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**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JANUARY 12, 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	Absent	
Andy Hopkins	City of Celina	Place 3	Present	
Mindy Koehne	City of Celina	Place 5	Absent	
Chad Anderson	City of Celina	Place 6	Present	
Sean Terry	City of Celina	Mayor	Present	

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

II. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Terry led the pledges of allegiance. Pastor Isaah Moore gave the invocation.

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. New Councilmember Oath

City Secretary Vicki Tarrant gave the oath of office to new Council Place 4 member Wendie Wigginton.

B. Adele Clark Proclamation

Mayor Terry presented a proclamation to Celina High School Junior Adele Clarke for her State Championship win in the Girls 4A Cross Country Track event.

C. Employee Recognition of Service

Mayor Terry recognized the following employees for five years of service: Patrick DiCredico, Tim Hale, Chris Kincaid, Jeff McClelland, Bryan McMeekan, Catherine Oduro, Kyle Peck, Jessica Pichardo, Dan Thomas, Jeremy Wilson, Marilou Ditmore. Ten years of service: Nathan Morales and Ryan Worthey. Twenty-five years of service: Vicki Tarrant.

D. Planning Excellence Award (McAfee)

Director of Development Services Dusty McAfee announced that the City of Celina had won a Planning Excellence Award.

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Introduction of new employees (Glasgow)

Director of Engineering Andy Glasgow introduced new engineer Lap Trinh.

B. Discussion regarding any and/or all agenda items

No other items were discussed.

V. OPEN FORUM:

VI. EXECUTIVE SESSION:

The City Council adjourned into executive session at 5:21 with City Attorney Lance Vanzant, City Manager Jason Laumer, Asst City Manager Karla Stovall and Executive Director of Public Services Kim Brawner. Mayor Terry recused himself from item

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 a Facilities Development Agreement between Celina ISD and the City for infrastructure related to the new Celina ISD Middle School located on CR 99. (CISD Middle School Agreement) (Brawner)
- B. Discussion regarding potential shared treatment plant for Razor Ranch, Dynavest, and Bray Tract. (Brawmer)
- C. Discussion regarding potential purchase of property on Preston Road south of Pecan Street.
- D. Discussion regarding the use of eminent domain to condemn a permanent drainage easement in real property as a portion of a tract of land generally described in deed to Blue Angus Ranch, LP, recorded in instrument 2007-107216, of the Real Property Records of Denton Co, Texas located in the Thomas H. McIntyre Survey, Abstract No 903, generally located south of FM 428 and north of Abby Dr. (Glasgow)

Reconvene Into Open Session

The City Council reconvened into open session at 6:03 p.m.

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

(2021-01R) Councilman Hopkins moved to approve a resolution authorizing the use of eminent domain to condemn a permanent drainage easement in real property as a portion of a tract of land generally described in deed to Blue Angus Ranch, LP, recorded in instrument 2007-107216, of the Real Property Records of Denton Co, Texas located in the Thomas H. McIntyre Survey, Abstract No 903, generally located south of FM 428 and north of Abby Dr.

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

VII. CONSENT AGENDA:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Chad Anderson, Place 6
SECONDER:	Wendie Wigginton, Councilwoman
AYES:	Steiner, Wigginton, Hopkins, Anderson
ABSENT:	Nabors, Koehne

A. Minutes Approval:

1. City Council - Regular Meeting - Dec 8, 2020 5:00 PM
2. City Council - Special Meeting - Dec 15, 2020 5:00 PM
3. City Council - Special Meeting - Dec 21, 2020 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 2, and a council member for Place 3 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 1, 2021. (Tarrant)

(2021-02R)

- C. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Celina Real Estate for economic incentive funding under Chapter 380 of the Texas Local Government Code. (Summer Moon– DIP) (Barton)
- D. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Dry Fly Brewing for economic incentive funding under Chapter 380 of the Texas Local Government Code. (Dry Fly Brewing– DIP) (Barton)
- E. Consider and act upon a resolution of the City of Celina, Texas, supporting the creation of the Celina Municipal Management District Number 4. (Godwin MMD - Support of Creation) (McAfee)

(2020-03R)

- F. Consider and act to authorize the purchase of Microsoft licenses from SHI Government Solutions through the State of Texas Department of Information Resources Contract DIR-TSO-4092 at the unit prices listed for a total not to exceed \$60,000.00). (Berry)
- G. Consider and act to authorize the purchase of Sensus water meters from Aquametric Sales as the sole source provider in an amount not to exceed \$759,900.00. (Berry)

- H. Item H was moved to Items Moved From Consent Agenda
- I. Consider and act upon an Interlocal Agreement by and between the City of Celina and Collin County for annual Library Funding. (Shaw)
- J. Consider and act upon approval of a second amendment to an Interlocal Agreement for the facility construction and use of an animal shelter in Collin County. (Green)

ITEMS MOVED FROM CONSENT AGENDA:

- K. Consider and act to authorize the City Manager to enter into an interlocal agreement with Mustang Special Utility District for global billing services. (Brawner)

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

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider and act upon a Development Agreement on approximately 9 acres of land, generally located at the southeast corner of County Road 89 and Sunset Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Airmax-CTX -Development Agreement) (McAfee)

Mayor Terry called the hearing to order 6:06 p.m. Applicant Representative Matt Moore with Claymore Engineers, Prosper, Texas, answered questions. Jim Knight representing the Glendenning family and Old Celina, Ltd., expressed concerns with setbacks for screening high end residential. The hearing was closed at 6:16 p.m.

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

- B. The Celina City Council will conduct a public hearing to consider and act upon a Development Agreement on approximately 59 acres of land, generally located at the northeast corner of Louisiana Drive and J Fred Smith Parkway, within the City Limits. (Prestige -Development Agreement) (McAfee)

Mayor Terry opened the hearing at 6:26 p.m. Dale Bainum, 3541 Heritage Trail, Celina, Texas, asked what types of materials might be stored at this location. The owner of Prestige Pools stated that he would have equipment, trucks, sand, gravel and a cement silo. He also said it would be fenced and have a gate.

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

- C. 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) (Mohan)

Mayor Terry announced that this item would be tabled to the next meeting (applicant's request).

RESULT:	NO ACTION
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- D. Consider and act upon a request to enter into a development agreement with Rockhill Capital & Investments, LLC for the development of approximately 567 acres of land; generally located south of J. Fred Smith Parkway, east of future Legacy Drive and west of BNSF Railroad (Uptown Development Agreement) (Mohan)

Mayor Terry opened the hearing at 6:27 p.m. No public comment was received. The hearing was closed at 6:39 p.m. Councilwoman Wigginton moved to approve subject to the updates to the development agreement.

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

- E. 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. 40 on approximately 40 acres of land, generally located at the northeast corner of Punk Carter Parkway and Huddleston Drive, within the City Limits. (Cambridge PD – Planned Development Amendment) (Mohan)

(2020-01) Mayor Terry opened the hearing at 6:39 p.m. Applicant Matthew Alexander with Cambridge Companies stated that all were rear entry lots. 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, Anderson
ABSENT:	Nabors, Koehne

- F. The Celina City Council will conduct the first of two public hearings on 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 1st Public Hearing) (Mohan)

Mayor Terry opened the hearing at 6:42 p.m. No public comment was made. The hearing closed at 6:44 p.m.

- G. The Celina City Council will conduct public hearings 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: (20-04 Annexation Second Public Hearing) (Mohan)

Mayor Terry opened and closed a hearing on each item (G1 through G10) beginning at 6:45 and ending at 6:47. No public comment was received on any of the items.

- H. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final Edgewood Creek Public Improvement District Service and Assessment Plan, including the Phase #1 assessment roll; making a finding of special benefit to property within Phase #1 of the Edgewood Creek 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 Phase #1 assessed property in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Edgewood Creek Phase #1- PID Levy) (Pouladi)

(2021-02) Mayor Terry recused himself from this item due to a conflict of interest. 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.

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

- I. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final Edgewood Creek Public Improvement District Service and Assessment Plan, including the Phases #2-3 major improvement assessment roll; making a finding of special benefit to property within Phases #2-3 of the Edgewood Creek 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 Phases #2-3 assessed property in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Edgewood Creek Phases #2-3 - PID Levy) (Pouladi)

(2021-03) Mayor Terry recused himself from this item due to a conflict of interest. Mayor Pro Tem Anderson opened the hearing at 6:51 p.m. Dale Bainum of 3541 Heritage Trail, Celina, asked about the difference in assessments for item H and item I. Jason Hughes with Hilltop Securities explained the difference as related to the amount of infrastructure being installed at that specific stage in the process. The hearing was closed at 6:56 p.m.

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

IX. ACTION ITEM:

- A. Consider and act upon all matters incident and related to the issuance and sale of “City of Celina, Texas, Tax and Waterworks and Sewer System (Limited Pledge) Revenue Certificates of Obligation, Series 2021”, including the adoption of an ordinance authorizing the issuance of such certificates of obligation. (Stovall)

(2021-04) Jason Hughes with Hilltop Securities explained the issue, bids and pricing received.

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

- B. Consider and act upon an ordinance amending the City's Code of Ordinances, Appendix A: Fee Schedule, providing a comprehensive fee authority update to enable the adoption of a master fee chart. (Master Fee Chart Revision Ordinance) (McAfee)

(2020-07)

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

- C. Consider and act upon a resolution consenting to the creation of Uptown Municipal Utility District No. 1 of Collin County, of approximately 567 acres of land, with 78 acres in the City limits and 489 acres in the City’s extraterritorial jurisdiction; generally located south of J. Fred Smith Parkway, east of future Legacy Drive and west of BNSF Railroad, 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. (Uptown MUD Creation) (Mohan)

(2021-04R) Mayor Terry took one vote for items C through G.

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

- D. Consider and act upon a request to amend a development agreement with Horizon Celina Partners LLC for the development of approximately 108 acres of land; generally located west of FM 455 and north of CR 9, within the City Limits. (La Terra - DA 1st Amendment) (Mohan)

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

- E. Consider and act upon a resolution consenting to the creation of Uptown Municipal Utility District No. 1 of Collin County, for approximately 108 acres of land; generally located west of FM 455 and north of CR 9, within the City of Celina. (La Terra - Uptown MUD Creation) (Mohan)

(2021-05R)

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

- F. 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) (Mohan)

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

- G. Consider and act upon a resolution consenting to the creation of Uptown Municipal Utility District No. 1 of Collin County, for approximately 130 acres of land; generally located on the northeast corner of the BNSF Railroad and Malone Street, within the City of Celina. (Rollertown - Uptown MUD Creation) (Mohan)

(2021-06R)

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

- H. 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 2021 (Edgewood Creek Public Improvement District Phase #1 Project); approving and authorizing related agreements; and providing an effective date. (Edgewood Creek PID Phase #1 Bond Ordinance) (Pouladi)

(2020-05) Mayor Terry recused himself from this item due to a conflict of interest. Jason Hughes with Hilltop Securities explained the issue, bids and pricing received.

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

- I. 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 2021 (Edgewood Creek Public Improvement District Phases #2-3 Major Improvement Project); approving and authorizing related agreements; and providing an effective date. (Edgewood Creek PID Phases #2-3 Bond Ordinance) (Pouladi)

(2020-06) Mayor Terry recused himself from this item due to a conflict of interest. Jason Hughes with Hilltop Securities explained the issue, bids and pricing received.

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

- J. Discussion regarding City Secretary's verification of whether there are sufficient signatures to the petition for annexation of approximately 700 acres, in the extraterritorial jurisdiction; generally located west of Farm to Market Road 2478, south of Marilee Road, north of Clear Creek Parkway, and east of County Road 6, as described below. (20-05 Annexation Petition Verification) (Tarrant)

The petition was verified to have more than 50% of the owners signing.

- K. Consider and act upon a resolution, accepting the City Secretary's verification of the signatures to the petition for annexation of approximately 700 acres, in the extraterritorial jurisdiction; generally located west of Farm to Market Road 2478, south of Marilee Road, north of Clear Creek Parkway, and east of County Road 6, 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. (20-05 Annexation Petition Verification Resolution) (Mohan)

(2020-07R)

RESULT:	APPROVED [3 TO 1]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Chad Anderson, Place 6
AYES:	Steiner, Hopkins, Anderson
NAYS:	Wigginton
ABSENT:	Nabors, Koehne

- X. **ADJOURNMENT:**

Sean Terry, Mayor

Secretary

Date Minutes Approved