



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JANUARY 11, 2022
5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Terry called the meeting to order at 5:01 PM

Attendee Name	Organization	Title	Status	Arrived
Justin Steiner	City of Celina	Place 1	Absent	
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:

Mayor Terry led the pledges and Director of Government and Business Affairs Corb Howard led the invocation.

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. Introduction of Texas State Representative Matt Shaheen

Director of Government and Business Affairs Corb Howard introduced new State Representative Matt Shaheen, Shaheen addressed council and the audience.

B. Presentation of Planning Excellence Award (McAfee)

Executive Director of Development Services Dusty McAfee presented the award

C. Announcing the recipient of the 2021 Celina Economic Development Cooperation Gift Tour Event (Jasckson)

Director of Economic Development Cooperation Alexis Jackson introduced Jennifer from Helping Hands to receive the Gift Tour donation.

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Introduction of new employees, recognitions, promotions. (McAfee, Peters, Stovall)

Executive Director of Development Services Dusty McAfee introduced Sharelyn Drummonds as a Code Enforcement Officer, Director of Human Resources Kristina Peters introduced new Human Resources Generalist Joyce Calvert, Assistant City Manager Karla Stovall introduced new Director of Marketing Joe Monaco, Special Events Manager Bree Shamsy and Temporary Deputy City Secretary Lauren Field

- B. Establish and Appoint an Audit Review Committee to review and provide feedback for FY-2021 audit. (Terry)

Mayor Sean Terry and Council Members Wendie Wigginton and Chad Anderson will be on the committee

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

V. **OPEN FORUM:**

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

- A. Discussion regarding land acquisition for Oklahoma Lift Station
- B. Discussion regarding a Development Agreement with West Preston generally located on the Rasor Tract at the Northwest corner of Preston Road and Marilee Road.
- C. Discussion regarding a Development Agreement with Cambridge Companies and Carson Carmer Developer generally located along Choate Parkway east of Kinship Parkway and west of future Custer Road
- D. Discussion regarding an amendment to a Development Agreement with North Sky generally located at the southwest corner of Louisiana Drive and County Road 58, within the Extraterritorial Jurisdiction
- E. Discussion regarding the acquisition of real property interests for the construction of a lift station and related improvements on the Martinek property generally located south of Ash St, west of S Oklahoma Dr and east of BNSF railroad and approximately 2,400 Linear feet south west of Ash st and Oklahoma Dr intersection

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

- F. Discussion Regarding Impact Fee Agreement Negotiations
- G. Discussion regarding an easement acquisition for Coit Road Water Line
- H. Discussion regarding Louisiana ROW and easement acquisitions

- I. Consider and act upon a resolution of the city council of the city of Celina, Texas finding that a public necessity exists to acquire property in fee simple for municipal purposes to install public utilities, including but not limited to, a pump station, ground storage tanks, water and wastewater transmission lines, public roadways, drainage, such appurtenant facilities as may be necessary, and other public uses, which property is generally described as being located in Samuel queen survey, abstract a0731, tract 6, 19.029 acres, generally located north of e. Sunset Blvd. and west of county road 90 and oak hill lane and being more particularly described herein; providing notice of an official determination to acquire real property for municipal purposes to install public utilities, including but not limited to, a pump station, ground storage tanks, water and wastewater transmission lines, public roadways, drainage, such appurtenant facilities as may be necessary, and other public uses; authorizing the city manager to obtain the necessary appraisal report(s) and the making of bona fide offers of just compensation for the property; ratifying prior documents made for acquisition of the property; authorizing legal counsel to institute eminent domain proceedings on behalf of the city for the acquisition of the property if negotiations are unsuccessful; appropriating funds from a lawful source; and providing for an effective date.

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

- J. Discussion regarding Legacy Hills ROW & Easement Acquisition
- K. Discussion Regarding an Agreement to Convey Real Property Between Jon Cox Ousley Family Trust and the City of Celina for purchase of property to be developed in the future as a City park, to include an 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:	Wendie Wigginton, Place 4
AYES:	Pierce, Wigginton, Hopkins, Koehne, Anderson
ABSENT:	Steiner

Reconvene Into Open Session

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

Council Member Hopkins motioned to approve item E Council Member Pierce seconded, Council Member Hopkins motioned to approve executive item I Council Member Anderson seconded, Council Member Pierce motioned to approve executive item K and Council Member Wigginton seconded. Votes are tallied on said items.

VII. CONSENT AGENDA:

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

A. Minutes Approval:

1. City Council - Regular Meeting - Dec 14, 2021 5:00 PM

- B. Consider and act upon a contract by and between the City of Celina and TRC Engineering for the design of the reconstruction of selected roads as part of the City's Annual Street Maintenance Program in the amount of \$193,050. (Figueroa)
- C. Review and Acceptance of the Quarterly Investment Report for the period ended December 31, 2021 (Bromiley)
- D. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately 45 acres within the Extraterritorial Jurisdiction, generally located at the southwest corner of future Coit Road and future Glendenning Road. (CISD Coit Road Middle School – Annexation Service Agreement) (Lopez)
- E. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately 65 acres within the Extraterritorial Jurisdiction, generally located west of future Legacy Drive and approximately 850 feet north of the future Collin County Outer Loop. (CISD Western High School – Annexation Service Agreement) (Lopez)
- F. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately 77 acres within the Extraterritorial Jurisdiction, generally located east of Louisiana Drive and approximately 2,800 feet south of future G. A. Moore Parkway. (O'Brien Tract (Preston Railyard) – Annexation Service Agreement) (White)
- G. Consider and act upon an amendment to the Green Meadows development agreement; generally located west of Smiley Road and north of Parvin Road. (Green Meadows – 5th DA Amendment) (White)
- H. Consider and act upon a resolution consenting to the creation of Serenade Municipal Utility District, consisting of approximately 414 acres of land located wholly within the City's Extraterritorial Jurisdiction (ETJ); generally located south of County Road 107, east of future Coit Road, north of future Stallcup Boulevard, and west of County Road 132, 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. (Serenade MUD Creation) (Mohan)

- I. Consider and act upon a resolution consenting to the creation of LaUna Ranch Municipal Utility District, consisting of approximately 666 acres of land located wholly within the City's Extraterritorial Jurisdiction (ETJ); generally located south of future Stallcup Boulevard, approximately 2,800 feet east of County Road 132, north of County Road 135, and west of future Peterman Parkway, 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. (LaUna Ranch MUD Creation) (Mohan)
- J. 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)
- K. Consider and act to authorize an agreement with Traditions Fire Consulting, LLC., for plan review and evaluation of life safety services in an amount not to exceed \$50,000.00. (Berry)
- L. Consider and act to authorize amendment 1 to the Frontier Parkway Water Line (Preston Hills to Lilyana) agreement with Freese and Nichols, Inc., in an amount not to exceed \$59,900.00. (Berry)
- M. Consider and act upon an amendment to The Cottages development agreement; generally located west of Louisiana Drive and north of J. Fred Smith Parkway. (The Cottages - 2nd DA Amendment) (Mohan)
- N. Consider and act to award bid 2022-0116 for Sunset Boulevard Lift Station Force Main to Dickerson Construction Company, Inc., for the base bid in the amount of \$510,636.00 plus ten percent contingency in the amount of \$51,063.60 for a total amount not to exceed \$561,699.60. (Berry)
- O. Consider and act to award bid 2022-0115 for the Sunset Boulevard Lift Station to North Texas Contracting, Inc., for the base bid in the amount of \$4,015,407.00 plus ten percent contingency in the amount of \$401,540.70 for a total amount not to exceed \$4,416,947.70. (Berry)
- P. Consider and act to authorize an agreement for design and land survey services for Celina Parkway from the Greenway subdivision to FM 428 with Halff Associates, Inc., in an amount not to exceed \$96,000. (Berry)
- Q. Consider and act to award RFQ 2022-0112 for pre-construction services for the Public Works Service Center Building to Hill & Wilkinson General Contractors. (Berry)
- R. Report regarding the annual stormwater management plan actions. (Glasgow)
- S. Consider and act to purchase software through a cooperative contract with ICS in an amount not to exceed \$300,000. (Berry)
- T. Consider and act to authorize and execute a license agreement between the City of Celina and Southwestern Bell Telephone Co. ("AT&T") for the occupation and usage of the City's alley adjacent to the property. (Glasgow)

- U. Consider and act to authorize an agreement for design services for the senior center with VAI Architects in an amount not to exceed \$190,000. (Berry)
- V. Consider and act to authorize an agreement for engineering services for the design of an 18 and 24 inch water line extension (Marble Ct to the PW Building) with TRC Engineers, Inc., in an amount not to exceed \$144,850.00. (Berry)
- W. Consider and Act Upon an Ordinance accepting and approving Fire Mitigation Rates. (Metdker)
- X. Consider and act upon a request to amend a development agreement with Qualico Developments (U.S.), Inc.; generally located west of FM 455 and north of CR 9, within the City Limits. (La Terra - DA 2nd Amendment) (Mohan)

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 45 acres, generally located at the southwest corner of future Coit Road and future Glendenning Road, within the Extraterritorial Jurisdiction (ETJ). (CISD Coit Road Middle School – Annexation) (Lopez)

Mayor Terry opened the public hearing at 6:47 PM Director of Planning Madhuri Mohen presented

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

- B. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 45 acres to Community Facilities (CF), generally located at the southwest corner of future Coit Road and future Glendenning Road. (CISD Coit Road Middle School – Zoning) (Lopez)

Mayor Terry opened the public hearing at 6:48 PM Director of Planning Madhuri Mohen presented

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

- C. Conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 65 acres within the Extraterritorial Jurisdiction (ETJ), generally located west of future Legacy Drive and approximately 850 feet north of the future Collin County Outer Loop. (CISD Western High School – Annexation) (Lopez)

Mayor Terry opened the public hearing at 6:50 PM Director of Planning Madhuri Mohen presented

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wendie Wigginton, Place 4
SECONDER:	Mindy Koehne, Place 5
AYES:	Pierce, Wigginton, Hopkins, Koehne, Anderson
ABSENT:	Steiner

- D. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 65 acres to Community Facilities (CF), generally located west of future Legacy Drive and approximately 850 feet north of the future Collin County Outer Loop. (CISD Western High School – Zoning) (Lopez)

Mayor Terry opened the public hearing at 6:51 PM Director of Planning Madhuri Mohen presented

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

- E. Conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 77 acres within the Extraterritorial Jurisdiction (ETJ), generally located east of Louisiana Drive and approximately 2,800 feet south of future G. A. Moore Parkway. (O'Brien Tract (Preston Railyard) – Annexation) (White)

Mayor Terry opened the public hearing at 6:52 PM Director of Planning Madhuri Mohen presented

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

- F. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 77 acres to Planned Development (PD) with Industrial (I) base zoning, generally located east of Louisiana Drive and approximately 2,800 feet south of future G. A. Moore Parkway. (O'Brien Tract (Preston Railyard) – Zoning) (White)

Mayor Terry opened the public hearing at 6:55 PM Senior Planner Kari White presented

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

- G. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by rezoning approximately 31 acres to a Planned Development (PD) with Mixed-Use (MU) base zoning, generally located at the southwest corner of Preston Road and the Collin County Outer Loop, within the City Limits. (Preston Centra – Rezoning) (White)

Mayor Terry opened the public hearing at 6:57 PM Executive Director of Development Services Dusty McAfee presented Council Member Wigginton added Screen wall on West side and subject to batch plant permit adjustments

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

- H. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by rezoning approximately 9.5 acres to Multi-Family District, Urban Edge (MF-2), generally located at the northwest corner of future Laughlin Lane and Preston Road, within the City Limits. (Cross Development Celina 15 MF – Rezoning) (Pollard)

Mayor Terry opened the public hearing at 7:01 PM Executive Director of Development Services Dusty McAfee presented

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

- I. Conduct a public hearing to consider and act upon a Development Agreement between the City of Celina and HC Celina 414, LLC; generally located at the southeast corner of future Coit Road and County Road 107 (future Marilee Road), within the Extraterritorial Jurisdiction (ETJ). (Serenade (Huffines Bray) – Development Agreement) (Mohan)

Mayor Terry opened the public hearing at 7:04 PM Executive Director of Development Services Dusty McAfee presented

RESULT:	APPROVED [4 TO 1]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Chad Anderson, Place 6
AYES:	Pierce, Hopkins, Koehne, Anderson
NAYS:	Wigginton
ABSENT:	Steiner

- J. Conduct a public hearing to consider and act upon a Development Agreement between the City of Celina and HC Hebron 121, Station 1, LLC; generally located at the northwest corner of future Peterman Parkway and County Road 135 (future Carl Darnall Parkway), within the Extraterritorial Jurisdiction (ETJ). (LaUna Ranch (Huffines Carter) – Development Agreement) (Mohan)

Mayor Terry opened the public hearing at 7:13 PM Executive Director of Development Services Dusty McAfee presented

RESULT:	APPROVED [4 TO 1]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Chad Anderson, Place 6
AYES:	Pierce, Hopkins, Koehne, Anderson
NAYS:	Wigginton
ABSENT:	Steiner

- K. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final Sutton Fields East 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 Sutton Fields East 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. (Sutton Fields East – PID SAP – Levy) (Lopez)

Mayor Terry recused himself and Mayor Pro Tem Koehne opened the public hearing at 7:14 PM Senior Planner Jonathan Pollard presented

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

IX. ACTION ITEM:

- A. Consider and act upon a resolution of intent to annex approximately 313 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 Resolution) (White)

Citizen Bobby Bishop was against his property being included, Mayor Terry and Council agreed to remove the following ID's 2593097, 2134056 and 1846783

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

- B. Discussion regarding City Secretary's verification of whether there are sufficient signatures to the petition for annexation of approximately 449 acres, in the extraterritorial jurisdiction; 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, as described below. (21-01 Annexation Petition Verification) (Amsler)

No action was taken.

RESULT:	NO ACTION
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- C. Consider and act upon a resolution, accepting the City Secretary's verification of the signatures to the petition for annexation of approximately 449 acres, in the extraterritorial jurisdiction; 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, 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. (21-01 Annexation Petition Verification Resolution) (White)

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

- D. 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 (Sutton Fields East Public Improvement District Phase #1 Project); approving and authorizing related agreements; and providing an effective date. (Sutton Fields East – PID Bond Ordinance) (Lopez)

Mayor Terry recused himself and Mayor Pro Tem Koehne read the item

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

X. ADJOURNMENT:

Mayor Terry closed the meeting at 7:46 PM

XI. STAFF REPORTS:

Sean Terry, Mayor

Secretary

Date Minutes Approved