



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, MARCH 15, 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, March 15, 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 (PASTOR ED PRICE):

Pastor Ed Price gave the invocation.

Members of Cornerstone Ranch led the Pledge of Allegiance.

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. US Congressman Pat Fallon Presentation and Proclamation for Walter Eugene Hunter (Terry)

Hannah Spurr, with U.S. Congressman Pat Fallon's office, presented Mr. Walter Eugene Hunter with a proclamation and a flag that was flown in his honor at the Capital.

B. Cornerstone Ranch and Recognition of National Disability Awareness Month Proclamation (Terry)

Mayor Terry presented members of Cornerstone Ranch with a proclamation in recognition of National Disability Awareness Month.

C. Las Gatitas State Championship Proclamation (Terry)

This item was moved to a later date.

D. Dane Parsons State Championship Proclamation (Terry)

Mayor Terry presented Dane Parson with a proclamation recognizing his State Championship title in Digital Animation at the UIL Young Filmmaker's State Festival.

E. Procurement Month Proclamation (Terry)

Mayor Terry presented Dawn Berry, Purchasing Director, with a proclamation in recognition of Procurement Month.

IV. **WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:**

A. 2021 Police Department Award Recipients (Cullison)

Police Chief Cullison presented the 2021 Police Department Award Recipients:

Supervisor of the Year - Sgt. Kyle Peck

Officer of the Year - Cameron Coduti

Certificate of Merit - Amber Adams

Servant Leadership - Shane DiGeorge, Sgt. Jonathan Harris, Sgt. Cortnie Webb

Life Saving Award & Police Commendation - Det. Chris Armstrong, Det. Josh Armstrong, Sgt. Bryce

Kennedy, Sgt. Kyle Peck

Meritorious Conduct - Sgt. Bryce Kennedy, Sgt. Cortnie Webb

B. Introduction of new employees, recognitions, promotions. (Metdker, McAfee, Monaco, Berry, Webb)

Staff Reports

C. Discussion regarding fiscal year 2022 updates to the Procurement Policy.

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

D. Discussion regarding a new local preference policy.

Dawn Berry, Purchasing Director, provided an update on the Local Preference Policy.

E. 5523 : Presentation of 2021 Employee Survey Results and Human Resources Update

Kristina Peters, Human Resources Director, presented the 2021 Employee Survey results and provided the quarterly update.

F. Discussion regarding FY22 budget (Stovall)

Robin Bromiley, Finance Director, provided the quarterly update for the fiscal year 2022 budget.

G. Discussion regarding an RFP for a Neighborhood Electric Vehicle Service. (Satarino)

Anthony Satarino, Strategic Services Manager, led discussion regarding a request for proposals for neighborhood electric vehicle service.

V. **OPEN FORUM:**

David Quick, 403 South Oklahoma Drive, Celina, Texas, spoke in regards to placement of political signs and the enforcement of policies and regulations related to same.

VI. **EXECUTIVE SESSION:**

The City Council convened into Executive Session at 6:14 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 legal implications of a resolution implementing a public information policy
- B. Discussion regarding claims forwarded to the City by Nicole Cruzan regarding construction and inspection of a residence located at 1416 Red Rose Trail
- C. Shea Scott v. City of Celina, Texas; Cause No. DC-20-18195; In the District Court of Dallas County, Texas; 44th Judicial District
- D. Discussion regarding a Development Agreement between the City and Moses and Mary Jane Hubbard generally located at the northwest corner of Preston Road and future G. A. Moore Parkway, within the Extraterritorial Jurisdiction
- E. Discussion regarding an Amendment to a Development Agreement between the City and CCD - North Sky, LLC generally located west of Louisiana Drive and approximately 1,600 feet north of future G. A. Moore Parkway
- F. Discussion regarding a Real Estate Sales Contract between the City and 3G Investments, LLC
- G. Discussion regarding status of Pump Station land acquisition
- H. Discussion regarding Blue Angus condemnation status generally located south of FM 428 and North of Abby Drive

Reconvene Into Open Session

The City Council reconvened into Open Session at 7:18 p.m.

- I. Consider and act upon any items discussed in executive session.
- J. Consider and act on a Resolution of City of Celina, Texas adopting a policy implementing the Public Information Act; Providing for revocation of conflicting policies and resolutions; Providing staff direction; Providing a savings and severability clause; And providing an effective date

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

- K. Consider and act on a Real Estate Sales Contract between the City and 3G Investments, LLC

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Wendie Wigginton, Place 4
AYES:	Steiner, Pierce, Wigginton, Hopkins, Koehne, Anderson

- L. Consider and act upon the withdrawal of Resolution for Acquisition of property for Pump Station land located in the Samuel Queen Survey, Abstract A0731, Tract 6, 19.029 acres

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jay Pierce, Place 2
SECONDER:	Wendie Wigginton, Place 4
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 - Jan 11, 2022 5:00 PM
2. City Council - Regular Meeting - Feb 8, 2022 5:00 PM

- B. Consider and act upon a request to amend a development agreement with CCD-North Sky, LLC; generally located at the southwest corner of Louisiana Drive and County Road 58, within the Extraterritorial Jurisdiction (ETJ). (North Sky – DA 1st Amendment) (Mohan)
- C. Consider and act upon a request to amend an incentive agreement with Mangiamo Italian Market & Deli, LLC. (Satarino)
- D. Consider and act upon a request to amend an incentive agreement with Pecan Station, LLC. (Satarino)
- E. Consider and act upon a resolution of the City of Celina, Texas, determining the costs of certain authorized improvements to be financed within the Celina Hills Public Improvement District; approving a preliminary service plan and assessment plan, including a proposed Assessment Roll; directing the filing of the proposed Assessment Roll with the City Secretary; and providing for noticing and calling a public hearing on April 12, 2022 to consider an ordinance levying assessments on property located within of the Celina Hills Public Improvement District. (Pollard)
- F. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately 4.8 acres within the Extraterritorial Jurisdiction, generally located south of Sunset Boulevard and approximately 1,950 feet east of KC Robinson Lane. (Shades of Green – Annexation Service Agreement) (McAfee)

- G. 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)
- H. Consider and act to purchase hardware and cloud storage services through a cooperative contract with DIR and Freeit Data Solutions in an amount not to exceed \$215,778.39. (Berry)
- I. Consider and act upon approval of a Joint General Election Contract for election services by and among the City of Celina, Collin County Elections Administrator, and political subdivisions of Collin County, and a Joint General Election Agreement by and among the City of Celina, Denton County Elections Administrator and political subdivisions of Denton County. (Field)
- J. Consider and act to authorize the Contract and GMP for the Public Works Service Center Improvements, Phase 1 to Hill & Wilkinson General Contractors for a total amount of \$991,308.00 plus ten percent contingency in the amount of \$99,130.80 for a total amount not to exceed \$1,090,438.80. (Berry)
- K. Consider and act to authorize an agreement for design services for Coit Road and Ownsby Parkway from Vest Road to 1,200 feet north of Punk Carter Pkwy with Halff Associates, Inc., in an amount not to exceed \$691,000.00. (Berry)
- L. Consider and act to authorize an agreement for testing services for the 6 MG Storage Tank project with EST, Inc., in an amount not to exceed \$59,951.50. (Berry)
- M. Consider and act to authorize an agreement with Garver, LLC., for application assistance with the Rasor Regional WRF Discharge Permit in an amount not to exceed \$92,894.00. (Berry)
- N. Consider and authorize the City Manager to approve payment of the City's contribution (55%) estimated to be \$2,183,909.65 for the construction of Coit Road East. (Brawner)
- O. Consider and act to authorize the City Manager to execute a license agreement by and between the City of Celina and Celina Real Estate, LLC Glasgow)
- P. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Collin County Municipal Utility District No. 1 (CCMUD No. 1) for the operation and maintenance of Light Farms Way's section within the City Limits. (Glasgow)
- Q. Consider and act to authorize an agreement for engineering services for the coordination of easements and ROW for Legacy Hills Development with Specialty Land Services, LLC., in an amount not to exceed \$101,725.00. (Berry)
- R. Consider and act to award bid 2022-0113 for the construction of Willock Hills Lift Station to 2T Underground, LLC., for the base bid in the amount of \$473,507.60 plus ten percent contingency in the amount of \$47,350.76 for a total amount not to exceed \$517,858.36. (Berry)

- S. Consider and act to authorize the City Manager to execute a reimbursement agreement by and between the City of Celina, Tollway/Outer Loop, L.P. (Cambridge), and Tellus Group, LLC (Tellus) for the reimbursement of an 18" water main along Punk Carter Boulevard. (Glasgow)

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by rezoning approximately 12.1 acres to the Dallas North Tollway Overlay District (DNTD), generally located at the northeast corner of the future Dallas North Tollway and Collin County Outer Loop, within the City Limits. (12 Acres on DNT – Rezoning) (Mohan)

Mayor Terry opened the public hearing at 7:21 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 7:21 p.m.

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

- B. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by rezoning approximately 2 acres to a Planned Development (PD) with a base zoning of Industrial District (I), generally located east of Louisiana Drive and 1,570 feet south of future J. Fred Smith Parkway, within the City Limits. (881 N. Louisiana – Rezoning) (McAfee)

Mayor Terry opened the public hearing at 7:24 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 7:24 p.m.

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

- C. Conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 4.8 acres, generally located south of Sunset Boulevard and approximately 1,950 feet east of KC Robinson Lane, within the Extraterritorial Jurisdiction (ETJ). (Shades of Green – Annexation) (McAfee)

Mayor Terry opened the public hearing at 7:27 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 7:27 p.m.

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

- D. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 10 acres to a Planned Development (PD) with a base zoning of Commercial, Office, & Retail District (C) and Agricultural District (AG), generally located south of Sunset Boulevard and approximately 1,950 feet east of KC Robinson Lane. (Shades of Green – Zoning) (McAfee)

Mayor Terry opened the public hearing at 7:28 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 7:28 p.m.

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

- E. The Celina City Council will conduct a public hearing in accordance with Texas Local Government Code Section 43.0686(c)(3), 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 and consider and act upon an Ordinance annexing the below listed properties, presently located within the extraterritorial jurisdiction of the City of Celina, providing for amending of the Official City Map; providing for a service plan; requiring the filing of the Ordinance with the county clerk; prescribing for effect on territory/area, granting as appropriate to all the inhabitants of the property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of the City of Celina, Texas; and providing for other matters related thereto for the following properties: (21-01 Annexation Third Public Hearing and Ordinance Adoption) (Mohan)

Mayor Terry opened the public hearing at 7:29 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 7:31 p.m.

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

- F. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning an approximately 226 acres to Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, generally located west of Louisiana Drive and approximately 1,600 feet north of future G. A. Moore Parkway. (North Sky (Chan Moore) - C-4 PD Zoning) (Mohan)

Mayor Terry opened the public hearing at 7:34 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 7:34 p.m.

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

- G. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning an approximately 142 acres to Agricultural District (AG), generally located west of future Peterman Parkway, north of future Sunset Boulevard, east of future Legacy Drive, and south of future G. A. Moore Parkway. (North Sky (Chan Moore) - C-4 Remainder Zoning) (Mohan)

Mayor Terry opened the public hearing at 7:36 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 7:36 p.m.

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

- H. Conduct a public hearing to consider and act upon a Development Agreement between the City of Celina and The Trails Baptist Church; generally located north of FM 455 and approximately 1,565 feet west of future Celina Parkway, within the Extraterritorial Jurisdiction (ETJ). (Trails Baptist Church – Development Agreement) (Mohan)

Mayor Terry opened the public hearing at 7:39 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 7:39 p.m.

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

- I. Conduct a public hearing to consider and act upon a Development Agreement between the City of Celina and David Tittle, C. Dianne Fox, and Kim Lee; generally located at the northwest corner of future Celina Parkway and future J. Fred Smith Parkway, within the City Limits. (KDD Ranch – Development Agreement) (McAfee)

Mayor Terry opened the public hearing at 7:44 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 7:44 p.m.

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

- J. Conduct a public hearing to consider and act upon a Development Agreement between the City of Celina and Moses and Mary Jane Hubbard Trust C/O Board of Trustees (Trustees) (C/O Stephen Robinson, Secretary of the Board); generally located at the northwest corner of Preston Road and future G. A. Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (Hubbard Trust – Development Agreement) (McAfee)

Mayor Terry opened the public hearing at 7:48 p.m.

A representative with KFM Engineering spoke in favor of the item.

With no one else wishing to speak, Mayor Terry closed the public hearing at 7:50 p.m.

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

- K. Conduct a public hearing to consider testimony regarding the creation of the Ten Mile Creek Public Improvement District and act upon a resolution creating the Ten Mile Creek Public Improvement District. (Ten Mile Creek - PID Creation Resolution) (Pollard)

Mayor Terry opened the public hearing at 7:52 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 7:52 p.m.

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

- L. Conduct a public hearing and act upon an ordinance of the City of Celina, abandoning the right-of-way totaling approximately 0.032 acre, as more particularly described and depicted in Exhibit "A", to the abutting owner; generally located north of W Poplar Street and west of Louisiana Drive; and providing for the furnishing of a certified copy of this ordinance for recording in the real property records of Collin County, Texas, as a quit claim deed of the City; and providing an effective date. (North Square at Uptown ROW Abandonment) (Glasgow)

Mayor Terry opened the public hearing at 7:54 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 7:54 p.m.

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

IX. ACTION ITEM:

- A. Consider and act upon acceptance of the 2020/2021 Fiscal Year Audit, Single Audit and presentation by BKD. (Bromiley)

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

- B. 5521 : Consider and take action regarding a resolution appointing City Council liaisons to City advisory boards

City Council members were appointed as Liaisons to the following boards and commissions:

Planning and Zoning Commission - Wendie Wigginton

Parks and Recreation Board - Chad Anderson
Downtown Commission - Andy Hopkins
Special Events Advisory Committee - Justin Steiner

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

X. ADJOURNMENT:

The Regular Meeting of the Celina City Council was adjourned at 8:08 p.m. on Tuesday, March 15, 2022.

Sean Terry, Mayor

Secretary

Date Minutes Approved