



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, DECEMBER 8, 2020
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	Absent	
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 John Baldwin of First United Methodist Church gave the invocation.

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. Gigabit presentation (Howard)

Director of Government Affairs Corbett Howard presented Suddelink representative Jonathan Moyer with an appreciation plaque for their role in the attainment of a Gigabit City designation for the City of Celina.

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. New employee introductions. (Barrow, McAfee, Glasgow)

Interim Police Chief Allwin Barrow introduced the following new Police Department employees: Officers Scott Calender, Joseph Shires, Bryce Kennedy, Joshua Armstrong, Adam Goodell and Administrative Assistants Amber Adams and Sochi Lopez.

Director of Development Services Dusty McAfee introduced new Senior Planner Arabella Lopez, GIS Technician Lisa Kasemodel and Inspector Collin McDonald.

Director of Engineering Andy Glasgow introduced new Engineer Scott Harper.

B. Discussion regarding Comprehensive Plan - Concepts & Highlights. (Nusser)

Abra Nusser with Kimley, Horn presented the Comprehensive Plan update.

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

No other items were discussed.

D. Staff Reports

V. OPEN FORUM:

Debbie Hopkins, 408 S. Ohio Street, gave thanks to Mayor Terry for his leadership during this tough year.

Tawnia King, W. Ash Street, gave thanks and appreciation to Mayor Terry and the City Council for their positive leadership this year.

VI. EXECUTIVE SESSION:

The City Council adjourned into Executive Session at 5:23 p.m.

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.

- A. Discussion regarding Chan-Moore Development Agreement – north of downtown, west of Louisiana Drive (Business 289).
- B. Discussion regarding an agreement with Celina Independent School District pertaining to public improvements and real estate matters.
- C. Discussion regarding Godwin Tract – update on possible development agreement (north of FM 428/west of Future DNT).
- D. Discussion regarding an agreement with Doe Branch Partners, LLC, regarding a downtown office development near Preston Road.

Reconvene Into Open Session

The City Council reconvened into Open Session at 6:09 p.m.

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

Councilman Hopkins moved to approve (item D) an agreement with Doe Branch Partners regarding a downtown office development near Preston Road.

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

VII. CONSENT AGENDA:

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

A. Minutes Approval:

- B. Consider and act to award bid 2020-0046 for employee dental insurance to United Healthcare (UHC) and to renew employee health insurance. (Ciocan)
- C. Consider and act upon interlocal agreements by and between the City of Celina and Collin County for Animal Control Services. (Green)
- D. Consider and act upon a resolution setting a date, time, and place for public hearings on the proposed annexation of approximately 23 acre tracts of land, Denton County, Texas and setting two public hearing dates for January 12, 2021 at 5:00 p.m. and February 9, 2021 at 5:00 p.m. The properties are generally located south of FM 428, north of Parvin Road, and east of FM 1385. (4 3-Year Agreements (2017) Annexation Resolution) (Mohan)

(2020-84R)

- E. Consider and act upon an amendment to Gateway South development agreement; generally located west of Oklahoma Drive and 2,000 feet north of Glendenning Parkway, within the City Limits. (Gateway South - DA Amendment) (Mohan)

- F. Item F was moved to Items Moved From Consent Agenda

(2020-105)

- G. Consider and act upon an amendment to Ownsby Farms development agreement; generally located west of Preston Road and south of Ownsby Parkway, within the City Limits. (Ownsby Farms - DA Amendment) (Mohan)

- H. Consider and act upon a resolution of the City of Celina, Texas authorizing an update to the impact fee program for roadway, water, and wastewater facilities and appointing the Planning and Zoning Commission as the Capital Improvements Advisory Committee with one ad-hoc member. (Glasgow)

(2020-85R)

- I. Consider and act upon a Service Agreement for C-3 annexed Property between the City of Celina and the owner of approximately 51 acres within the Extraterritorial Jurisdiction, generally located west of Louisiana Drive and north of J Fred Smith Parkway. (The Cottages - Annexation Service Agreement) (Mohan)

- J. Consider and act upon a Service Agreement for C-3 annexed Property between the City of Celina and the owner of approximately 1,809 acres within the Extraterritorial Jurisdiction, generally located north of J Fred Smith Parkway, west of Celina Parkway, east of Dallas Parkway, and south of Marilee Road. (Dynavest ETJ - Annexation Service Agreement) (Mohan)

- K. Consider and act upon a Service Agreement for C-3 annexed Property between the City of Celina and the owner of approximately 236 acres, generally located north of future Legacy Drive, west of Celina Parkway, east of Dallas Parkway, and south of Marilee Road. (Dynavest Other ETJ - Annexation Service Agreement) (Mohan)
- L. Consider and act upon a Service Agreement for C-3 annexed Property between the City of Celina and the owner of approximately 81 acres within the Extraterritorial Jurisdiction, generally located east of CR 86 (future Coit Road) and south of Choate Parkway. (Wilson Creek Meadows - Annexation Service Agreement) (Mohan)
- M. Consider and act upon a resolution of the City of Celina, Texas, determining the costs of improvements to be financed by the Edgewood Creek Public Improvement District; approving a preliminary service plan and assessment plan, including a proposed Phase #1 Assessment Roll and a proposed Phases #2-3 Major Improvement Assessment Roll; directing the filing of the proposed Phase #1 Assessment Roll and the proposed Phases #2-3 Major Improvement Assessment Roll with the City Secretary; providing for noticing and calling public hearings for December 8, 2020, to consider ordinances levying assessments on property located within Phase #1 of the Edgewood Creek Public Improvement District and on property located within Phases #2-3 of the Edgewood Creek Public Improvement District” (Edgewood Creek- PID – Pre-SAP) (Pouladi)
- (2020-86R)
- N. Consider and act to authorize an agreement for engineering services for the design of the Willock Hills and High Point Estates Lift Station Improvements with TRC Engineers, Inc. for an amount not to exceed \$81,900. (Glasgow)
- O. Consider and act to authorize the City Manager to execute a agreement for installation of synthetic turf from ForeverLawn Inc. through an interlocal agreement with Houston-Gaveston Area Council (H-GAC), contract 00-1101 in an amount not to exceed \$112,721.79 plus ten percent contingency in the amount of \$11,2721.20 for a total amount of \$123,994 (Berry)
- P. Consider and act to award bid 2020-0050 for the 260 Lake View Way Drainage Improvement Project to ANA Site Construction, LLC, in an amount not to exceed \$105,445.00 plus a ten percent contingency in the amount of \$10,544.50 for a total amount of \$115,989.50. (Glasgow)
- Q. Consider and act to award bid 2020-0049 for the Preston Road Water 12 Inch Line (FBC to Settlers Ridge) to ANA Site Construction, in an amount not to exceed \$189,840.00 plus a ten percent contingency for a total of \$208,824.00. (Glasgow)
- R. Consider and act upon a resolution of the City Council of the City of Celina, Texas suspending the January 23, 2021 effective date of CoServ Gas, Ltd.’s requested increase to permit the City time to study the request and to establish reasonable rates; approving cooperation with other cities in the CoServ Gas, Ltd. Service area; hiring legal and consulting services to negotiate with the company and direct any necessary litigation and appeals; authorizing intervention in docket os-20-00005136 at the Railroad Commission; requiring reimbursement of cities’ rate case expenses; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel (CoServ Gas Rate Increase Filing Suspension) (Jenks)

(2020-87R)

- S. Consider and act upon a resolution of the City of Celina, Texas, pertaining to the sale of certain properties, Parcel 30 Part 1, 0.1691 acres and Parcel 30 Part 2, 0.6170 acres previously dedicated as right-of-way reservation to the Texas Department of Transportation for the future widening of Frontier Parkway (FM 1461) from Preston (SH 289) to Custer Road (FM 2478). (Glasgow)

(2020-88R)

- T. Consider and act upon an ordinance of the City of Celina, Texas, authorizing the future release of the Celina Development LLC easement dedicated as part of Lilyana Phase 1. (Glasgow)

(2020-106)

- U. Consider and act to authorize the City Manager to conduct minor editorial edits and execute an Interlocal Agreement between City of Celina and Collin County for segment 3 of the Collin County Outer Loop. (Glasgow)

- V. Consider and act upon a resolution authorizing the City Manager to discuss annexation and/or negotiate Chapter 43 and/or Chapter 212 Annexation/ETJ Development Agreements with owners of property in the city's extraterritorial jurisdiction. (Laumer)

(2020-89R)

- W. Authorize the City Manager to enter into an Interlocal Agreement by and between the Town of Prosper, Collin County, and the City of Celina for construction Inspection Services on Frontier Parkway between Preston Road (SH 289) and North Dallas Parkway. (Brawner)

- X. Consider and act upon a resolution of the City Council of the City of Celina, Texas approving authorized representatives to make transactions with TexPool, a Texas Local Government Investment Pool as needed for the purpose of investing city funds. (Bromiley)

(2020-90R)

- Y. Consider and act upon an ordinance amending the City's Code of Ordinances Chapter 3: Building Regulations; Article 3.11: Aboveground Storage Tanks. (Aboveground Storage Tanks Ordinance) (McAfee)

(2020-107)

ITEMS MOVED FROM CONSENT AGENDA:

- Z. Consider and act upon an ordinance amending the City's Code of Ordinances Chapter 4: Business Regulations; Article 4.09: Sustainability Programs. (Sustainability Programs Ordinance) (McAfee)

Director of Development Services Dusty McAfee explained the intention and nature of the life, health and safety inspections proposed for rental properties at the time of occupant change.

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

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 51 acres within the Extraterritorial Jurisdiction, generally located west of Louisiana Drive and north of J Fred Smith Parkway. (The Cottages - Annexation) (Mohan)

(2020-108) Mayor Terry opened the hearing at 6:14 p.m. No public comment was received. The hearing was closed at 6:17 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Carmen Roberts, Place 4
SECONDER:	Justin Steiner, Place 1
AYES:	Steiner, Hopkins, Roberts, Koehne
ABSENT:	Nabors, Anderson

- B. The Celina City Council will conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning an approximately 51 acre tract of land to Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, generally located west of Louisiana Drive and north of J Fred Smith Parkway. (The Cottages – PD Zoning) (Mohan)

(2020-109) Mayor Terry opened the hearing at 6:17 p.m. No public comment was received. The hearing was closed at 6:17 p.m.

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

- C. The Celina City Council will conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 81 acres within the Extraterritorial Jurisdiction, generally located east of CR 86 (future Coit Road) and south of Choate Parkway. (Wilson Creek Meadows - Annexation) (Mohan)

(2020-110) Mayor Terry opened the hearing at 6:18 p.m. No public comment was received. The hearing was closed at 6:19 p.m.

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

- D. The Celina City Council will conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning an approximately 187 acre tract of land to Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, generally located east of CR 86 (future Coit Road) and south of Choate Parkway. (Wilson Creek Meadows – PD Zoning) (Mohan)

(2020-111) Mayor Terry opened the hearing at 6:20 p.m. No public comment was received. The hearing was closed at 6:20 p.m.

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

- E. The Celina City Council will conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 1,809 acres within the Extraterritorial Jurisdiction, generally located north of J Fred Smith Parkway, west of Celina Parkway, east of Dallas Parkway, and south of Marilee Road. (Dynavest ETJ- Annexation) (Mohan)

(2020-112) Mayor Terry opened the hearing at 6:20 p.m. No public comment was received. The hearing was closed at 6:22 p.m.

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

- F. The Celina City Council will conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 236 acres, generally located north of future Legacy Drive, west of Celina Parkway, east of Dallas Parkway, and south of Marilee Road. (Dynavest Other ETJ - Annexation) (Mohan)

(2020-113) Mayor Terry opened the hearing at 6:22 p.m. No public comment was received. The hearing was closed at 6:23 p.m.

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

- G. The Celina City Council will conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning an approximately 3,292 acre tract of land to Planned Development (PD) with Dallas North Tollway Overlay District (DNTO) and various uses, generally located north of J Fred Smith Parkway, west of Celina Parkway, east of Dallas Parkway, and south of Marilee Road. (Dynavest PD – Zoning) (Mohan)

(2020-114) Mayor Terry opened the hearing at 6:23 p.m. No public comment was received. The hearing was closed at 6:23 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Justin Steiner, Place 1
SECONDER:	Carmen Roberts, Place 4
AYES:	Steiner, Hopkins, Roberts, Koehne
ABSENT:	Nabors, Anderson

- H. The Celina City Council will conduct public hearings in accordance with Texas Local Government Code Section 43.0686(c)(3), 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 listed properties and consider and act upon an Ordinance annexing the below listed properties, presently located within the extraterritorial jurisdiction of the City of Celina, providing for amending of the Official City Map; providing for a service plan; requiring the filing of the Ordinance with the county clerk; prescribing for effect on territory/area, granting as appropriate to all the inhabitants of the property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of the City of Celina, Texas; and providing for other matters related thereto for the following property: (20-03 Annexation Third Public Hearing and Ordinance Adoption) (Mohan)

(2020-118) Mayor Terry opened the hearing at 6:24 p.m. No public comment was received. The hearing was closed at 6:27 p.m.

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

- I. The Celina City Council will conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning an approximately 557 acre tract of land to Planned Development (PD) with Single-Family Residential Detached District (SF-R) and Mixed-Use Zoning District (MU) base zoning, generally located at the southwest corner of Custer Road and Choate Parkway. (Mustang Lakes Expansion – PD Zoning) (Mohan)

(2020-115) Mayor Terry opened the hearing at 6:27 p.m. No public comment was received. The hearing was closed at 6:29 p.m.

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

- J. The Celina City Council will conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 168 acre tracts of land to Agricultural District (AG), generally located west of Farm to Market Road 2478, south of Kathie Court, north of Parvin Road, and east of Farm to Market Road 1385. (Mustang Lakes Expansion Remainder - Zoning) (Mohan)

(2020-116) Mayor Terry opened the hearing at 6:29 p.m. No public comment was received. The hearing was closed at 6:30 p.m.

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

- K. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance designating a contiguous geographic area within the extraterritorial jurisdiction of the City as a reinvestment zone, to be known as Reinvestment Zone Number Twelve, City of Celina; describing the boundaries of the zone; creating a board of directors for the zone; establishing a tax increment fund for the zone; containing findings related to the creation of the zone; providing a date for the termination of the zone; and providing that the zone take effect immediately upon passage of the ordinance. (Edgewood Creek- TIRZ – Creation) (Pouladi)

(2020-117) Mayor Terry opened the hearing at 6:31 p.m. No public comment was received. The hearing was closed at 6:32 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Justin Steiner, Place 1
SECONDER:	Carmen Roberts, Place 4
AYES:	Steiner, Hopkins, Roberts, Koehne
ABSENT:	Nabors, Anderson

IX. ACTION ITEM:

- A. City Secretary's verification of whether there are sufficient signatures to the petition for annexation of approximately 492 acres, in the extraterritorial jurisdiction; generally located west of FM 2478, south of W FM 455, north of Parvin Road, and east of FM 1385, as described below. (20-04 Annexation Petition Verification) (Tarrant)
- B. Consider and act upon a resolution, accepting the City Secretary's verification of the signatures to the petition for annexation of approximately 492 acres, in the extraterritorial jurisdiction; generally located west of FM 2478, south of W FM 455, north of Parvin Road, and east of FM 1385, 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. (20-04 Annexation Petition Verification Resolution) (Mohan)

(2020-91R)

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

- C. Consider and act upon an Interlocal Agreement between Denton County and City of Celina for Environmental and Schematic Design for Frontier Parkway/Parvin Road from FM 1385 to Dallas Parkway. (Brawner)

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

X. **ADJOURNMENT:**

Sean Terry, Mayor

Secretary

Date Minutes Approved