



Life Connected.

**CITY COUNCIL REGULAR MEETING  
CELINA COUNCIL CHAMBERS  
112 N. COLORADO ST.  
TUESDAY, FEBRUARY 8, 2022  
5:00 PM**

**MINUTES**

**I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:**

With a quorum of the Celina City Council present, Mayor Terry called the Regular Meeting to order at 5:01 PM.

| 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. Partnership with Grace Bridge for Disaster Relief in Kentucky (Hunn)**

Mayor Terry presented Carter Morris with Grace Bridge a Certificate of Appreciation for Grace Bridges work within the community.

**B. CISD Band Proclamation (Terry)**

Mayor Terry presented the Celina ISD Band with a proclamation recognizing their achievements.

**C. Engineer's Week Proclamation (Glasgow)**

Mayor Terry presented the Engineering Department with a proclamation proclaiming February 20-26, 2022 as "Engineers Week."

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

**A. 2021 Fire Department Award Recipients (Metdker)**

Chief Metdker recognized the recipients of the 2021 Fire Department Awards.

**B. Overview of the 2021 Annual Report (Satarino)**

Anthony Satarino gave an overview of the 2021 Annual Report.

- C. Discussion regarding any and/or all agenda items.
- D. Staff Reports

**V. OPEN FORUM:**

Mayor Terry opened the Open Forum at 5:19 PM. With no one speaking, Mayor Terry closed the Open Forum at 5:19 PM.

**VI. EXECUTIVE SESSION:**

The City Council convened into Executive Session at 5:20PM.

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 between the City and EDC regarding an agreement for a Martinek site purchase
- B. Discussion regarding a Development Agreement with Rasor Family Ranch, LP on West Preston in the Rasor Tract generally located at the southwest corner of Preston Road and Marilee Road, within the Extraterritorial Jurisdiction (ETJ)
- C. Discussion regarding a Development Agreement with Moses and Mary Jane Hubbard Trust C/O Board of Trustees in the Hubbard Tract generally located at the northwest corner of Preston Road and future G. A. Moore Parkway, within the Extraterritorial Jurisdiction (ETJ)

**Reconvene Into Open Session**

The City Council reconvened into Open Session at 5:57 PM.

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

No action was taken.

**VII. CONSENT AGENDA:**

Upon a motion by Councilmember Stiener and a second by Councilmember Pierce, the Council voted six (6) for and none (0) opposed to adopt all items on the Consent Agenda.

**A. Minutes Approval:**

- 1. City Council - Regular Meeting - Jan 11, 2022 5:00 PM

- B. Consider and act upon a resolution of the City Council of the City of Celina, Texas, ordering and calling a General Election for the purpose of electing a council member for Place 1 and a council member for Place 6 for three (3) year terms each; authorizing a joint election with the Collin County Elections Administrator, Denton County Elections Administrator and the political subdivisions located entirely or partially inside the boundaries of each county to be held on May 7, 2022. (Field)

- C. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, ordering and calling an Election to be held in said City on May 7, 2022, for the purpose of submitting to the qualified voters of the City of Celina, Texas, certain proposed amendments to the existing City Charter; designating the places at which said election is to be held; appointing the early voting clerk; making provisions for notice and publication of the election; and providing for an effective date. (Field)
- D. Consider and act upon a Chapter 380 agreement between the City of Celina and El Puente de Celina and authorize the City Manager to negotiate and execute on behalf of the City of Celina. (Amsler)
- E. Consider and act upon a resolution consenting to the creation of West Preston Municipal Utility District No. 1 of Collin County, consisting of approximately 1,098 acres of land located wholly within the City's Extraterritorial Jurisdiction (ETJ); generally located at the southwest corner of Preston Road and Marilee Road, upon the City Council's receipt of a Petition for Consent to Creation of the District, executed by a majority in value of the holders of title of the property. (West Preston MUD Creation) (Mohan)
- F. Consider and act to purchase three vehicles for the Police Department with various vendors through a cooperative contract in an amount not to exceed \$116,194.81. (Berry)
- G. Consider and act upon a resolution of the City of Celina, Texas, consenting to the addition of certain land into Uptown Municipal Utility District No. 1 of Collin County. (Uptown Resolution) (Mohan)
- H. Consider and act upon a resolution of the City Council of the City of Celina, Texas, renaming a section of County Road 57 to North Florida Drive. (County Road 57 Name Change) (Colakovic)
- I. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately 100 acres within the Extraterritorial Jurisdiction, generally located at the southeast corner of future Stallcup Boulevard and future Coit Road, within the Extraterritorial Jurisdiction (ETJ). (Estates at Bonito Lake – Annexation Service Agreement) (Mohan)
- J. Consider and act upon a request to amend a development agreement with S. Broadway Development, LLC; generally located at the southwest corner of Oklahoma Drive and future Sunset Boulevard, within the City Limits. (Gateway (Oklahoma Sunset) – DA 1st Amendment) (White)
- K. Consider and act upon a resolution of the City of Celina, Texas, accepting a petition seeking the creation of the Ten Mile Creek Public Improvement District within the Extraterritorial Jurisdiction of the City and calling for a public hearing for the City Council's March 15, 2022 meeting. (Ten Mile Creek – PID Resolution) (White)
- L. Consider and act upon an ordinance of the City of Celina, Texas, authorizing the future release of a portion of a water and sewer easement situated on a 0.348 acre tract in the W. Wilhite Survey Abstract number 1002 and the J. Westover Survey, Abstract number 1030 as part of Lilyana Phase 5 development. (Glasgow)
- M. Consider and act to award bid 2022-0114 for the demolition of eight (8) properties at the unit price listed to Hawkins Construction in an amount not to exceed \$59,999. (Berry) (Sprinkle)

- N. Consider and act to authorization the award of Bid 2022-0111 for Fireworks Display Services for Splash and Blast with Pyrotex in an amount not to exceed \$25,000. (Berry) (Sprinkle)
- O. 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)
- P. Consider and act to award Bid 2022-0106 for Oklahoma Drive Gravity waste water collection system to ANA Site Construction in the amount of \$1,942,409.45 plus ten percent contingency in the amount of \$194,240.95 for a total amount not to exceed \$2,136,640.40. (Berry)
- Q. Consider and act to award RFP 2022-0119 for pre-construction services for the Downtown Patio Project to AUI Partners, LLC.. (Berry)
- R. Consider and Act to authorize the purchase of a mini dump truck for fiscal year 2022 for the Public Works Department from Silsbee Ford in an amount not to exceed \$81,839.50 (Berry) (Sprinkle)
- S. Consider and act to award bid 2022-0118 for Asphalt, Pothole Repair and Maintenance at the unit prices listed to Aleksander Omega, LLC., in an amount not to exceed \$75,000. (Berry)
- T. Consider and Act to authorize the purchase of a Ford F150 truck for fiscal year 2022 for the Engineering Department from Silsbee Ford in an amount not to exceed \$34,343.50 (Berry)
- U. Consider and act to purchase computers through a cooperative contract with State of Texas Department of Information Resources contract DIR-TS0-3763-R in an amount not to exceed \$44,000.00. (Berry)

#### **VIII. PUBLIC HEARING/ACTION:**

- A. Conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 100 acres within the Extraterritorial Jurisdiction (ETJ), generally located at the southeast corner of future Stallcup Boulevard and future Coit Road. (Estates at Bonito Lake – Annexation) (Mohan)

Mayor Terry opened the public hearing at 5:59 PM. With no one speaking, Mayor Terry closed the public hearing at 6:00 PM.

Upon a motion by Councilmember Pierce and a second by Councilmember Wigginton, the Council voted six (6) for and none (0) opposed to approve the item as presented.

- B. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 100 acres to a Planned Development (PD) with a base zoning of Single-Family Residential Estate District (SF-E), generally located at the southeast corner of future Stallcup Boulevard and future Coit Road. (Estates at Bonito Lake – Zoning) (Mohan)

Mayor Terry opened the public hearing at 6:01 PM. With no one speaking, Mayor Terry closed the public hearing at 6:01 PM.

Upon a motion by Councilmember Wigginton and a second by Councilmember Anderson, the Council voted six (6) for and none (0) opposed to approve the item as presented.

- C. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by rezoning approximately 21 acres to Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO), generally located east of Preston Road and approximately 775 feet north of Frontier Parkway, within the City Limits. (Kim Tract - Rezoning) (McAfee)

Mayor Terry opened the public hearing at 6:03 PM. With no one speaking, Mayor Terry closed the public hearing at 6:03 PM.

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 item as presented.

- D. Conduct a public hearing to consider and act upon a Development Agreement between the City of Celina and Rasor Family Ranch, L.P., for approximately 1,100 acres of land, generally located at the southwest corner of Preston Road and Marilee Road, within the Extraterritorial Jurisdiction (ETJ). (Rasor Ranch – Development Agreement) (McAfee)

Mayor Terry opened the public hearing at 6:11 PM.

The following individual spoke in opposition to the item: Robert Massarella - 4028 Preston Lakes Circle, Celina, TX 75009.

With no one else speaking, Mayor Terry closed the public hearing at 6:22 PM.

Upon a motion by Councilmember Hopkins and a second by Councilmember Steiner, the Council voted six (6) for and none (0) opposed to approve the item as presented.

- E. 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: (21-01 Annexation Second Public Hearing) (White)

Mayor Terry opened the public hearing at 6:23 PM. With no one speaking, Mayor Terry closed the public hearing at 6:25 PM.

No action was taken.

- F. Conduct the first of three public hearings to annex approximately 304 acres, describing the municipal services to be provided to the area and the time in which municipal services will be provided, calling a public hearing, directing notices to be provided, directing that a petition for annexation of the area be prepared and opportunity to sign provided, providing for matters related thereto for the following areas: (22-01 Annexation First Public Hearing) (White)

Mayor Terry opened the public hearing at 6:25 PM. With no one speaking, Mayor Terry closed the public hearing at 6:29 PM.

No action was taken.

## **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 (Ownsby Farms Public Improvement District Phase #2 Direct Improvements Project); approving and authorizing related agreements; and providing an effective date. (Ownsby Farms - PID Bond Ordinance) (White)

Nick Bolash with Hilltop Securities presented the Bond Pricing Authorization.

Upon a motion by Councilmember Steiner and a second by Councilmember Hopkins, the Council voted six (6) for and none (0) opposed to approve the item as presented.

- B. Consider and act upon a resolution of the City of Celina, Texas setting forth locations for future fire and police facilities. (Public Safety Location) (Colakovic)

Upon a motion by Councilmember Wigginton and a second by Councilmember Pierce, the Council voted six (6) for and none (0) opposed to approve the item as presented.

- C. Consider and act upon a request to amend a development agreement with North Parkway Municipal Management District No. 1 and MM Celina 3200, LLC; generally located north of J. Fred Smith Parkway, west of Celina Parkway, east of Dallas Parkway, and south of Marilee Road, within the City Limits. (Legacy Hills (Del Webb) – DA 4th Amendment) (Mohan)

Upon a motion by Councilmember Hopkins and a second by Councilmember Anderson, the Council voted six (6) for and none (0) opposed to approve the item as presented.

**X. ADJOURNMENT:**

The Regular Meeting of the Celina City Council was adjourned at 6:38 PM.

**XI. STAFF REPORTS:**

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

\_\_\_\_\_  
Secretary

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