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**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, APRIL 12, 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 5:00 p.m. on Tuesday, April 12, 2022 and announced a quorum was 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:

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. Volunteer Week Proclamation (Terry)

Mayor Terry presented various city volunteers with a proclamation in recognition of Volunteer Week.

B. Celina High School Cheer State Championship Proclamation (Terry)

Mayor Terry presented the Celina High School cheerleaders with a proclamation in recognition of their State Championship.

C. Celina Las Gatitas Nationals Proclamation (Terry)

Mayor Terry presented the Celina High School Las Gatitas dance team with a proclamation in recognition of their National Championship.

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. 5540 : Recognition of 2021 Service Award, Core Value Award, and Employee of the Year Recipients

Mayor Terry recognized the 2021 Service Award, Core Value Award, and Employee of the Year recipients.

RESULT: NO ACTION

B. Introduction of new employees, recognitions, promotions. (McAfee/Webb)

C. Overview and Discussion of 2022-2024 Strategic Plan (Satarino)

Anthony Satarino, Strategic Services Manager, provided an overview of the 2022-2024 Strategic Plan.

RESULT: NO ACTION

D. Update on Senior Citizen Building Remodel (Webb)

Cody Webb, Director of Parks, provided an update on the renovations to the Senior Center.

RESULT: NO ACTION

E. Discussion on Proposed Texas New Mexico Power Transmission Line (Brawner)

Kim Brawner, Assistant City Manager, presented an updated on the proposed Texas New Mexico Power Transmission line.

RESULT: NO ACTION

V. OPEN FORUM:

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, and 551.072, Deliberations Regarding Real Property, to deliberate the purchase, exchange, lease, or value of real property.

A. Discussion Regarding Amended and Restated Agreement to Convey Real Property between Jon Cox Ousley Family Trust and the City of Celina for the purchase of property to be developed in the future as a City park, to include entering a future agreement with a foundation for the display of sculptures/public art in the future City-owned park.

B. Discussion Regarding Joint Purchase Agreement with Celina ISD for SE Pump Station located on future Old Glendenning Rd (current CR 90), approximately 0.3 Miles West of future S Coit Rd (current CR 87)

C. Discussion Regarding a Public Facilities Corporation

Reconvene Into Open Session

The City Council reconvened into Open Session at 6:01 p.m.

D. Consider and Act Upon Any Items Discussed in Executive Session

Upon a motion by Councilmember Pierce and a second by Councilmember Hopkins, the Council voted six (6) for and none (0) opposed to approve the Amended and Restated Agreement to Convey Real Property between Jon Cox Ousley Family Trust and the City of Celina for the purchase of property to be developed in the future as a City park, to include entering a future agreement with a foundation for the display of sculptures/public art in the future City-owned park.

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

VII. CONSENT AGENDA:

Councilmember Wigginton requested Consent Agenda Item O be tabled for discussion at a later date.

Upon a motion by Councilmember Wigginton and a second by Councilmember Pierce, the Council voted six (6) for and none (0) opposed to approve items A-N on the Consent Agenda.

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

A. Minutes Approval:

1. City Council - Regular Meeting - Mar 15, 2022 5:00 PM
- B. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Celina Real Estate, L.P. for a facilities agreement regarding use of property for Cajun Fest. (Monaco)
- C. Consider and act upon a resolution of the City Council of the City of Celina, Texas, renaming certain portions of County Road 86 to Coit Road. (County Road 86 Name Change) (Colakovic)
- 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 northwest corner of future Glendenning Parkway and future Legacy Drive. (First Leo Portion (Legacy North) - C-3 Expedited Annexation Service Agreement) (McAfee)
- E. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately 3.3 acres within the Extraterritorial Jurisdiction (ETJ), generally located west of Custer Road and approximately 1,800 feet north of Ousley Boulevard. (Creek Pointe Estates ROW - C-3 Expedited Annexation Service Agreement) (McAfee)

- F. Consider and act upon a resolution of the City of Celina, Texas, determining the costs of certain authorized improvements to be financed within Phase #1 of the Mosaic Public Improvement District; approving a preliminary service plan and assessment plan, including a proposed Phase #1 Assessment Roll; directing the filing of the proposed Phase #1 Assessment Roll with the City Secretary; and providing for noticing and calling a public hearing on May 10, 2022, to consider an ordinance levying assessments on property located within Phase #1 of the Mosaic Public Improvement District. (Mosaic – PID Pre-SAP) (Pollard)
- G. Consider and act upon an amendment to Exhibit A of Ordinance 2000-45 to modify for the addition of school zones for the Celina ISD. (Glasgow)
- H. Consider and act to award bid 2022-0131 for Doe Branch Bank Stabilization at the unit prices listed to Ark Contracting Services, LLC in an amount not to exceed \$155,330.00. (Berry)
- I. 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)
- J. Consider and Act to authorize the purchase a utility tractor for fiscal year 2022 for the Parks Department from Zimmerer Kubota & Equipment in an amount not to exceed \$34,005.48. (Berry)
- K. Consider and Act to authorize the purchase of a Chevrolet 1500 truck for fiscal year 2022 for the Utility Billing Department from El Dorado Chevrolet in an amount not to exceed \$36,428.00. (Berry)
- L. Consider and Act to authorize the purchase of a Chevrolet 1500 truck for fiscal year 2022 for the Public Works Department from El Dorado Chevrolet in an amount not to exceed \$36,428.00. (Berry)
- M. Consider and Act to authorize the purchase of two Ford Ranger Supercab trucks for fiscal year 2022 for the Parks Department from Silsbee Ford in an amount not to exceed \$60,766.44. (Berry)
- N. Consider and act to purchase IT Hardware through a cooperative contract with the State of Texas Department of Information Resources (DIR) in an amount not to exceed \$1,596,945.78. (Berry)
- O. Consider and act upon a resolution adopting the City's Local Preference Policy; Incorporating Recitals and providing an effective date. (Berry)

Item was tabled for discussion at a later meeting.

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 3.3 acres within the Extraterritorial Jurisdiction (ETJ), generally located west of Custer Road and approximately 1,800 feet north of Ousley Boulevard. (Creek Pointe Estates ROW - Annexation) (McAfee)

Mayor Terry opened the public hearing at 6:03 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 6:03 p.m.

Upon a motion by Councilmember Anderson and a second by Councilmember Steiner, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2022-31.

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

- B. Conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 79 acres within the Extraterritorial Jurisdiction (ETJ), generally located at the northwest corner of future Glendenning Parkway and future Legacy Drive. (First Leo Portion (Legacy North) - Annexation) (McAfee)

Mayor Terry opened the public hearing at 6:07 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 6:07 p.m.

Upon a motion by Councilmember Steiner and a second by Councilmember Wigginton, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2022-36.

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

- C. Conduct a public hearing to consider and act upon a request to zone approximately 788 acres to a Planned Development (PD) with a base zoning of the Dallas North Tollway Overlay District (DNTO) and Mixed-Use District (MU), with modified regulations, generally located at the northwest corner of future Glendenning Parkway and future Legacy Drive. (Legacy North (First Leo) - PD Zoning) (McAfee)

Mayor Terry opened the public hearing at 6:07 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 6:07 p.m.

Upon a motion by Councilmember Hopkins and a second by Councilmember Anderson, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2022-32.

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

- D. Conduct a public hearing to consider and act upon a request to rezone approximately 7 acres to Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO), generally located at the northeast corner of Preston Road and Glendenning Parkway, within the City Limits. (Summit Commons - Rezoning) (Mohan)

Mayor Terry opened the public hearing at 6:09 p.m.
With no one wishing to speak, Mayor Terry closed the public hearing at 6:09 p.m.

Upon a motion by Councilmember Wigginton and a second by Councilmember Anderson, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2022-33.

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

- E. Conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final Celina Hills Public Improvement District Service and Assessment Plan, including the assessment roll; making a finding of special benefit to property within the Celina Hills 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 the assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Celina Hills – Levy Ordinance) (Pollard)

Mayor Terry opened the public hearing at 6:11 p.m.
With no one wishing to speak, Mayor Terry closed the public hearing at 6:11 p.m.

Upon a motion by Councilmember Hopkins and a second by Councilmember Wigginton, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2022-34.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Wendie Wigginton, Place 4
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 2022 (Celina Hills Public Improvement District Project); approving and authorizing related agreements; and providing an effective date. (Celina Hills - PID Bond Ordinance) (Pollard)

Upon a motion by Councilmember Pierce and a second by Councilmember Wigginton, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2022-35.

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

- B. Consider and act upon all matters incident and related to approving and authorizing publication of notice of intention to issue certificates of obligation, including the adoption of a resolution pertaining thereto. (Stovall)

Upon a motion by Councilmember Steiner and a second by Mayor Pro Tem Koehne, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2022-20R.

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

- C. Consider and act upon of all matters incident and related to declaring expectation to reimburse expenditures with proceeds of future debt, including the adoption of a resolution pertaining thereto. (Stovall)

Upon a motion by Councilmember Wigginton and a second by Councilmember Pierce, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2022-21R.

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

- D. Consider and act upon an amendment to the resolution adopting the City of Celina Property Assessed Clean Energy Program ("City of Celina PACE"). (Satarino)

Upon a motion by Councilmember Hopkins and a second by Mayor Pro Tem Koehne, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2022-25R.

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

- E. Discussion regarding City Secretary's verification of whether there are sufficient signatures to the petition for annexation of approximately 1,079 acres, in the extraterritorial jurisdiction; generally located north of future Frontier Parkway, east of FM 1385, south of Marilee Road, and west of future Peterman Parkway, as described below. (21-02 Annexation Petition Verification) (Field)

Deputy City Secretary Field provided verification of sufficient signatures to the petition for annexation of approximately 1,079-acres, in the extraterritorial jurisdiction; generally located north of the future Frontier Parkway, east of FM 1385, south of Marilee Road, and west of future Peterman Parkway.

RESULT:	NO ACTION
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- F. Consider and act upon a resolution, accepting the City Secretary's verification of the signatures to the petition for annexation of approximately 1,079 acres, in the extraterritorial jurisdiction; generally located north of future Frontier Parkway, east of FM 1385, south of Marilee Road, and west of future Peterman Parkway, 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. (21-02 Annexation Petition Verification Resolution) (White)

Upon a motion by Councilmember Hopkins and a second by Councilmember Anderson, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2022-23R.

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

- G. Discussion regarding City Secretary's verification of whether there are sufficient signatures to the petition for annexation of approximately 536 acres, in the extraterritorial jurisdiction; generally located north of future Punk Carter Parkway, east of FM 1385, south of Marilee Road, and west of future Peterman Parkway, as described below. (21-03 Annexation Petition Verification) (Field)

Deputy City Secretary Field provided verification of sufficient signatures to the petition for annexation of approximately 536-acres, in the extraterritorial jurisdiction; generally located north of future Punk Carter Parkway, east of FM 1385, south of Marilee Road, and west of future Peterman Parkway.

- H. Consider and act upon a resolution, accepting the City Secretary's verification of the signatures to the petition for annexation of approximately 536 acres, in the extraterritorial jurisdiction; generally located north of future Punk Carter Parkway, east of FM 1385, south of Marilee Road, and west of future Peterman Parkway, 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. (21-03 Annexation Petition Verification Resolution) (White)

Upon a motion by Councilmember Wigginton and a second by Councilmember Steiner, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2022-24R.

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

X. ADJOURNMENT:

The Regular Meeting of the Celina City Council was adjourned at 6:26 p.m. on Tuesday, April 12, 2022.

Sean Terry, Mayor

Secretary

Date Minutes Approved