



Life Connected.

**CITY COUNCIL REGULAR MEETING  
CELINA COUNCIL CHAMBERS  
112 N. COLORADO ST.  
TUESDAY, FEBRUARY 9, 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 | Councilwoman | Present |         |
| Wayne Nabors     | City of Celina | Place 2      | 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        | Absent  |         |

Mayor Pro Tem Anderson called the meeting to order 5:00 p.m.

**II. PLEDGE OF ALLEGIANCE/INVOCATION:**

Mayor Pro Tem Anderson led the pledges of allegiance. Pastor Cliff Lester of Bethel Baptist Church gave the invocation.

**III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:**

**A. Proclamation-Bryce Spraggins**

Mayor Pro Tem Anderson presented a proclamation of bravery to Celina Resident Bryce Spraggins.

**B. Presentation-Carmen Roberts**

Mayor Pro Tem Anderson, Government Affairs Director Corbett Howard and Councilwoman Koehne presented former City Councilwoman Place 4 Carmen Roberts with a plaque, a personalized street sign, State Senate recognition and recognition from Governor Abbott. Dody Brigadier with Congressman Pat Fallon's office gave a U.S. Flag presentation. Megan Pulley and Melanie Marx gave a Texas Flag presentation and read personal notes from Texas Representatives Scott Sanford, Jared Patterson and Justin Holland. Collin County Commissioner Precinct 1 Susan Fletcher read a Collin County recognition proclamation.

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

**A. Discussion regarding any and/or all agenda items.**

No items were discussed.

**V. OPEN FORUM:**

Rebecca Bradley, 1700 Redbud #300, McKinney, TX, introduced their law firm (Abernathy, Roeder) and some new staff members.

Renee Marler, 711 Tolleson Dr, Celina, TX, with Our Celina Magazine spoke about her partnership with the city and expressed concerns with notice of events/news.

Don D'Amico, local property owner, spoke in support of the overall (Downtown Code) vision and new zoning changes.

Isaah Moore, Senior Pastor of St. Philip Baptist Church, generally spoke in favor of the new downtown codes as a plus for the Preston Streams neighborhood. He stated that invoking eminent domain and the letters received frightened some residents.

Robert Harvey, 6408 Cheshire Street, spoke regarding Public Hearing A and asked that the city allow the (Sutton Fields) community to have a conversation with staff before the vote.

**VI. EXECUTIVE SESSION:**

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.

The City Council adjourned into executive session at 5:30 p.m. with City Attorney Trey Sargent and City Manager Jason Laumer.

A. Discussion related to an agreement with Celina Independent School District.

Reconvene Into Open Session

The City Council reconvened into open session at 5:42 p.m.

B. Consider and act upon any items discussed in executive session.

No action was taken.

**VII. CONSENT AGENDA:**

Mayor Pro Tem Anderson stated that item F would be pulled from the Consent Agenda (at the request of the applicant).

|                  |                                            |
|------------------|--------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [5 TO 1]</b>                    |
| <b>MOVER:</b>    | Andy Hopkins, Place 3                      |
| <b>SECONDER:</b> | Justin Steiner, Place 1                    |
| <b>AYES:</b>     | Steiner, Nabors, Hopkins, Koehne, Anderson |
| <b>NAYS:</b>     | Wigginton                                  |

A. Minutes Approval:

1. City Council - Regular Meeting - Jan 12, 2021 5:00 PM  
(2021-12)

- B. 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. (Tarrant)
- C. 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)

(2021-08)

- D. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Hangartner Commercial, Inc. for economic incentive funding under Chapter 380 of the Texas Local Government Code. (Valley Vines – DIP) (Mohan)
- E. Consider and act upon an ordinance amending the City's Code of Ordinances, Appendix A: Fee Schedule, Wastewater Monthly Rates and Charges, providing a comprehensive fee authority update to enable the adoption of a master fee chart. (Master Fee Chart Revision Ordinance) (McAfee)

(2021-09)

- F. Item F was moved to Items Moved From Consent Agenda
- G. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, approving the Final Project and Reinvestment Zone Financing Plan for Reinvestment Zone Number Twelve, City of Celina, Texas. (Edgewood Creek– TIRZ#12 Project and Financing plan) (Pouladi)

(2021-10)

- H. Consider and act on a resolution of the City of Celina, Texas, approving certain Tax Increment Reinvestment Zone Number Eleven project expenditures; providing a severability clause; and providing an effective date. (Stovall)

(2021-08R)

- I. Consider and act upon a resolution of the City Council of the City of Celina approving the submission of a grant application to the Office of the Governor, Criminal Justice Division for the Celina Violence Against Women Justice Program, Family Violence/Sexual Assault Investigator continuation project, Grant Application #3835103. (Bromiley)

(2021-09R)

- J. Consider and act to authorize the execution of an interlocal agreement by and between the City of Celina and Aqua Texas regarding the exchange of Water and Sewer Certificate of Convenience and Necessity Documents. (Brawner)

- K. Consider and act to authorize the City Manager to execute a Road Development and Escrow Agreement by and between Silver Star Title, L.L.C. (d/b/a Sendera Title) ("Escrow Agent"); CADG SUTTON FIELDS, LLC and MM SUTTON FIELDS 4A-4B, LLC (collectively, "CADG"); and THE CITY OF CELINA ("Celina") for the construction of portion of Parvin Road. (Glasgow)
- L. Consider and act to authorize the purchase of a vehicle for Development Services from Dodge City McKinney in an amount not to exceed \$25,919.00. (Berry)
- M. Consider and act to authorize the purchase of an ambulance for fiscal year 2021 from various vendors as listed below in an amount not to exceed \$428,668.63. (Berry)
- N. Consider and act upon approval of appointments, re-appointments and removals from city boards and commissions, Celina Economic Development Corporation and Celina Community Development Corporation. (Tarrant)

**ITEMS MOVED FROM CONSENT AGENDA:**

- O. Consider and act upon a development agreement for Servpro; generally located at the southeast corner of Oklahoma Drive and Cherry Wood Lane, within the City Limits. (Servpro – Development Agreement) (Mohan)

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| <b>RESULT:</b> <b>NO ACTION</b> |
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**VIII.        PUBLIC HEARING/ACTION:**

- A. The Celina City Council will conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 51 acres, generally located east of FM 1385 and approximately 2,272 feet north of Frontier Parkway, within the Extraterritorial Jurisdiction (ETJ). (Chesney Tract - Development Agreement) (McAfee)

Mayor Pro Tem Anderson opened the hearing at 6:00 p.m.

Matt Boer of Claymon Engineering, Prosper, TX, representing the applicant spoke in general about the plan saying that it is in the early stages.

Phillip Marrow of Sutton Fields subdivision asked for more time to talk with the residents.

The hearing was closed at 6:09 p.m.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                           |
| <b>MOVER:</b>    | Andy Hopkins, Place 3                                 |
| <b>SECONDER:</b> | Wayne Nabors, Place 2                                 |
| <b>AYES:</b>     | Steiner, Wigginton, Nabors, Hopkins, Koehne, Anderson |

- B. The Celina City Council will conduct a public hearing to consider and act upon a Development Agreement on approximately 227 acres of land, generally located at the southwest corner of Louisiana Drive and County Road 58, within the Extraterritorial Jurisdiction (ETJ). (Chan-Moore -Development Agreement) (McAfee)

Mayor Pro Tem Anderson opened the hearing at 6:09 p.m.

Frank Abbott of Kimley Horn Engineering, representing the applicant spoke in favor of the project and requested approval.

The hearing was closed at 6:19 p.m.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                           |
| <b>MOVER:</b>    | Justin Steiner, Place 1                               |
| <b>SECONDER:</b> | Mindy Koehne, Place 5                                 |
| <b>AYES:</b>     | Steiner, Wigginton, Nabors, Hopkins, Koehne, Anderson |

- C. The Celina City Council will conduct a public hearing to consider and act upon a Development Agreement on approximately 620 acres, generally located east of Celina Parkway and approximately 3,275 feet north of G A Moore Parkway. (Robinson - Development Agreement) (McAfee)

Mayor Pro Tem Anderson opened the hearing at 6:19 p.m. No public comment was received. The hearing was closed at 6:23 p.m.

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| <b>RESULT:</b>   | <b>APPROVED [5 TO 0]</b>                      |
| <b>MOVER:</b>    | Andy Hopkins, Place 3                         |
| <b>SECONDER:</b> | Wayne Nabors, Place 2                         |
| <b>AYES:</b>     | Steiner, Wigginton, Nabors, Hopkins, Anderson |
| <b>ABSTAIN:</b>  | Koehne                                        |

- 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 2 acres to Specific Use Permit (SUP) to allow for an Auto Wash, generally located west of Preston Road and approximately 645 feet north of Frontier Parkway, within the City Limits. (Dream Wash Auto Spa – Specific Use permit) (Mohan)

(2021-11) Mayor Pro Tem Anderson opened the hearing at 6:23 p.m.

Matt Alexander of Cambridge Companies explained the reason for the requested change as a response to the market.

The hearing was closed at 6:27 p.m.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                           |
| <b>MOVER:</b>    | Wayne Nabors, Place 2                                 |
| <b>SECONDER:</b> | Mindy Koehne, Place 5                                 |
| <b>AYES:</b>     | Steiner, Wigginton, Nabors, Hopkins, Koehne, Anderson |

- E. The Celina City Council will conduct the second of two public hearings and act upon an ordinance adopting the annexation of approximately 23 acres generally located east of FM 1385, south of FM 428, north of Tudor Place, and west of Smiley Road. (4 3-Year 2017 Agreements Annexation 2nd Public Hearing & Ordinance Adoption) (Mohan)

(2021-12) Mayor Pro Tem Anderson opened the hearing at 6:27 p.m. No public comment was received. The hearing was closed at 6:29 p.m.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                           |
| <b>MOVER:</b>    | Andy Hopkins, Place 3                                 |
| <b>SECONDER:</b> | Wayne Nabors, Place 2                                 |
| <b>AYES:</b>     | Steiner, Wigginton, Nabors, Hopkins, Koehne, 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 23 acres to Commercial, Office, & Retail (C) zoning district, generally located east of FM 1385, south of FM 428, north of Tudor Place, and west of Smiley Road. (4 3-Year 2017 Agreements – Zoning) (Mohan)

(2021-13) Mayor Pro Tem Anderson opened the hearing at 6:29 p.m. No public comment was received. The hearing was closed at 6:30 p.m.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                           |
| <b>MOVER:</b>    | Wayne Nabors, Place 2                                 |
| <b>SECONDER:</b> | Andy Hopkins, Place 3                                 |
| <b>AYES:</b>     | Steiner, Wigginton, Nabors, Hopkins, Koehne, Anderson |

- G. The Celina City Council will conduct a public hearing in accordance with Texas Local Government Code Section 43.0686(c)(2), 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: (20-05 Annexation Second Public Hearing) (Mohan)

Mayor Pro Tem Anderson opened and closed the hearings below for the named items at the stated times. No public comment was received on these items.

- 1) 6:30 p.m. - 6:31 p.m.
- 2) 6:31 p.m. - 6:31 p.m.
- 3) 6:32 p.m. - 6:32 p.m.
- 4) 6:32 p.m. - 6:32 p.m.
- 5) 6:32 p.m. - 6:32 p.m.
- 6) 6:32 p.m. - 6:33 p.m.
- 7) 6:33 p.m. - 6:33 p.m.
- 8) 6:33 p.m. - 6:33 p.m.
- 9) 6:33 p.m. - 6:33 p.m.
- 10) 6:34 p.m. - 6:34 p.m.
- 11) 6:34 p.m. - 6:34 p.m.
- 12) 6:34 p.m. - 6:34 p.m.
- 13) 6:34 p.m. - 6:34 p.m.
- 14) 6:35 p.m. - 6:35 p.m.
- 15) 6:35 p.m. - 6:35 p.m.
- 16) 6:35 p.m. - 6:35 p.m.
- 17) 6:35 p.m. - 6:35 p.m.
- 18) 6:35 p.m. - 6:35 p.m.
- 19) 6:35 p.m. - 6:36 p.m.

- H. The Celina City Council will conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by amending the Development Regulations of Planned Development (PD) No. 50 on approximately 106 acres, generally located at the southwest corner of Ownsby Parkway and Custer Road. (Mustang Lakes – PD Amendment) (Mohan)

(2021-14) Mayor Pro Tem Anderson opened the hearing at 6:36 p.m. No public comment was received. The hearing was closed at 6:41 p.m.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                           |
| <b>MOVER:</b>    | Mindy Koehne, Place 5                                 |
| <b>SECONDER:</b> | Justin Steiner, Place 1                               |
| <b>AYES:</b>     | Steiner, Wigginton, Nabors, Hopkins, Koehne, Anderson |

- I. 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 property: (20-04 Annexation Third Public Hearing and Ordinance Adoption) (Mohan)

(2021-15) Mayor Pro Tem Anderson announced that item (2) would not be acted upon. Mayor Pro Tem Anderson opened and closed the hearings below for the named items at the stated times. No public comment was received on these items.

- 1) 6:42 p.m. - 6:42 p.m.
- 2) no action
- 3) 6:42 p.m. - 6:42 p.m.
- 4) 6:42 p.m. - 6:42 p.m.
- 5) 6:42 p.m. - 6:42 p.m.
- 6) 6:43 p.m. - 6:43 p.m.
- 7) 6:43 p.m. - 6:43 p.m.
- 8) 6:43 p.m. - 6:43 p.m.
- 9) 6:43 p.m. - 6:43 p.m.
- 10) 6:44 p.m. - 6:44 p.m.

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| <b>RESULT:</b>   | <b>APPROVED [5 TO 1]</b>                   |
| <b>MOVER:</b>    | Andy Hopkins, Place 3                      |
| <b>SECONDER:</b> | Mindy Koehne, Place 5                      |
| <b>AYES:</b>     | Steiner, Nabors, Hopkins, Koehne, Anderson |
| <b>NAYS:</b>     | Wigginton                                  |

- J. 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 247 acres to Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, generally located at the northeast corner of FM 1385 and future Punk Carter Parkway. (Edgewood Creek PD – Zoning) (Mohan)

(2021-16) Mayor Pro Tem Anderson opened the hearing at 6:44 p.m. No public comment was received. The hearing was closed at 6:47 p.m.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                           |
| <b>MOVER:</b>    | Andy Hopkins, Place 3                                 |
| <b>SECONDER:</b> | Wendie Wigginton, Councilwoman                        |
| <b>AYES:</b>     | Steiner, Wigginton, Nabors, Hopkins, Koehne, Anderson |

- K. 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 246 acres to Agricultural District (AG), generally located west of FM 2478, south of FM 455, north of Frontier Parkway, and east Preston Road. (Edgewood Creek – Remainder - Zoning) (Mohan)

(2021-17) Mayor Pro Tem Anderson opened the hearing at 6:48 p.m. No public comment was received. The hearing was closed at 6:50 p.m.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                           |
| <b>MOVER:</b>    | Wayne Nabors, Place 2                                 |
| <b>SECONDER:</b> | Andy Hopkins, Place 3                                 |
| <b>AYES:</b>     | Steiner, Wigginton, Nabors, Hopkins, Koehne, Anderson |

- L. The Celina City Council will conduct a public hearing to consider testimony on Downtown Code (DTC), by repealing and replacing the entirety of Chapter 14: Zoning, Section 14.02.206, OT-R, Old Town Residential (Downtown) District and Section 14.02.407, OT, Old Town (Downtown) District. (Downtown Code Text Amendment) (Nusser)

Abra Nusser with Kimley Horn presented the plan with updates made from comments received at the January Planning and Zoning Commission meeting. Mayor Pro Tem Anderson opened the hearing at 6:50 p.m. The following public comments were made:

Nicholas Grant (resident) asked for the outline of the Preston Streams area. He asked why there were no zoning signs and said there was no notification.

Chanda Richardson (resident) expressed concern about businesses being allowed in the Preston Streams area.

Donna Kaczor who owns a property at 403 Pecan asked if she would be safe if she makes no changes to her property. She is concerned about eminent domain being used for the park.

Suzanne D'Amico who owns property on Oklahoma asked if it would still be an allowed commercial use.

Michelle Wilson who owns 302 E. Elm expressed concerns about residences being turned into a park and asked what are they going to do.

Marty (?) who owns property (Preston Streams) had concerns about gentrification in a historically invested neighborhood. She stated she had received eminent domain letters and was told she had no choice. She asked if there was another way, another choice and can the city look at other options. She noted that Elm Street has an historical marker and that this should be recognized in the plan.

Van Nichols who owns property in The Bricks, Patio Commons and the Entertainment District spoke in favor of the document and said he is in support of the plan.

David Quick who owns 403 S. Oklahoma and resides in the ETJ said he had a concern about businesses being exempt from parking issues which causes eminent domain to get parking. He was also concerned about gentrification which causes displacement of people and asked where are they going to go?

Tom Parsons who owns 112 S. Arizona asked if the aerial view is set in stone, or if it was an artist's rendering.

Kay Willard who lives on N. Georgia Street asked when the area is going to get streets, sidewalks, and drainage maintenance.

Don D'Amico said those who say they are helpless can alter the plan and exchanged comments with other citizens.

Michelle Wilson said while it is being said they were included in the plan, the Preston Streams area was not included in the plan.

Mandy G ? who lives on Arkansas said they want to keep Celina like it is and said we don't want big buildings.

Maria Santana who lives at 502 N. Colorado Street asked if current homeowners have to make any changes to their current home to meet the standards.

Chanda Richardson asked what the next steps are.



Diego Matehuala who owns D&V Auto said the city should think about not stepping on people's toes and asked what are the next steps. He asked where are the people going to go? He said we need to think about that and do the best for everybody that has been here a long time.

Abby Hall who lives on W. Ash said the citizens need to see the intentions and know they won't be made to make changes. She asked that they ensure homeowners who are paying taxes are given examples and reassurances of what expectations are. She said (the city) needs to have finesse and take a minute to not make rash decisions.

The hearing was closed at 8:10 p.m.

- M. The Celina City Council will conduct a public hearing to consider testimony on the rezoning of approximately 395 acres from 2F, C1, C2, CF, HD, I-1, MF-2, OT-R, SF-15, and PD zoning districts to the Downtown Code (DTC) zoning district; generally located east of Florida Drive, west of Preston Road, north of Cedar Street, and south of Malone Street, within the City Limits. (Downtown Code) (Nusser)

Mayor Pro Tem Anderson opened the hearing at 8:10 p.m. No public comment was made. The hearing was closed at 8:11 p.m.

**IX. ACTION ITEM:**

There being no further comment Mayor Pro Tem Anderson adjourned the meeting at 8:11 p.m.

**X. ADJOURNMENT:**

\_\_\_\_\_  
Sean Terry, Mayor

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date Minutes Approved