89 name change) (Colakovic)

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider testimony and act upon a Development Agreement for approximately 761 acres of land, generally located at the northwest corner of Legacy Drive and Parvin Road, within the Extraterritorial Jurisdiction (ETJ). (Merritt - Development Agreement) (McAfee)

Mayor Terry opened the hearing at 6:44 p.m. No public comment was received. The hearing was closed at 6:50 p.m.

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

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

Councilwoman Koehne recused herself from this item due to a possible conflict of interest. Mayor Terry opened the hearing at 6:50 p.m. No public comment was received. The hearing was closed at 6:52 p.m.

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

- C. Conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final Amended and Restated The Lakes at Mustang Ranch Public Improvement District Service and Assessment Plan, including the Phase #5 assessment roll; making a finding of special benefit to property within Phase #5 of The Lakes at Mustang Ranch 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 #5 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Mustang Lakes Ph 5 - PID SAP-Levy) (Pouladi)

Mayor Terry opened the hearing at 6:52 p.m. No public comment was received. The hearing was closed at 6:54 p.m.

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

- D. Conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final Amended and Restated Wells North Public Improvement District Service and Assessment Plan, including the Neighborhood Improvement Area #5 assessment roll; making a finding of special benefit to property within Neighborhood Improvement Area #5 of Wells North 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 #5 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Wells North (Bluewood) NIA#5 PID SAP-Levy) (Pouladi)

Mayor Terry opened the hearing at 6:54 p.m. No public comment was received. The hearing was closed at 6:56 p.m.

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

IX. ACTION ITEM:

- 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 North Public Improvement District Neighborhood Improvement Area #5 Project); approving and authorizing related agreements; and providing an effective date. (Wells North (Bluewood) NIA#5 PID-Bond) (Pouladi)

Nich Bulaich with Hilltop Securities presented the terms of the bond sale.

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

- B. Consider and act on a resolution recognizing certain staff positions as director level positions subject to those rules for directors contained in the City Charter and other relevant City policies and procedures. (Laumer)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Jay Pierce, Place 2
AYES:	Steiner, Pierce, Wigginton, Hopkins, Koehne, Anderson

- C. Consider and act to elect a Mayor Pro Tem and Deputy Mayor Pro Tem. (Tarrant)

Councilman Jay Pierce nominated Mindy Koehne as Mayor Pro Tem and Justin Steiner as Deputy Mayor Pro Tem.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jay Pierce, Place 2
SECONDER:	Mindy Koehne, Place 5
AYES:	Steiner, Pierce, Wigginton, Hopkins, Koehne, Anderson

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 7:03 p.m.

Sean Terry, Mayor

Secretary

Date Minutes Approved