



**NOTICE OF
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
TUESDAY, NOVEMBER 14, 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	Present		
Sean Terry	City of Celina	Mayor	Present		6:51 PM

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

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Presentation of rings and medals for Kindergarten Flag Football Champions. (Terry)

Mayor Terry presented the first and runner up teams with their medals and rings.

B. Certificate of Achievement for Excellence in Financial Reporting. (Terry)

Mayor Terry recognized the Finance Department for the award given.

C. Planning Excellence Award. (Terry)

Mayor Terry recognized the Planning Department for the award given.

D. Creation of Downtown TIRZ #11. (Laumer)

City Manager Jason Laumer explained the need to dissolve the prior TIRZ created for the downtown area and presented new boundaries and plans for Downtown TIRZ #11.

E. Potential interlocal agreement regarding fees and payments between City of Celina and Celina ISD. (Laumer)

City Manager Jason Laumer updated the City Council on intentions to work with the School District regarding the waiving or negotiation of fees between the two entities.

F. Memorandum of Understanding with Hillwood (Lilyana and Bluewood developments). (Laumer)

City Manager Jason Laumer presented proposed renegotiated development fees for Hillwood's developments.

G. Celina 52 East, LP (Dickerson) Pre-Annexation Development Agreement. (Laumer)

City Manager Jason Laumer presented the essential points of this agreement.

H. Main Street Program Report and 2018 Event Dates. (Barton)

Downtown Development Manager Rebecca Barton noted training and goals for the Main Street Board along with 2018 event dates.

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

No other items were discussed.

III. EXECUTIVE SESSION:

The Celina City Council adjourned into Executive Session at 5:58 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. Potential annexation agreements (Laumer)

B. General Development Plan, A0211A COWAN, TR 30, 3.489 ACRES, OLD DCAD SHT 1, TR #14 (Laumer)

Reconvene Into Open Session

The Celina City Council reconvened into open session at 6:34 p.m.

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

No action was taken.

IV. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Terry led the pledges. Deputy Mayor Pro Tem Nabors gave the invocation.

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

VI. OPEN FORUM:

Dale Bainum of 3541 Heritage Trail noted his concerns regarding the Lilyana and Bluewood development agreement changes with regard to Prosper ISD paying their way and the downsizing of 74 foot lots as previously agreed to; fees not being the same for all developers; using taxes as concessions to developers; the (involuntary) annexation of properties that are far off versus the annexation of "52 East" which is just next to Parkside, and increasing public involvement.

VII. CONSENT AGENDA:

Mayor Terry noted that Item F would be deleted from the consent agenda and no action would be taken, and that item T would be taken from the consent agenda and acted upon separately. Item I would have a "not to exceed" number of \$55,330.00 instead of the amount included in the packet.

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

A. Minutes Approval:

1. City Council - Special Meeting - Oct 10, 2017 5:05 PM
2. City Council - Regular Meeting - Oct 10, 2017 5:10 PM
3. Consider and act upon approval of minutes for October 25, 2017, public hearing and October 26, 2017, special meeting and public hearing. (Faulkner)

B. Consider and act upon appointment of Michelle Baggett to the Main Street Advisory Board. (Barton)

C. Consider and act to authorize the city manager to execute an agreement between the City, 12 Oaks HOA and Kodiak. (Johnson)

D. Consider and act upon an update to a resolution to support participation in a Regional Water Distribution Study. (Johnson)

E. Consider and act upon a Master Services Agreement (MSA) contract by and between the City of Celina and TRC for Engineering and Surveying Services. (Johnson)

(2017-198R)

F. Item F was moved to Items Moved from Consent Agenda

Now item AA

G. Consider and act upon a municipal road maintenance agreement by and between the State of Texas and the City of Celina. (Johnson)

(2017-72)

H. Consider and act to authorize the city manager to execute a demolition contract not to exceed \$35,000 to demolish and remove all existing structures from the lumber yard site. (Johnson)

I. Consider and act upon a contract by and between the City of Celina and TRC Engineers for Professional Services related to the downtown parking lot design and additional parking around police station. (Johnson)

J. Consider and act upon authorizing the City Manager to execute an Interlocal Purchasing Agreement by and between the City of Celina and the City of McKinney for the purchasing of goods and services. (Fourmentin)

K. Consider and act upon facilities agreement by and between the City of Celina and LFC Devco Sweetwater LLC to upsize sanitary sewer line from 10" to 15" for the total cost of \$86,492.85. (Johnson)

- L. Consider and act to authorize the City Manager to execute Work Order #5 Amendment #1 between the City of Celina and Garver, LLC in the amount of \$698,928 for professional services relating to the Wastewater Treatment Plant improvements. (Fourmentin)
- M. Consider and act upon a resolution of the City Council of the City of Celina, Texas, accepting the 2017 Certified Tax Roll for the City of Celina. (Toutounchian)
(2017-199R)
- N. Consider an act upon an agreement by and between the City of Celina and Denton County for Fire and Emergency Medical Services. (Metdker)
- O. Consider and act upon agreement to contribute right of way funds to make certain highway improvements on highway no: SH 289 from N. Bus 289C, North of Celina to N. CR 60/CR 107 (Grayson CL). (Johnson)
(2017-207R)
- P. Consider and act upon an ordinance terminating Tax Increment Reinvestment Zone Number One, City of Celina, Texas; Authorizing the distribution of tax increment funds of the zone to taxing units participating in the zone in accordance with the Texas tax code. (Downtown) (DeBuff)
(2017-64)
- Q. Consider and act upon a resolution setting a public hearing on December 12, 2017 at 5:00 p.m. under section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone within the City of Celina, Texas for The Downtown, being a ±687 acre tract of land generally located west of Preston Road and north of W. Glendenning Pkwy. (Downtown) (DeBuff)
(2017-200R)
- R. Consider and act to authorize the city manager to execute a memorandum of understanding (MOU) with the Hillwood Development. (Hillwood) (Laumer)
(presented fee agreements in place of MOU)
- S. Consider and act upon an ordinance amending the City's Code of Ordinances Chapter 8: Offenses and Nuisances; Article 8.07: Sex Offender Residency and Public Safety Zone. (DeBuff/Griggs)
(2017-65)
- T. Item T was moved to Items Moved from Consent Agenda
Now item Z
- U. Consider and act upon a Final Plat for Light Farms Grange 4, being a ±15.73 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas, generally located north of Frontier Parkway, south of CR 51, west of the BNSF Railroad, and east of Dallas Parkway, containing 39 residential lots, and 3 open space lots. (Light Farms Grange 4 Final Plat) (Rodriguez)
- V. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, amending the Celina Code of Ordinances Chapter 8: Offenses and Nuisances; Article 8.04: Noise, to add a new section entitled territorial application. (Griggs)

(2017-66)

- W. Consider and act upon a Chapter 380 grant agreement by and among the City of Celina, Texas and Perry Homes, LLC acting by and through their respective authorized officers and representatives. (Toutounchian)
- X. Consider and act upon an ordinance of the City of Celina, Texas amending ordinance 2016-65, which adopted and approved the budget for fiscal year beginning October 1, 2016 and ending September 30, 2017, and make appropriations for each department, project and account, by adopting an amended fiscal year 2016-2017 budget for the City of Celina, Texas, reallocating funds between accounts pursuant to exhibit "A", attached hereto and incorporated into this ordinance. (Toutounchian)

(2017-67)

- Y. Consider and act upon an ordinance of the City Council of the City Of Celina, Texas, amending the City's Code Of Ordinances, Appendix A: Fee Schedule, Garbage Collection. (Toutounchian)

(2017-68)

ITEMS MOVED FROM CONSENT AGENDA:

- Z. Consider and act upon a resolution of the City Council of the City of Celina, Texas, confirming support for the proposed Palladium Celina Senior Living Development located on the south side of E. Sunset Blvd and west of County Road 89. (Palladium Celina Senior Living) (DeBuff)

(2017-201R) Councilwoman Koehne recused herself at 6:43 p.m. and left the dais. She returned at 6:43 p.m. after the vote.

RESULT:	APPROVED [5 TO 0]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Carmen Roberts, Place 4
AYES:	Hopkins, Webber, Roberts, Anderson, Nabors
RECUSED:	Koehne

- AA. Consider and act upon a task order authorization by and between the City of Celina and TRC for Professional Services. (Johnson)

RESULT:	NO ACTION
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VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct two public hearings at 5:00 p.m. and 5:05 p.m. to consider testimony on the proposed annexation of an approximate approximately 53.154 acre tract of land situated in the I.C. Williams Survey, Abstract No. 943, Collin County, Texas, and an approximately 10 acre tract of land situated in the I.C. Williams Survey, Abstract No. 943, both properties are generally located north of CR 51, east of Dallas Parkway, west of Preston Road, and south of FM 428 (Glendenning Parkway). (Dickerson Annexation) (Rodriguez)

Mayor Terry opened the first hearing at 6:44 p.m. No public comment was received. The hearing was closed at 6:45 p.m. The second hearing was opened at 6:45 p.m. No public comment was received. The hearing was closed at 6:45 p.m.

- B. The Celina City Council will conduct a public hearing to consider testimony and act upon a rezoning ordinance of the City Council of the City of Celina, Texas, 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 request for an ±18.604 acre tract of land situated in the Collin County School Land Survey, Sheet 1, Tract 30, Abstract No. 167, from a zoning designation of C-1, retail district, to PD, Planned Development with a base zoning designation of C-1, the property is generally located at the southwest corner of Preston Road and Ash Street. (Celina Crossing Zoning) (Rodriguez)

(2017-69) Mayor Terry opened the hearing at 6:45 p.m. No public comment was received. The hearing was closed at 6:48 p.m.

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

- C. The Celina City Council will conduct a public hearing to consider testimony and act upon a resolution of the City Council of the City of Celina, Texas, hereby authorizing the Mayor to execute a development agreement by and between the City of Celina and Celina 52 East, L.P. The property is ±63.156 acres, and is generally located north of CR 51, east of Dallas Parkway, west of Preston Road, and south of FM 428 (Glendenning Parkway). (Greenway 63 Development Agreement) (Laumer)

(2017-202R) Mayor Terry opened the hearing at 6:48 p.m. No public comment was received. The hearing was closed at 6:49 p.m.

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

- D. The Celina City Council will conduct a public hearing to consider testimony and take action upon a resolution authorizing and creating The Columns Public Improvement District (PID) in accordance with Chapter 372 of the Texas Local Government Code; a ±48.784 acre tract of land generally located east of Dallas Parkway and south of County Road 51. (The Columns) (DeBuff)

(2017-203R) Mayor Terry left the meeting at this time (6:51 p.m.) Mayor Pro Tem Anderson opened the hearing at 6:51 p.m. No public comment was received. The hearing was closed at 6:53 p.m. (Councilman Webber left the dais for one minute at 6:52 p.m.)

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

- E. The Celina City Council will conduct a public hearing to consider testimony on the creation of a Tax Increment Reinvestment Zone consisting of approximately ±48.784 acres generally located east of Dallas Parkway and south of County Road 51, 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 Nine, 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; containing Findings related to the creation of the Zone; providing a date for the termination of the Zone; providing that the Zone take effect immediately upon passage of the Ordinance. (The Columns) (DeBuff)

(2017-70) Mayor Pro Tem Anderson opened the hearing at 6:53 p.m. No public comment was received. The hearing was closed at 6:54 p.m.

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

- F. The Celina City Council will conduct a public hearing to consider testimony on the creation of a Tax Increment Reinvestment Zone consisting of approximately ±97 acres generally located north of County Road 105, east of Preston Road, and south of Country Road 102, 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 Ten, 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; containing Findings related to the creation of the Zone; providing a date for the termination of the Zone; providing that the Zone take effect immediately upon passage of the Ordinance. (Chalk Hill) (DeBuff)

(2017-71) Mayor Pro Tem Anderson opened the hearing at 6:54 p.m. No public comment was received. The hearing was closed at 6:56 p.m.

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

IX. ACTION ITEM:

- A. Consider and act upon a resolution accepting a petition to dissolve Chalk Hills Public Improvement District, calling for a public hearing and authorizing notices. (Chalk Hill) (DeBuff)

(2017-204R)

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

- B. Consider and act upon a resolution of the City Council of Celina, Texas, setting a public hearing under sec. 372.009 of the Texas Local Government Code for the creation of the Chalk Hill Public Improvement District within the City of Celina, Texas; and authorizing the issuance of notice by the City Secretary of Celina, Texas regarding the public hearing. (Chalk Hill) (DeBuff)

(2017-205R)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Webber, Place 1
SECONDER:	Wayne Nabors, Place 2
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson, Nabors

- C. Consider and act on authorizing the city manager to negotiate and execute annexation agreements with landowners within Celina's extraterritorial jurisdiction. (Laumer)

Action Item C was taken after Public Hearing Item C.

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

X. ADJOURNMENT:

There being no further comment Mayor Pro Tem Anderson adjourned the meeting at 6:59 p.m.

Sean Terry, Mayor

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

Date Minutes Approved