



**NOTICE OF
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
Tuesday, November 13, 2018 AT 5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Attendee Name	Organization	Title	Status	Arrived
Bill Webber	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	Absent	
Mindy Koehne	City of Celina	Place 5	Present	
Chad Anderson	City of Celina	Place 6	Present	
Sean Terry	City of Celina	Mayor	Present	

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

II. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Terry led the pledges of allegiance. Pastor Chris Carter of Movement 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. Preliminary FY 2018 Budget vs. Actual Report. (Toutounchian)

Director of Finance Jay Toutounchian gave a preliminary report on numbers for the fiscal year end.

B. 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 5:08 p.m. with City Attorney Lance Vanzant and City Manager Jason Laumer.

- A. Consider and act to authorize the City Manager to execute an agreement by and among the City of Celina and Celina Real Estate, L.P. and Celina Realty, L.P. for Chapter 380 program economic incentives. (Jackson)

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

- B. 2018-40R Consider and act on a resolution authorizing the use of eminent domain to condemn Rights of way, public water line easements and temporary construction easements in real properties as portions of tracts of land generally described as being located in the Celina original donation Survey, in the Collin County School lane #14 Survey Abstract number A1067, in the Collin County School lane #16 survey Abstract number A1068, in the George Wiley Survey, Abstract A0988, in the S. McCullough

Councilman Hopkins moved to authorize the use of eminent domain to condemn rights of way, public water line easements and temporary construction easements in real properties as portions of tracts of land generally described as being located in the Celina Original Donation Survey, in the Collin County School Land #14 Survey, Abstract Number A1067, in the Collin County School Land #16 Survey, Abstract Number A1068, in the George Wiley Survey, Abstract A0988, in the S. McCullogh Survey.

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

- C. Consider and act to authorize the City Manager to execute documents to acquire the property of interest reflected in the exhibits for drainage improvements. (Brawner)

(2018-45R)

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

- D. 2018-41R Consider and act to approve a resolution for the Purchase of Real Properties, Easements and Right of Way (ROW) for the Water Transmission Line Project (Brawner)

No action taken on item D.

RESULT:	WITHDRAWN [UNANIMOUS]
AYES:	Webber, Hopkins, Koehne, Anderson
ABSENT:	Nabors, Roberts

Reconvene Into Open Session

The Celina City Council reconvened into open session at 5:36 p.m.

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

VII. CONSENT AGENDA:

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

A. Minutes Approval:

1. City Council - Regular Meeting - Oct 9, 2018 5:00 PM

- B. **2018-42R** - Consider and act upon a resolution of the City Council of the City of Celina Texas, authorizing creation of an employee benefits trust; designating members of said trust; and authorizing the trust to purchase various forms of insurance for the benefit of city officers, employees, qualified retirees, and their dependents. (Hall)
- C. **2018 - 57** - Consider and act upon an ordinance amending the Fiscal Year 2018-2019 Budget. (Toutounchian)
- D. **2018 - 58** - Consider and act upon an ordinance approving and authorizing the issuance and sale of the City of Celina, Texas, special assessment revenue bonds, Series 2018 (Glen Crossing Public Improvement District Phase #1B Project); approving and authorizing related agreements, and providing for an effective date. (DeBuff)
- E. **2018 - 59** - Consider and act upon an ordinance approving and authorizing the issuance and sale of the City of Celina, Texas special assessment revenue bonds, Series 2018 (Glen Crossing Public Improvement District Phase #2 Project); approving and authorizing related agreements, and providing for an effective date. (DeBuff)
- F. Consider and act to authorize the City Manager to execute a contract between the City of Celina and Dickerson Construction Co. Inc. in the amount of \$2,705,440.50 for the Southeast Sector Sewer Line 5B (Brawner)
- G. Consider and act to authorize the City Manager to execute an amendment to the Construction Manager at Risk Agreement to Establish the Guaranteed Maximum Price for Phase 1 of Fire Station #2 by and between the City of Celina and Hangartner, LLC in the amount of \$2,968,594.00 (Brawner)
- H. Consider and act to authorize the City Manager to execute a contract between the City of Celina and KS State Bank in the amount of \$340,818.00 for purchase of a modular building. (Brawner)
- (2018-44R)
- I. Consider and act to authorize the City Manager to execute a contract between the City of Celina and ANA Construction in the amount of \$123,998.75 (includes 15% contingency) for the decommission of an existing lift station in downtown behind Lucy's restaurant. (Brawner)

- J. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Celina Real Estate, L.P. for a facilities agreement regarding use of property for parking during construction. (Brawner)
- K. **2018 - 60** - Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Thomas F. Yenny for an annexation deferment and subsequently consider and act upon an ordinance of the City of Celina, Texas, repealing ordinance No. 2017-112, annexing certain territories contiguous to and adjoining the City of Celina, Texas, to wit being an approximately 2.015 acre tract of land generally located on the east side of Prairie Meadow Lane and north of CR 101; and being more particularly described by metes and bounds in Exhibit "A" and graphically depicted in Exhibit "B" attached hereto and incorporated herein. (Thomas F. Yenny Disannexation) (McAfee)
- L. Consider and act upon an agreement by and between the City of Celina and Denton County for Fire and Emergency Medical Services. (Metdker)

VIII. PUBLIC HEARING/ACTION:

- A. **2018 - 61** - 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, approving an amended Final Project and Reinvestment Zone Financing Plan for Reinvestment Zone Number Six, City of Celina, Texas including a percent of participation, update to projects, and a change in boundaries of the Zone. (Glen Crossing) (DeBuff)

Item A was taken before the Consent Agenda. Mayor Terry opened the hearing at 5:38 p.m. No public comment was received. The hearing was closed at 5:39 p.m.

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

- B. **2018 - 62** - 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 Service and Assessment Plan and Phase #2 assessment roll for the Glen Crossing Public Improvement District; making a finding of special benefit to the property in Phase #2 of the District; levying special assessments against property within the District and establishing a lien on such property; providing for the method of assessment and the payment of the Phase #2 assessments in accordance with Chapter 372, Texas Local Government Code, as amended, providing penalties and interest on delinquent assessments, providing for severability, and providing an effective date. (DeBuff)

Item B was taken before the Consent Agenda. Mayor Terry opened the hearing at 5:39 p.m. Corey Admire with Shupe, Ventura of Dallas, Texas, representing the applicant spoke in favor of the ordinance. The hearing was closed at 5:41 p.m.

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

- C. **2018 - 63** - 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, Chapter 14: Zoning, by adding a new Article 14.03.032 DNTD, Dallas North Tollway Overlay District. (Dallas North Tollway Overlay District) (McAfee)

Mayor Terry opened the hearing at 5:42 p.m. No public comment was received. The hearing was closed at 5:47 p.m.

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

- D. **2018 - 64** - 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, Chapter 14: Zoning, Section 14.04.002, Accessory Buildings and Use Regulations. (Accessory Buildings and Use Regulations) McAfee

Mayor Terry opened the hearing at 5:48 p.m. No public comment was received. The hearing was closed at 5:49 p.m.

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

- E. **2018 - 65** - 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, Chapter 14: Zoning, Article 14.05, Division 5, Exterior Construction and Design Requirements and replacing it in its entirety with Article 14.05, Division 5, Architectural Design Standards. (Architectural Design Standards) (McAfee)

Mayor Terry opened the public hearing at 5:50 p.m. No public comment was received. The hearing was closed at 5:55 p.m.

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

IX. ACTION ITEM:

- A. Consider and act upon an Extraterritorial Jurisdiction Development Agreement by and between the City of Celina, Texas and Chapel Creek Partners, LP. The subject property is an approximately 72.260 acre tract of land generally located on the southwest corner of CR-90 (future Glendenning Parkway) and CR 87 (Coit Road) within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Central Park Villas Development Agreement) (DeBuff)

Larry Beck with Chapel Creek Partners spoke about the project being proposed.

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

- B. **2018-43R** - 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)

Councilwoman Koehne recused herself at 6:05 p.m. from the discussion on item B. Tom Huth and Kim Schwimmer from Palladium USA International gave a quick presentation on the project. Councilwoman Koehne returned to the dais at 6:10 p.m.

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

- C. **2018 - 66** - 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, Utility Rates. (DeBuff)

Dan Jackson with WilDan Financial Services presented the recommended rates and options. Councilwoman Koehne moved to approve item C with Alternative 2.

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

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 6:30 p.m.

Sean Terry, Mayor

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

Date Minutes Approved