



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
TUESDAY, DECEMBER 10, 2019
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	
Wayne Nabors	City of Celina	Place 2	Absent	
Andy Hopkins	City of Celina	Place 3	Present	
Carmen Roberts	City of Celina	Place 4	Present	
Mindy Koehne	City of Celina	Place 5	Present	
Chad Anderson	City of Celina	Place 6	Present	
Sean Terry	City of Celina	Mayor	Present	

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

II. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Terry led the pledges of allegiance. Pastor Cliff Lester of Bethel Baptist Church gave the invocation.

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. David's Barber Shop Proclamation

Mayor Terry presented a proclamation recognizing Owner David Renteria of David's Barbershop for 35 years of continuous operation on the Downtown Square.

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. New Employee Introduction. (Griggs)

Police Chief Tony Griggs introduced new officer Randall Collins.

B. Staff Reports attached

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

No other items were discussed.

V. OPEN FORUM:

No public comment was received.

VI. EXECUTIVE SESSION:

Executive Session was held at the end of the meeting and commenced at 5:50 p.m. with City Manager Jason Laumer and City Attorney Trey Sargent and City Attorney Julie Fort. Mayor Terry left the session and meeting at 6:00 p.m.

The Celina City Council will convene into Executive Session pursuant to Texas Government Code 551.072, Deliberations Regarding Real Property, to deliberate the purchase, exchange, lease or value of real property and 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 the use of eminent domain to condemn public water and wastewater line easements and temporary construction easements (Preston Road project).
- B. Discussion regarding boundary agreement amendments with adjacent cities.
- C. Discussion regarding potential acquisition of properties on W. Pecan Street.

Reconvene Into Open Session

The City Council reconvened into open session at 6:05 p.m.

- D. Consider and act upon a resolution of the city council of the City of Celina, Texas approving and authorizing the purchase of certain real property located at 412 w. Pecan, Celina, Texas for public purposes.

(2019-55R)

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

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

No other items were acted upon out of executive session.

VII. CONSENT AGENDA:

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

- A. Minutes Approval:

- 1. City Council - Regular Meeting - Nov 12, 2019 5:00 PM

- B. Consider and act upon a City-initiated request for an amendment to a development agreement for Mustang Lakes- Brinkmann Addition; generally located west of Custer Road, north of Ownsby Parkway, south of Choate Parkway, and east of Coit Road. (Mustang Lakes Expansion DA Amendment) (McAfee)
- C. Consider and act to authorize the purchase of video equipment and services from Swagit Productions, LLC through the Interlocal Purchasing System Contract 160901 in an amount not to exceed \$64,796.00. (Berry)
- D. Consider and act to authorize a contract between the City of Celina and TRC Engineers, Inc., in an amount not to exceed \$93,500.00 for the development of a Water System Risk and Resilience Assessment and the development of an Emergency Response Plan. (Fourmentin)
- E. Consider and act upon a resolution of the City Council of Celina, Texas commending and supporting efforts of the Collin County Commissioner's Court to relieve east-west congestion on State Highway 380 by prioritizing the construction and expansion of Collin County Outer Loop. (Howard)
(2019-56R)
- F. Consider and act upon an ordinance approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2019 (Wells North Public Improvement District Neighborhood Improvement Area #2 Project); approving and authorizing related agreements, and providing for an effective date. (Bluewood PID bond sale) (DeBuff)
(2019-46)
- G. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Celina Corner Bros, LLC for economic incentive funding under Chapter 380 of the Texas Local Government Code. (102 Louisiana) (DeBuff)

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider 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 rezoning approximately 7 acres of land from Agricultural District (AG), to Planned Development (PD) with Industrial District (I) base zoning; generally located on the northwest corner of County Road 53 and the BNSF Railroad, within the City Limits. (Redi-Mix-Planned Development) (McAfee)
(2019-49) Mayor Terry opened the hearing at 5:07 p.m. Maxwell Fischer of Dallas, Texas, representing the applicant, BNSF Railroad, gave a brief overview of the project. No other public comment was received. The hearing was closed at 5:15

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

- B. The Celina City Council will conduct a public hearing to consider 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 rezoning approximately 12 acres of land from Agricultural District (AG), to Planned Development (PD) with Multi-Family Urban Edge District (MF-2) base zoning; generally located west of Oklahoma Drive and 2,000 feet north of Glendenning Parkway, within the City Limits. (Gateway Downtown Celina - Planned Development) (McAfee)

(2019-50) Mayor Terry opened the hearing at 5:15 p.m. No public comment was received. The hearing was closed at 5:20 p.m.

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

- C. The Celina City Council will conduct a public hearing and take action to abolish, continue, or modify the Celina Code of Ordinances, Chapter 8: Offenses and Nuisances, Article 8.02: Minors: Division 2: Curfew. (Griggs)

Mayor Terry opened the hearing at 5:21 p.m. No public comment was received. The hearing was closed at 5:22 p.m. Councilman Hopkins moved to **continue** the current curfew ordinance.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Chad Anderson
AYES:	Steiner, Hopkins, Roberts, Koehne, Anderson
ABSENT:	Nabors

- D. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance of the City Council of the City of Celina, Texas accepting and approving a final The Lakes at Mustang Ranch Public Improvement District Service and Assessment Plan – Updated for Phase #3, Including the Phase #3 assessment roll; making a finding of special benefit to property within Phase #3; 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 #3 assessed property in accordance with Chapter 372 Texas Local Government Code, as amended. (Mustang Lakes PID Phase #3) (DeBuff)

(2019-51) Mayor Terry opened the hearing at 5:22 p.m. Matthew Alexander, representing the applicant, spoke in support of the ordinance. No other public comment was received. The hearing was closed at 5:25 p.m. (Mayor Terry briefly stepped away from the dais at 5:24 p.m.)

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

- E. The Celina City Council will conduct a public hearing to consider and act upon a development agreement, including the adoption of development regulations, for a mixed-use development on approximately 131 acres of land; generally located on the northeast corner of the BNSF Railroad and Malone Street, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Northside at Rollertown - Development Agreement) (McAfee)

Councilwoman Koehne recused herself from the discussion and vote on items E,F and Action Item A at this time (5:25 p.m.) Mayor Terry opened the hearing at 5:25 p.m. No public comment was received. The hearing was closed at 5:31 p.m.

RESULT:	APPROVED [4 TO 0]
MOVER:	Carmen Roberts, Place 4
SECONDER:	Chad Anderson, Place 6
AYES:	Steiner, Hopkins, Roberts, Anderson
ABSENT:	Nabors
RECUSED:	Koehne

- F. The Celina City Council will conduct a public hearing to consider 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 rezoning approximately 16 acres of land from Planned Development District (PD) with Heavy Industrial (HI) base zoning, to Multi-Family Urban Edge District (MF-2) zoning; generally located on the northwest corner of the BNSF Railroad and Frontier Parkway, within the City Limits. (Stelzer Tract - Rezoning) (McAfee)

(2019-52) Mayor Terry opened the hearing at 5:32 p.m. Dale Bainum of 3541 Heritage Trail, stated that he thinks this property should stay zoned as Industrial. No other public comment was received. The hearing was closed at 5:35 p.m.

RESULT:	APPROVED [4 TO 0]
MOVER:	Carmen Roberts, Place 4
SECONDER:	Andy Hopkins, Place 3
AYES:	Steiner, Hopkins, Roberts, Anderson
ABSENT:	Nabors
RECUSED:	Koehne

IX. ACTION ITEM:

- A. Consider and act upon a request for a development agreement for the Stelzer Tract; generally located on the northwest corner of the BNSF Railroad and Frontier Parkway, within the City Limits. (Stelzer Tract - DA) (McAfee)

RESULT:	APPROVED [4 TO 0]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Chad Anderson, Place 6
AYES:	Steiner, Hopkins, Roberts, Anderson
ABSENT:	Nabors
RECUSED:	Koehne

- B. Consider and act to authorize the purchase of library equipment and services from Libra-Tech Corporation through an interlocal agreement with BuyBoard, contract #584-19 and minor construction services through Hill & Willkinson. (Berry/Brawner)

Councilwoman Koehne returned to the dais for this item at 5:36 p.m.

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

- C. Discussion with and direction to Staff regarding the City's growth strategies. (Annexation Policy Update) (McAfee)

A presentation and PowerPoint was led by Director of Development Services Dusty McAfee on a Growth Strategies and Annexation Policy, including why annexation is needed; current status of city limits, ETJ, donut holes and high growth areas; overview of the statutory consent process, expected petitions and potential annexations, including display of maps; proposed prioritization methodology; and next steps for proceeding. The presentation concluded with a request to Council by staff to provide direction on an annexation policy. Discussion by Council followed, including asking questions to staff. Councilman Hopkins moved to proceed with a statutory consent annexation process as outlined this evening.

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

X. ADJOURNMENT:

There being no further comment Mayor Pro Tem Anderson adjourned the meeting at 6:07 p.m.

Sean Terry, Mayor

Secretary

Date Minutes Approved