



**NOTICE OF
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
TUESDAY, DECEMBER 12, 2017 AT 5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Attendee Name	Organization	Title	Status	Arrived	Departed
Mindy Koehne	City of Celina	Place 5	Present		
Andy Hopkins	City of Celina	Place 3	Present		
Bill Webber	City of Celina	Place 1	Present		
Carmen Roberts	City of Celina	Place 4	Present		
Chad Anderson	City of Celina	Place 6	Present		
Wayne Nabors	City of Celina	Place 2	Absent		
Sean Terry	City of Celina	Mayor	Present		6:38 PM

Mayor Terry called the meeting to order at 5:00 PM.

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Recognize Volunteer Fireman Jimmy Hollandsworth. (Metdker)

Fire Chief Mark Metdker awarded Jimmy and his wife Helen Hollandsworth with a presentation axe for over 40 years of service to the Celina Volunteer Fire Department.

B. Discussion regarding hands-free devices. (Griggs/DeBuff)

General discussion took place with a noted desire to consider an ordinance regulating driver distractions.

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

No other items were discussed.

III. EXECUTIVE SESSION:

The City Council adjourned into Executive Session at 5:15 p.m with City Manager Jason Laumer and City Attorney Lance Vanzant.

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 to discuss the following:

A. Residential replats in Summerview Country Estates

Reconvene Into Open Session:

The City Council reconvened into Open Session at 5:41 p.m.

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

No action was taken out of Executive Session.

IV. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Terry led the pledges of Allegiance. Paul DeBuff gave the invocation.

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:**VI. OPEN FORUM:**

Dale Bainum of 3541 Heritage Trail said he thought Consent Item "I" had too many people with access to sign city checks.

VII. CONSENT AGENDA:

Councilman Hopkins moved to approve the Consent Agenda and table Item I.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Mindy Koehne, Place 5
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT:	Nabors

A. Minutes Approval:

1. City Council - Regular Meeting - Nov 14, 2017 5:00 PM
2. City Council - Worksession - Nov 30, 2017 3:00 PM
3. City Council - Special Meetings - Nov 21, 2017 5:00 PM, Nov 30, 2017 2:59 PM

B. Consider an act upon an agreement by and between the City of Celina and Collin County for Dispatch Services. (Metdker)**C. Consider and act upon a Final Plat for The Homestead at Ownsby Farms Phase 1, contingent on staff's comments, being a ±72.55 acre tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, containing 205 residential lots and 11 open space lots, located west of Preston Road, south of Ownsby Parkway, east of the BNSF Railroad, and north of Frontier Parkway. (Ownsby Farms Phase 1 Final Plat) (Rodriguez)****D. Consider and act upon an ordinance of the city of Celina, Texas, adopting the annexation of certain territories contiguous to and adjoining the city of Celina, Texas, to wit being a 63.154 acre tract of land situated in the I.C. Williams survey, Abstract no. 943, Collin County, Texas. The property is generally located north of CR 51, east of Dallas Parkway, west of Preston Road, and south of FM 428. (Glendenning Parkway) (Dickerson Annexation) (Rodriguez)**

(2017-130)

- E. Consider and act upon a resolution of the City Council of the City of Celina, Texas, setting a date, time and place (Tuesday, January 9, 2018 at 5:00 PM & February 13, 2018 at 5:00 PM) for public hearings on the proposed voluntary annexation of a ± 10.936 acre tract of land located in the Hugh C. Roth Survey, Abstract Number 765 and the J.K. Rice Survey, Abstract Number 767. The property is generally located south of CR 94, east of Preston Road, west of CR 97, and north of FM 455. (Rodriguez)

(2017-208R)

- F. Consider and act upon an ordinance of the City of Celina, Texas, repealing Ordinance No. 2017-86 annexing certain territories contiguous to and adjoining the City of Celina, Texas, to wit being a ± 10.684 tract of land generally located east of Smiley road, west of County Road 6, south of FM 428, north of Carey Road; and being more particularly described by metes and bounds in exhibit "A" and graphically depicted in exhibit "B" attached hereto and incorporated herein. (Rodriguez)

(2017-131)

- G. Consider and act upon an agreement by and between the City of Celina and MuniCap, Inc. for administrative services related to Public Improvement Districts. (Toutounchian)
- H. Consider and act upon a resolution declaring an expectation to reimburse expenditures with proceeds of future debt, and all matters incident and related thereto. (Toutounchian)

(2017-209R)

- I. Item Pulled from Consent

- J. Consider and act to authorize the City Manager to execute a contract between the City of Celina and Pipeline Analysis, LLC in the amount of \$184,186.28 for professional services relating to a sanitary sewer evaluation study. (Fourmentin)

- K. Consider and act to authorize the City Manager to negotiate and execute a lease agreement by and between the City of Celina and New Cingular Wireless PCS, LLC located at the Light Farms Elevated Storage Tower. (Laumer)

- L. Consider and act to authorize the City Manager to execute a contract by and between the City of Celina and Felix Construction Company in the amount of \$5,193,349 for the construction of improvements to the Celina Road and Downtown Pump Stations. (Fourmentin)

- M. Consider and act to authorize the city manager to execute an agreement by and between the City of Celina and Centurion to pay the City \$162,075.31 for regional sewer. (Johnson)

- N. Consider and act to authorize the city manager to execute an agreement by and between the City of Celina and Light Farms for the City to pay \$112,809.65 for regional sewer construction. (Johnson)

- O. Consider and act upon a resolution dedicating funds received from Ground and Tower Lease Agreements to a Community Integrity and Landscape Fund. (Laumer)

(2017-210R)

- P. Consider and act to authorize the City Manager to negotiate and execute a Professional Services Agreement by and between the City of Celina and LW's Towing for Wrecker Services. (Wrecker Service Agreement) (DeBuff)
- Q. Consider and act to authorize the City Manager to negotiate and execute a Professional Services Agreement by and between the City of Celina and VAI Architects, Inc. for Architectural Services in an amount not to exceed \$33,000. (VAI Architectural) (DeBuff)

ITEMS MOVED FROM CONSENT AGENDA:

- R. Consider and act upon a resolution of the City Council of the City of Celina, Texas, authorizing the Mayor, Council Members, City Manager, City Secretary, Accounting Manager and City Treasurer to sign checks and drafts on city accounts. (Toutounchian)

RESULT:	TABLED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Mindy Koehne, Place 5
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT:	Nabors

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance amending ordinance no. 2006-57, as heretofore amended, the same being the comprehensive zoning ordinance, and amending the official zoning map of the city by designating the zoning of land that is ±63.15 acre tract of land located in the I.C. Williams survey, Abstract 943, City of Celina, Collin County, Texas; as PD #87 with a base zoning designation of SF-R. both properties are generally located north of CR 51, east of Dallas Parkway, west of Preston Road, and south of FM 428. (Greenway 63 PD) (Jackson)

(2017-132) Mayor Terry opened the hearing at 5:49 p.m. Ryland Yowell of Provident Realty (developer) answered questions about the mews and parking issues. No public comment was received. The hearing was closed at 5:58 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Webber, Place 1
SECONDER:	Andy Hopkins, Place 3
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT:	Nabors

- B. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance amending ordinance no. 2006-57, as heretofore amended, and amending the official zoning map of the city by designating the zoning of land that is ±.32 acre tract of land situated in the Celina Original Donation, lot 17 and 18, block 7, and more specifically defined as 203 W. Pecan and 206 N. Louisiana as PD #88 with a base designation of HD, Historic District. The property is generally located at the northwest corner of North Louisiana Drive and West Pecan St. (Firehouse PD) (Rodriguez)

(2017-133) Mayor Terry opened the hearing at 5:58 p.m. Owner Jim Scano, 203 W. Pecan, spoke a little about his plans for the building. No public comment was received. The hearing was closed at 6:01 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Webber, Place 1
SECONDER:	Andy Hopkins, Place 3
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT:	Nabors

- C. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance amending ordinance no. 2006-57, as heretofore amended, and amending the official zoning map of the city by designating the zoning of land that is ± 1.178 acre tract of land located in the Celina Original Donation, lot 1, block 51, City of Celina, Collin County, Texas. The property is generally located at the southwest corner of East Pecan Street and New Mexico Dr. (Pecan Street PD) (Rodriguez)

(2017-134) Mayor Terry opened the hearing at 6:01 p.m. No public comment was received. The hearing was closed at 6:08 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Bill Webber, Place 1
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT:	Nabors

- D. The Celina City Council will conduct a public hearing to consider testimony and act upon a residential replat in Summerview Country Estates, being a 2.578 acre tract of land situated in the Levin Routh Survey, Abstract No. 779, Collin County, Texas. The property is generally located east of CR 1224, west of Summerview Lane, and north of Choate Parkway. (Summerview West Replat) (Rodriguez)

Mayor Terry opened the hearing at 6:08 p.m. Those speaking in opposition were: Sandy Schmidt, 5277 CR 87, asked the council to table this item as it is a violation of their CCR. Rebecca Cucouatz, 5152 Summerview, said she did not get a letter. Ken Huston, 5159 CR 87, asked the city to deny the request as it is in violation of the CCR. Dianne Baxter, 1414 Choate Parkway, said she doesn't know how this can be changed and stated they are following the rules.

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

- E. The Celina City Council will conduct a public hearing to consider testimony and act upon a residential replat in Summerview Country Estates, being a 3.247 acre tract of land situated in the Levin Routh Survey, Abstract No. 779, Collin County, Texas. The property is generally located east of Summerview Lane and north of Choate Parkway. (Summerview East Replat) (Rodriguez)

Mayor Terry opened the hearing at 6:22 p.m. Those speaking in opposition were: Joe Williams, Lot 5, Block B, said he is seeking the city's help to table this item so that an attorney can do an injunction. Rebecca Cucouatz, 5152 Summerview. Ken Huston, 5159 CR 87, asked a few questions for clarification and for how much time the city had to approve this. Sandy Schmidt, 5277 CR 87, asked the council again to table so that they can get more information.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Webber, Place 1
SECONDER:	Andy Hopkins, Place 3
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT:	Nabors

- F. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance amending the City's Code of Ordinances Chapter 14: Zoning, Article 14.03: Zoning Districts, Section 14.03.007: RO, Retail and Office District. (RO, Retail Office District Amendments) (Rodriguez)

(2017-135) Mayor Terry left the meeting at this time. Mayor Pro Tem Anderson opened the hearing at 6:36 p.m. No public comment was received. The hearing was closed at 6:40 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Carmen Roberts, Place 4
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT:	Nabors

- G. The Celina City Council will conduct a public hearing to consider testimony on the creation of a Tax Increment Reinvestment Zone consisting of ±687 acres generally located west of Preston Road and north of W. Glendenning Pkwy, and act upon an ordinance of the City Council of the City of Celina, Texas, designating a contiguous geographic area within the city as a Tax Increment Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Tax Increment Reinvestment Zone Number Eleven, City of Celina, describing the boundaries of the zone; creating a Board of Directors for the Zone; establishing a Tax Increment Fund of the Zone. (Downtown TIRZ #11) (DeBuff)

(2017-136) Mayor Pro Tem Anderson opened the hearing at 6:40 p.m. David Pettit with David Pettiti Economic Development Consultants presented information on the proposed TIRZ. No public comment was received. The hearing was closed at 6:48 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Carmen Roberts, Place 4
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT:	Nabors

- H. The Celina City Council will conduct a public hearing to consider testimony and act upon a resolution dissolving the Chalk Hill Public Improvement District No. 1 in accordance with Chapter 372 of the Texas Local Government Code; a ±97 acre tract of land generally located east of Preston Road, north of County Road 105, and south of County Road 102. (Chalk Hill PID #1) (DeBuff)

(2017-211R) Mayor Pro Tem Anderson opened the hearing at 6:49 p.m. No public comment was received. The hearing was closed at 6:49 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Carmen Roberts, Place 4
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT:	Nabors

- I. The Celina City Council will conduct a public hearing to consider testimony and act upon a resolution authorizing and creating the Chalk Hill Public Improvement District No. 2 in accordance with Chapter 372 of the Texas Local Government Code; a ±95 acre tract of land generally located east of Preston Road, north of County Road 105, and south of County Road 102. (Chalk Hill PID #2) (DeBuff)

(2017-212R) Mayor Pro Tem Anderson opened the hearing at 6:49 p.m. No public hearing was received. The hearing was closed at 6:50 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Bill Webber, Place 1
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT:	Nabors

IX. ACTION ITEM:

- A. Consider and act upon a resolution of the City of Celina, Texas determining the costs of certain authorized improvements to be financed by The Columns Public Improvement District; approving a preliminary service plan and assessment plan, including proposed assessment rolls; calling a regular meeting and noticing a public hearing for February 13, 2018 to consider an ordinance levying assessment rolls with the City Secretary to make available for public inspection; directing city staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto. (The Columns PID Project Costs) (DeBuff)

(2017-213R)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Carmen Roberts, Place 4
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT:	Nabors

- B. Consider and act upon a resolution of the City of Celina, Texas determining the costs of certain authorized improvements to be financed by the Chalk Hill Public Improvement District No. 2; approving a preliminary service plan and assessment plan, including proposed assessment rolls; calling a regular meeting and noticing a public hearing for February 13, 2018 to consider an ordinance levying assessment rolls with the City Secretary to make available for public inspection; directing city staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto. (Chalk Hills PID Project Costs) (DeBuff)

(2017-214R)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Bill Webber, Place 1
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT:	Nabors

- C. Consider and act upon an ordinance amending the City's Code of Ordinances, Appendix A, Fee Schedule, to adopt revised fees for building permits and inspections, plan review fees, water and sewer rates, garbage collection and development review fees. (Hernandez)

(2017-137)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Bill Webber, Place 1
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT:	Nabors

X. **ADJOURNMENT:**

There being no further comment Mayor Pro Tem Anderson adjourned the meeting at 6:54 p.m.

Sean Terry, Mayor

Vicki Faulkner, TRMC
City Secretary, City of Celina, Texas

Date Minutes Approved