



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
TUESDAY, NOVEMBER 12, 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	Present	
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 Sean Terry led the pledges of allegiance. Councilman Wayne Nabors gave the invocation.

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. Proclamation-Pastor Moore. (Terry)

Mayor Terry read a proclamation commemorating the service Pastor Isiah Moore, Jr., and Sis Wanda Sykes-Moore have given to the community, the Celina Police Department, and St. Phillip Baptist Church for the past 30 years.

B. American Planning Association Award Presentation. (McAfee)

Kristina Sebastian with the Texas Chapter of the American Planning Association presented an American Planning Association Award to the City for the Downtown Master Plan Project.

C. Texas Municipal League Municipal Excellence Award. (Griggs)

Police Chief Tony Griggs presented the City Council with the Texas Municipal League Municipal Excellence Award given to the Celina Police Department for its initiative in curbing new construction related thefts.

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Introduction of new employees. (Laumer)

City Manager Jason Gray introduced Assistant City Manager Karla Stovall to the City Council.

B. Texas Parks and Wildlife Grant application. (Brawner)

Director of Engineering Kim Brawner presented the City Council with information on the proposed grant project for a new playground at Old Celina Park for older children.

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

No other items were discussed.

D. Staff Reports attached

V. **OPEN FORUM:**

No public comment was received.

VI. **EXECUTIVE SESSION:**

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, and 551.087, Deliberation Regarding Economic Development Negotiation.

The Celina City Council convened into Executive Session at 5:14 p.m. with City Manager Jason Laumer and City Attorney Lance Vanzant.

A. Discussion regarding Cottonwood Creek potential revised development agreement.

B. Discussion regarding boundary agreement amendments with adjacent cities.

C. Discussion regarding potential business retention.

Reconvene Into Open Session

The City Council reconvened into Open Session at 5:50 p.m.

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

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:	Steiner, Nabors, Hopkins, Koehne, Anderson
ABSENT:	Roberts

A. Minutes Approval:

1. City Council - Regular Meeting - Oct 8, 2019 5:00 PM

- B. **2019-54R** - Consider and act upon a resolution of the City Council of the City of Celina, Texas, accepting the 2019 Certified Tax Roll for the City of Celina. (Toutounchian)
- C. **2019 - 45** - Consider and act upon an ordinance of the City of Celina, Texas amending ordinance 2019-39 which adopted and approved the budget for fiscal year beginning October 1, 2019 and ending September 30, 2020, and make appropriations for each department, project and account, by adopting an amended 2019- 2020 budget for the City of Celina, Texas, reallocating funds between accounts, attached hereto and incorporated into this ordinance. (Stovall)
- D. **2019-58R** - Consider and act upon a resolution of the City Council of the City of Celina, Collin County, Texas, casting ballots for Wayne Mayo for the board of directors for the Central Appraisal District of Collin County in accordance with Section 6.03 (G) of the State Property Tax Code. (Terry)
- E. **2019 - 47** - Consider and act upon an ordinance amending the City's Code of Ordinances Chapter 12: Traffic and Vehicles; Article 12.04: Parking. (Parking Ordinance) (McAfee)
- F. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and James Land & Development, LLC for economic incentive funding under Chapter 380 of the Texas Local Government Code. (DeBuff)
- G. **2019-59R** - Consider and act upon a resolution of the City of Celina, Texas, approving an agreement regarding construction and funding of Prairie Crossing Drive. (LFC Land Company and Collin County MUD #1 Agreement) (DeBuff)
- H. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Collin County for participation in Tax Increment Reinvestment Zone #11 for the Downtown. (DeBuff)
- I. **2019-60R** - Consider and act upon a resolution of the City of Celina, Texas determining the costs of certain public improvements to be financed by the Lakes at Mustang Ranch Public Improvement District; approving a preliminary service plan and assessment plan, including proposed assessment rolls; directing the filing of the proposed assessment rolls with the City Secretary to make available for public inspection; noticing a public hearing for December 10, 2019 to consider an ordinance levying assessments on property located within the Lakes at Mustang Ranch Public Improvement District; directing city staff to publish and mail notice of said public hearing. (Mustang Lakes PID CDR & SAP approval) (DeBuff)
- J. Consider and Act upon an Interlocal Agreement between the City of Celina and the City of Richardson for cooperative purchasing. (Berry)
- K. Consider and act to authorize the use of contingency funds (\$333,477.60 5%) for the City Building Renovations and authorize change order 19 in the amount of \$50,665.37. (Berry)
- L. Consider and act to authorize the City Manager to execute a contract between the City of Celina and Highway ITS, in the amount of \$966,344.36 plus 10% contingency (\$86,900.00) for Preston Road Lighting, Phase 1, Bid # 2019-0018. (Berry)
- M. Consider and act upon an agreement with Reeder Distributors for the use of fuel tanks at Public Works and Fire Station 2 and delivered fuel. (Berry)

- N. Consider and act to authorize the City Manager to execute a contract between the City of Celina and Pavecon Public Works, LP in the amount of \$105,650 plus ten percent contingency (\$10,565.00) for asphalt repairs. (Berry)
- O. Consider and act to authorize the City Manager to execute an escrow letter agreement by and among the City of Celina and MM Columns Residential, LLC and K. Hovnanian DFW Light Farms, LLC and Republic Property Group for extension of Light Farms Way; and providing for an effective date. (Brawner)
- P. **2019-61R** - Consider and act upon a resolution of the City Council of the City of Celina, Texas, as hereinafter referred to as “applicant,” designating certain officials as being responsible for, acting for, and on behalf of the applicant in dealing with the Texas Parks and Wildlife department, hereinafter referred to as “department,” for the purpose of participating in the local park grant program, hereinafter referred to as the “program”; certifying that the applicant is eligible to receive program assistance; certifying that the applicant matching share is readily available; and dedicating the proposed site for permanent (or for the term of the lease for leased property) public park and recreational uses (Brawner/Webb)
- Q. Consider and act upon Interlocal agreements by and between the City of Celina and Denton County for Fire and Emergency Medical Services. (Metdker)

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider testimony and act upon a request for a development agreement, including the adoption of development regulations, for a master planned single-family residential development on approximately 109 acres of land; generally located west of FM 455 and north of CR 9, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (La Terra Development Agreement) (McAfee)

Councilwoman Koehne recused herself from this discussion and left the room due to a conflict of interest. Mayor Terry called the hearing to order at 5:50 p.m. Neal Heckel representing Pointe Land Development gave a brief presentation to the City Council. No public comment was received. The hearing was closed at 5:59 p.m. Councilwoman Koehne returned to the dais.

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

- B. **2019 - 48** - The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance amending the City’s Comprehensive Plan, Ordinance 2013-06; to amend the City’s Master Thoroughfare documents and exhibits (Brawner)

Mayor Terry opened the hearing at 6:00 p.m. No public comment was received. The hearing was closed at 6:05 p.m.

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

- C. The Celina City Council will conduct a public hearing and consider testimony 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 6:05 p.m. No public comment was received. The hearing was closed at 6:07 p.m.

IX. ACTION ITEM:

- A. Consider and act upon approval of a contract by and between the City of Celina and The Broussard Group, Inc./TBG Partners for professional design services. (Jackson)

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

- B. Consider and act to authorize the City Manager to execute a contract for the Construction Manager at Risk Agreement to establish the guaranteed maximum price for Old Celina Park expansion by and between the City Celina and AUI Partners in the amount of \$13,200,690.00 (Brawner)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Justin Steiner, Place 1
SECONDER:	Mindy Koehne, Place 5
AYES:	Steiner, Nabors, Hopkins, Koehne, Anderson
ABSENT:	Roberts

- C. **2019-62R** - Consider and act upon a resolution of the City Council of the City of Celina approving the proposed Choate Parkway capacity improvements project from Collin County Outer Loop to Kinship Parkway for submittal to the Collin County 2018 bond program's 2019/20 Collin County thoroughfare call for city projects (Brawner).

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

- D. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Old Celina, LTD for right of way dedication and roadway infrastructure. (Brawner)

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

X. **ADJOURNMENT:**

There being no further comment Mayor Terry adjourned the meeting at 6:23 p.m.

Sean Terry, Mayor

Secretary

Date Minutes Approved