



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, APRIL 13, 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	
Wendie Wigginton	City of Celina	Place 4	Present	
Wayne Nabors	City of Celina	Place 2	Absent	
Andy Hopkins	City of Celina	Place 3	Present	
Mindy Koehne	City of Celina	Place 5	Present	
Chad Anderson	City of Celina	Place 6	Absent	
Sean Terry	City of Celina	Mayor	Present	

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

II. PLEDGE OF ALLEGIANCE/INVOCATION:

A. Pack 296-Pledges of Allegiance

Boy Scout Pack 296 led the pledges of allegiance. Corbett Howard gave the invocation.

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. Scouting Recognitions.

Councilman Justin Steiner presented certificates of recognition and appreciation to local citizens for their acknowledgements by the Boy Scouts of America. The Gerhart Family, Doug Molepske, Anna Shore, Ken Bean, Andrea Weddle and the Shreve Family.

B. All State Band and Choir Recognitions

Mayor Terry presented proclamations to All State Band member Zach Flores and All State Choir member Bekah Stuart.

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Introduction of new employees. (Lynch, McAfee)

Director of Marketing Donna Lynch introduced Haley Gatlin who will serve as our new Special Event Coordinator. Director of Development Services Dusty McAfee introduced new permit technicians Krystal Towle and Tina Shults.

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

No other items were discussed.

C. Staff Reports

V. **OPEN FORUM:**

Rachel Ford of 3609 Bennett Trail spoke to the council regarding the destruction of the urban canopy (trees) at The Homestead at Ownsby Farms.

Lori Johnson of 109 Hillside spoke to the council regarding a business in her neighborhood at 112 Hillside Drive called Memory Lane Inn where a gravel parking lot had been installed. She stated that resident should have a say if a business comes in and asked if this can be corrected in the future.

Brandon Grumbles of 307 W. Elm Street stated that he was co-owner of R & R Pest Control that has served the city for 42 years, and asked if the city could look at its process for bidding to help small local businesses compete.

VI. **EXECUTIVE SESSION:**

The Celina City Council adjourned into Executive Session at 5:19 with City Attorney Lance Vanzant and City Manager Jason Laumer. The City Council also discussed items F, S, T, and U from the Consent Agenda. Mayor Terry recused himself during the discussion of item C.

The Celina City Council will convene into Executive Session pursuant to Texas Government Code 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, Section 551.072, Deliberations Regarding Real Property, to deliberate the purchase, exchange, lease or value of real property and

Section 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. Appointment of Police Chief
- B. Discussion regarding Tuscany Estates Development Agreement.
- C. Discussion regarding Dynavest Development Agreement Amendment.
- D. Discussion regarding Celina Independent School District/Ousley Tract Agreement.
- E. Discussion regarding Blue Angus drainage easement update.
- F. Discussion regarding potential park property purchase.

Reconvene Into Open Session

The City Council reconvened into Open Session at 6:14 p.m.

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

- H. Consider and act on a resolution confirming the appointment of John Cullison as the Celina Chief of Police; and providing an Effective Date. (Laumer)

(2021-21R)

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

VII. CONSENT AGENDA:

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

A. Minutes Approval:

1. City Council - Regular Meeting - Mar 9, 2021 5:00 PM
2. City Council - Special Meeting and Worksession - Mar 23, 2021 5:00 PM

- B. Consider and act upon ratification of a subordination agreement by and between the City of Celina and SILEO SILOS LLC. (Jenks)
- C. Consider and act to authorize an agreement for engineering services for on call water modeling to Freese and Nichols in an amount not to exceed \$50,000. (Berry)
- D. Consider and act to award bid 2021-0069 for the 2021 Street Maintenance to Reliable Paving, Inc. for the base bid and alternates in the amount of \$1,385,561.17 plus ten percent contingency in the amount of \$138,556.11 for a total amount not to exceed \$1,524,117.28. (Berry)
- E. Consider and act to award bid 2021-0064 for HVAC Services at the unit prices listed to Kendrick Mechanical, Inc. in an amount not to exceed \$55,000 for year one. (Berry)
- F. Consider and act to award bid 2020-0047 for a city wide fiber study to Capco Communication Inc., in an amount not to exceed \$65,000.00. (Berry)
- G. Consider and act to award bid 2021-0068 for Louisiana Phase 1A to WillCo Underground in an amount not to exceed \$1,097,872.00 plus ten percent contingency in an amount of \$109,787.20 for a total amount of \$1,207,659.20. (Berry)
- H. 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)

(2021-21)

- I. 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 to fund education pay for departments, 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)

(2021-22)

- J. Consider and act to purchase staff replacement computers through a cooperative contract with the State of Texas Department of Information Recourses in an amount not to exceed \$129,677.67. (Berry)
- K. Consider and act to authorize the purchase of two vehicles for Engineering from Grapevine Dodge Chrysler Jeep in an amount not to exceed \$57,730.00. (Berry)
- L. Consider and act to authorize the purchase of two vehicle for Development Services from Grapevine Dodge Chrysler Jeep in an amount not to exceed \$49,174.00. (Berry)
- M. Consider and act to authorize the purchase of vehicles and related equipment for the Fire Department from Holiday Autogroup and Defender Supply in an amount not to exceed \$99,682.00. (Berry)
- N. Consider and act to authorize the purchase of vehicles and related equipment for the Police Department from various vendors in an amount not to exceed \$519,271.08. (Berry)
- O. Consider and act to purchase construction management software through a cooperative contract with the General Services Administration in an amount not to exceed \$42,601.76. (Berry)
- P. Consider and act upon a request to amend a development agreement RCI-Celina 115, LP for the development of approximately 130 acres of land; generally located on the northeast corner of the BNSF Railroad and Malone Street, within the City Limits. (Northside at Rollertown - DA 2nd Amendment) (Glasgow)
- Q. Consider and act to authorize the City Manager to partially terminate the agreement by and between the City of Celina and Richard Henson. (Henson Tract Partial DA Termination) (Mohan)
- R. Consider and act to authorize the City Manager to partially terminate the agreement by and between the City of Celina and Pilatus Investments, LLC. (Chan-Moore Partial DA Termination) (Mohan)
- S. Consider and act upon an agreement by and between the City of Celina and Celina Business Park, Phase I, LLC; generally located at the southwest corner of Oklahoma Drive and Malone Street, within the City Limits. (Clay Thomas (400 & 412 Oklahoma Drive) - Development Agreement) (Mohan)
- T. Consider and act upon an agreement by and between the City of Celina and GBT Celina 302 N Oklahoma, LLC; generally located west of Oklahoma Drive and approximately 125 feet north of Beech Street, within the City Limits. (Clay Thomas (302 Oklahoma Drive) - Development Agreement) (Mohan)

- U. Consider and act upon an agreement by and between the City of Celina and Old Celina Mill LLC; generally located north of Beech Street and approximately 220 feet west of Oklahoma Drive, within the City Limits. (Clay Thomas (202 Beech Street) - Development Agreement) (Mohan)
- V. Consider and act upon an agreement by and between the City of Celina and Celina Business Center, Ltd; generally located east of Louisiana Drive, and north and south of Elm Street, within the City Limits. (Goodell– Development Agreement) (Mohan)
- W. Consider and act upon an agreement by and between the City of Celina and Lucky Q Investments, LLC; generally located at the northwest corner of Oklahoma Drive and Ash Street, within the City Limits. (Quick– Development Agreement) (Mohan)
- X. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Lucky Q Investments for economic incentive funding under Chapter 380 of the Texas Local Government Code. (Frontier Golf – DIP) (McAfee)
- Y. Consider and act upon a request to amend an existing development agreement for Celina 557 Partners, LP; generally located at the southwest corner of Custer Road and Choate Parkway. (Mustang Lakes Brinkmann Addition Architecture - Development Agreement) (Mohan)
- Z. Consider and act upon a development agreement with Celina 682 Partners, LP. to allow for modified architectural design standards. (Mustang Lakes Architecture - Development Agreement) (Mohan)
- AA. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately 190 acres within the Extraterritorial Jurisdiction, generally located at the northwest corner of Preston Road and Kathie Court. (Bonfire Park– Annexation Service Agreement) (Mohan)
- AB. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately 76 acres within the Extraterritorial Jurisdiction, generally located at the northeast corner of Louisiana Drive and future G A Moore Parkway. (CISD Middle School – Annexation Service Agreement) (Mohan)
- AC. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately 9 acres within the Extraterritorial Jurisdiction, generally located at the southeast corner of County Road 89 and Sunset Boulevard. (Airmax-CTX – Annexation Service Agreement) (Mohan)
- AD. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately 51 acres within the Extraterritorial Jurisdiction, generally located east of FM 1385 and approximately 2,272 feet north of Frontier Parkway. (Chesney Tract – Annexation Service Agreement) (Mohan)

VIII. PUBLIC HEARING/ACTION:

- A. 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 24 acre tract of land to Multifamily District, Urban Edge (MF-2) and Commercial, Office, & Retail Zoning District (C), generally located at the northeast corner of County Road 132 and County Road 130. (Sangani MF2/C – Zoning) (Mohan)

(2021-23) Mayor Terry opened the hearing at 6:25 p.m. No comment was received. The hearing was closed at 6:28 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Mindy Koehne, Place 5
AYES:	Steiner, Wigginton, Hopkins, Koehne
ABSENT:	Nabors, Anderson

- B. The Celina City Council will conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 232 acres to Mixed-Use Zoning District (MU), generally located southeast of Legacy Drive and Carey Road, southwest of Marilee Road and Coit Road, and northwest of Custer Road and the Collin County Outer Loop. (Sangani MU – Zoning) (Mohan)

(2021-24) Mayor Terry opened the hearing at 6:28 p.m. No comment was received. The hearing was closed at 6:28 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wendie Wigginton, Place 4
SECONDER:	Mindy Koehne, Place 5
AYES:	Steiner, Wigginton, Hopkins, Koehne
ABSENT:	Nabors, Anderson

- C. The Celina City Council will conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 97 acres to Planned Development (PD) with Single-Family Residential Estate District (SF-E) and Mixed Use District (MU) base zoning, generally located at the northwest corner of the BNSF Railroad and future Legacy Drive. (Sangani PD – Zoning) (Mohan)

(2021-25) Mayor Terry opened the hearing at 6:29 p.m. No comment was received. The hearing was closed at 6:29 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Justin Steiner, Place 1
AYES:	Steiner, Wigginton, Hopkins, Koehne
ABSENT:	Nabors, 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 approximately 348 acres to Agricultural District (AG), generally located south of Marilee Road, and approximately 2,000 feet east of future Dallas North Tollway. (Sangani Remainder – Zoning) (Mohan)

(2021-26) Mayor Terry opened the hearing at 6:29 p.m. No comment was received. The hearing was closed at 6:31 p.m.

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

- E. The Celina City Council will conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 190 acres within the Extraterritorial Jurisdiction, generally located at the northwest corner of Preston Road and Kathie Court. (Bonfire Park – Annexation) (Mohan)

(2021-27) Mayor Terry opened the hearing at 6:31 p.m. No comment was received. The hearing was closed at 6:32 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Justin Steiner, Place 1
AYES:	Steiner, Wigginton, Hopkins, Koehne
ABSENT:	Nabors, 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 approximately 190 acres to Community Facilities (CF) zoning district, generally located at the northwest corner of Preston Road and Kathie Court. (Bonfire Park- Zoning) (Mohan)

(2021-28) Mayor Terry opened the hearing at 6:33 p.m. No comment was received. The hearing was closed at 6:33 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wendie Wigginton, Place 4
SECONDER:	Mindy Koehne, Place 5
AYES:	Steiner, Wigginton, Hopkins, Koehne
ABSENT:	Nabors, Anderson

- G. The Celina City Council will conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 76 acres within the Extraterritorial Jurisdiction, generally located at the northeast corner of Louisiana Drive and future G A Moore Parkway. (CISD Middle School - Annexation) (Mohan)

(2021-29) Mayor Terry opened the hearing at 6:33 p.m. No comment was received. The hearing was closed at 6:34 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Justin Steiner, Place 1
SECONDER:	Wendie Wigginton, Place 4
AYES:	Steiner, Wigginton, Hopkins, Koehne
ABSENT:	Nabors, 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 76 acre tract of land to Community Facilities (CF) zoning district, generally located at the northeast corner of Louisiana Drive and future G A Moore Parkway. (CISD Middle School – Zoning) (Mohan)

(2021-30) Mayor Terry opened the hearing at 6:34 p.m. No comment was received. The hearing was closed at 6:35 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Mindy Koehne, Place 5
AYES:	Steiner, Wigginton, Hopkins, Koehne
ABSENT:	Nabors, Anderson

- I. The Celina City Council will conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 9 acres within the Extraterritorial Jurisdiction, generally located at the southeast corner of County Road 89 and Sunset Boulevard. (Airmax-CTX – Annexation) (McAfee)

(2021-31) Mayor Terry opened the hearing at 6:35 p.m. No comment was received. The hearing was closed at 6:38 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wendie Wigginton, Place 4
SECONDER:	Mindy Koehne, Place 5
AYES:	Steiner, Wigginton, Hopkins, Koehne
ABSENT:	Nabors, Anderson

- J. The Celina City Council will conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 9 acres to Commercial, Office, & Retail (C) Zoning District, generally located at the southeast corner of County Road 89 and Sunset Boulevard. (Airmax-CTX – Zoning) (McAfee)

(2021-32) Mayor Terry opened the hearing at 6:38 p.m. No comment was received. The hearing was closed at 6:38 p.m.

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

- K. The Celina City Council will conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 51 acres within the Extraterritorial Jurisdiction, generally located east of FM 1385 and approximately 2,272 feet north of Frontier Parkway. (Chesney Tract – Annexation) (McAfee)

(2021-33) Mayor Terry opened the hearing at 6:39 p.m. No comment was received. The hearing was closed at 6:42 p.m.

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

- L. The Celina City Council will conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 51 acres to Planned Development (PD) with Commercial, Office, & Retail (C) base zoning district, generally located east of FM 1385 and approximately 2,272 feet north of Frontier Parkway. (Chesney Tract – Zoning) (McAfee)

(2021-34) Mayor Terry opened the hearing at 6:42 p.m. No comment was received. The hearing was closed at 6:43 p.m.

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

- M. The Celina City Council will conduct a public hearing and act upon a Development Agreement for approximately 119 acres of land, generally located at the southeast corner of County Road 87 (future Coit Road) and County Road 90 (future Glendenning Parkway), within the City Limits. (Tuscany Estates – Development Agreement) (McAfee)

Mayor Terry opened the hearing at 6:43 p.m. No comment was received. The hearing was closed at 6:47 p.m.

RESULT:	NO ACTION
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- N. The Celina City Council will conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by amending Planned Development (PD) No. 106 on approximately 119 acres of land, generally located at the southeast corner of CR 87 (future Coit Road) and CR 90 (future Glendenning Parkway), within the City Limits. (Tuscany Estates – Zoning) (McAfee)

(2021-35) Mayor Terry opened the hearing at 6:48 p.m. No comment was received. The hearing was closed at 6:48 p.m.

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

- O. The Celina City Council will conduct a public hearing to consider testimony, and act upon an ordinance amending the City's Code of Ordinances, by repealing and replacing the City's Comprehensive Plan, Ordinance No. 2013-06. (Comprehensive Plan Amendment) (Nusser)

(2021-36) Mayor Terry opened the hearing at 6:49 p.m. Abra Nusser with Kimley Horn presented the new plan. No comment was received. The hearing was closed at 6:58 p.m.

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

IX. ACTION ITEM:

- A. Consider and act upon a resolution accepting a petition to create the Tuscany Estates Public Improvement District within the corporate limits of the City of Celina, Collin County, Texas; calling a public hearing; and authorizing the issuance of notice by the City Secretary of Celina, Texas regarding the public hearing. (Tuscany Estates - PID Petition) (McAfee)

(2021-22R)

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

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 6:59 p.m.

Sean Terry, Mayor

Secretary

Date Minutes Approved