



**NOTICE OF
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
Tuesday, December 11, 2018 AT 5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Attendee Name	Organization	Title	Status	Arrived	Departed
Bill Webber	City of Celina	Place 1	Present		
Wayne Nabors	City of Celina	Place 2	Present	5:03 PM	
Andy Hopkins	City of Celina	Place 3	Present		
Carmen Roberts	City of Celina	Place 4	Present		6:49 PM
Mindy Koehne	City of Celina	Place 5	Present		6:30 PM
Chad Anderson	City of Celina	Place 6	Present		
Sean Terry	City of Celina	Mayor	Present		

Mayor Sean Terry called the meeting to order at 5:03 p.m.

II. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Terry led the pledges of allegiance. Pastor Baldwin with the First United Methodist Church gave the invocation.

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

IV. OPEN FORUM:

No public comment was received.

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. New employee introductions. (Metdker, McAfee)

Fire Chief Mark Metdker introduced the following new firemen: Terry Anderson, Caleb Barker, Cameron Brewer, Dan deCiutiis, Klint Ervin, Javier Gil, Rob Hale, Alex Jenkins, Michael Lang, Alex Mann, Chris O'Neal, Juan Ortiz, Brandon Raidy, John Rand, Jacob Roach, Brent Sullivan, Jacob Sullivan, E. J. Vest.

Director of Development Services Dusty McAfee introduced new Code Enforcement Officer Bruce Koliba.

At this time Mayor Terry announced that the Council will take some items out of order. The Council approved the Consent Agenda and then took the Public Hearing/Actions items in order.

B. Downtown Plan update. (Jackson)

The City Council came back to item B after taking the Public Hearing items. Economic Development Director Alexis Jackson and Abra Nusser with Ideation Planning presented the proposed Downtown Plan.

Councilwoman Roberts left the meeting at this time, 6:49 p.m.

C. Parvin Road proposed alignment and scope of work. (Brawner)

Assistant Director of Engineering Andy Glasgow presented the proposed project.

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

No other items were discussed.

VI. EXECUTIVE SESSION:

The Celina City Council adjourned into Executive Session at 6:55 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.

A. Discussion regarding an agreement related to Celina Parkway in the Old Celina MMD.

Reconvene Into Open Session

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

The City Council reconvened into Open Session at 7:19 p.m. No action was taken out of Executive Session.

VII. CONSENT AGENDA:

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

A. Minutes Approval:

1. City Council - Regular Meeting - Nov 13, 2018 5:00 PM
2. City Council - Special Meeting - Nov 20, 2018 5:00 PM

B. Consider and act upon a resolution of the City Council of the City of Celina, Texas, accepting the 2018 Certified Tax Roll for the City of Celina. (Toutouchian)

C. Consider and act upon a resolution accepting a petition from All Storage Celina, LLC for the voluntary annexation of an approximately 7.426 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas and setting two public hearing dates for January 8, 2019 at 5:00 p.m. and February 12, 2019 at 5:00 p.m. at 112 N. Colorado Street, Celina, Texas. The property is generally located on the north side of Frontier Parkway and approximately 900 feet east of Prairie Crossing. (All Storage Annexation Resolution) (McAfee)

- D. Consider and act upon a contract by and between the City of Celina and D&S Engineering Labs in the amount of \$58,312.00 for Engineering and Material Testing Services for the Wastewater Treatment Plant. (Brawner)
- E. Consider and act upon a modification to the Master Services Agreement (MSA) by and between the City of Celina and EST for Engineering and Surveying Services. (Brawner)
- F. Consider and act to authorize the City Manager to execute an agreement by and among the City of Celina and G Bar 7, Ltd. and 7G Management, LLC for a 0.124 acre wastewater transmission pipeline easement. (Laumer)
- G. Consider and act to authorize the City Manager to execute an agreement by and among the City of Celina and G Bar 7, Ltd. and 7G Management, LLC for a 0.663 acre water transmission pipeline easement. (Laumer)
- H. Consider and act to authorize the City Manager to execute an agreement by and among the City of Celina and G Bar 7, Ltd. and 7G Management, LLC for a 0.009 acre wastewater transmission pipeline easement. (Laumer)

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 amending an approximately 12.854 acre tract of land zoned Planned Development No. 34, which has an underlying zoning designation of C-1, Retail, and is situated in the Jonathan Westover Survey, Abstract No. 1030, Collin County, Texas, by adding a new land use to the allowed uses. The property is generally located on the northwest corner of Frontier Parkway and Coit Road, within the City of Celina. (Brazos Electric) (McAfee)

Councilman Nabors moved to approve with the addition of one foot on the wall and engineering studies on the drainage.

Mayor Terry opened the hearing at 5:07 p.m. Those present and speaking were:

Michael Moore, 3036 Falcon Road - concerns were flooding, a higher buffer wall and property values.

David Cauble, 3150 Falcon Road - concerns were property values, noise, health, aesthetics, road expansion, EMFs. He requested a 9 foot wall and a bar ditch between the property owners and the commercial space.

Shea and Jeffrey with Kimley Horn representing the applicant most equipment will be screened by the 8 foot wall and the good amount of trees, scrubs will provide more screening.

Michael Halleman, 3200 Falcon Road - concern was health issues and why this location. He requested a 9 foot wall and the placement of the trail on the east side of the property.

The hearing was closed at 5:25 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Andy Hopkins, Place 3
AYES:	Webber, Nabors, Hopkins, Roberts, Koehne, Anderson

- 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, the same being the Comprehensive Zoning Ordinance, and amending the official zoning map of the City by amending an approximately 6.268 acre tract of land zoned C-2, General Commercial, situated in the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas, to grant a Conditional Use Permit (CUP) allowing a self-storage land use. The property is generally located on the north side of Frontier Parkway, approximately 750 feet west of Preston Road, and east of BNSF Railroad, within the City of Celina. (Celina 15 Self-Storage) (McAfee)

Mayor Terry opened the hearing at 5:25 p.m. No public comment was received. The hearing was closed at 5:29 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Webber, Place 1
SECONDER:	Chad Anderson, Place 6
AYES:	Webber, Nabors, Hopkins, Roberts, Koehne, Anderson

- C. The Celina City Council will conduct a public hearing to consider testimony and act upon a Pre-annexation Development Agreement by and between the City of Celina, Texas and G&N Estates, LLC. The property is an approximately 40.279 acre tract of land situated in the Coleman Watson Survey, Abstract No. 495, Collin County, Texas, and generally located on the north side of Choate Parkway, approximately 1,600 feet west of Custer Road, and is located within the City of Celina's ETJ. (Celina 40) (McAfee)

Councilman Nabors moved to table the action and continue the hearing to January 8th.

Mayor Terry opened the hearing at 5:30 p.m. No public comment was received. The hearing is continued.

RESULT:	TABLED [UNANIMOUS]	Next: 1/8/2019 5:00 PM
MOVER:	Wayne Nabors, Place 2	
SECONDER:	Carmen Roberts, Place 4	
AYES:	Webber, Nabors, Hopkins, Roberts, Koehne, Anderson	

- D. The Celina City Council will conduct a public hearing to consider testimony and act upon a Pre-Annexation Development Agreement by and between the City of Celina, Texas and Trico Development and Land Company. The property is an approximately 50.363 acre tract of land situated within the Ousley and Ford Survey, Abstract No. 490, Collin County, Texas, and is located within the extraterritorial jurisdiction of the City of Celina, generally west of N. Louisiana Street and south of CR 994. (The Cottages) (McAfee)

Councilman Nabors moved to table the item either until the Council can agree on a special meeting date or to the January 8th meeting.

Mayor Terry opened the hearing at 5:31 p.m. Adam James, 1604 Snapdragon Court, with Trico Development presented the project to the City Council.

Those present and speaking were:

Councilman Nabors and Webber were in favor of tabling the matter in order to better understand the project.

Director of Economic Development Alexis Jackson spoke about the 8 month process for this project and mentioned that the developer has complied with all city concerns for the project and it is well designed. Emily Jo Momary, CR 994 - concerns were the location of the main entrance on CR 994, traffic and drainage. She asked that the developer explore the J Fred Smith Parkway to provide easier access. Kristen Bullard, 11555 Preston Estates Drive - her request was to have a less densely populated development. Alan Walvoord, 11664 CR 994 - concerns were the size of lots, shared driveways and parking. Hunter Dunn, 4061 Preston Lakes Circle - concerns were the safety for people who live here, shared driveways, parking, density and street widths. Brian Southwell, 1822 N. Louisiana - concerns were traffic, size of lots, density and matching surrounding (large property) lots. Craig James with Trico Development and Land Company spoke about the property being designed for teachers, fire and police personnel and empty nesters. He said the south road was not doable today, the O'Brien Road may be. They are eager to move forward and get to phase I. He asked the council for trust in the staff. The hearing was closed at 6:24 p.m.

RESULT:	TABLED [5 TO 1]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Bill Webber, Place 1
AYES:	Webber, Nabors, Hopkins, Koehne, Anderson
NAYS:	Roberts

- E. The Celina City Council will conduct a public hearing to consider testimony and act upon a Pre-annexation Development Agreement by and between the City of Celina, Texas and Trico Development and Land Company. The property is an approximately 25.436 acre tract of land situated in the Hugh C. Routh Survey, Abstract No. 765, the J.K. Rice Survey, Abstract No. 767, and the Collin County Land Survey, Abstract No. 170, Collin County, Texas, located within the extraterritorial jurisdiction of the City of Celina, and generally located on the north side of FM 455, approximately 2,600 feet east of Preston Road. (Crosswood Creek) (McAfee)

Mayor Terry opened the hearing at 6:25 p.m. No public comment was received. The hearing was closed at 6:29 p.m.

Councilwoman Koehne left the meeting at this time, 6:30 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Webber, Place 1
SECONDER:	Carmen Roberts, Place 4
AYES:	Webber, Nabors, Hopkins, Roberts, Koehne, Anderson

IX. ACTION ITEM:

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 7:19 p.m.

Sean Terry, Mayor

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

Date Minutes Approved