CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, NOVEMBER 10, 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	Present	
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. Deputy Mayor Pro Tem Wayne Nabors gave the invocation.

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. Gigabit City Proclamation. (Howard)

Director of Government Affairs Corbett Howard presented Gigabit City Proclamations from the State of Texas to Mayor Sean Terry, EDC President Kyle Rose, Former EDC member Scott Stawski, Former Director of IT Scott Cromwell, City Manager Jason Laumer, Matt Foster with AT & T, GCEC Sales Manager Byron Whitaker and GCEC CFO Chris Offil. Mayor Terry then presented Former EDC Director Corbett Howard with a proclamation.

B. Celina Census Complete Count Committee Appreciation. (Howard)

Director of Government Affairs Corbett Howard congratulated the 47 members of the Complete Count Committee on a job well done with good participation from Celina citizens on the 2020 census.

C. Texas Downtown Association President Award Winner Presentation - The Huddleston Building. (Barton)

Downtown Development Manager Rebecca Barton presented the Texas Downtown Association's Best New Construction Award for the Huddleston Building to the owners Greg Allen, Connor and Van Nichols, the Huddleston family and Architect Mike Mitchell.

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Introduction of new employees. (Jenks)

Assistant to the City Manager Drew Jenks introduced new receptionist Aly Jones.

B. Downtown Code-Concepts & Highlights Presentation. (Nusser)

Abra Nusser with Kimley Horn gave the presentation.

C. Neighborhood Vision Book Presentation. (Drake)

Emily Drake with Kimley Horn gave the presentation.

D. Presentation regarding Code Enforcement (part two of two). (McAfee)

Director of Development Services Dusty McAfee gave an overview of the process and proposed changes.

E. Discussion regarding Water Meter Request for Information. (Figueroa)

Director of Public Works Andy Figueroa gave a history of meter reading technology and a timeline in the process for looking at the best metering products available to the city.

F. Discussion regarding annual stormwater management plan actions. (Glasgow)

Director of Engineering Andy Glasgow introduced Nolan Harvey who presented the plan.

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

No other items were discussed.

H. Staff Reports

V. OPEN FORUM:

No comments were received.

VI. EXECUTIVE SESSION:

The City Council adjourned into executive session at 6:02 p.m. with City Manager Jason Laumer, Assistant City Manager Karla Stovall and City Attorney Trey Sargent. Mayor Terry recused himself from item B. Councilwoman Koehne recused herself from item C.

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 an agreement with High Point Estates Homeowner's Association regarding extension of fiber infrastructure to their subdivision area.

B. Discussion regarding an agreement with Centurion American regarding development matters on a 102 acre tract located immediately north of High Point Estates in Celina's extraterritorial jurisdiction.

C. Discussion regarding an agreement with Rockhill Capital & Investments regarding development matters for a project commonly known as Villages at Uptown, located north of downtown from FM455 to Louisiana Street.

D. Discussion regarding an agreement with Celina Independent School District pertaining to public improvements and real estate matters.

E. 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 6:45 p.m.

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

No action was taken out of executive session.

VII. CONSENT AGENDA:

Councilman Hopkins moved to approve the consent agenda minus item S.

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

A. Minutes Approval:

1. City Council - Regular Meeting - Oct 13, 2020 5:00 PM

B. Consider and act upon a resolution adopting the Neighborhood Vision Book. (Neighborhood Vision Book) (McAfee)

(2020-79R)

C. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Rachel Baty for economic incentive funding under Chapter 380 of the Texas Local Government Code. (Annie Jack – DIP) (Barton)

D. Consider and act to authorize the City Manager to execute a facility use agreement by and between the City of Celina and Two29 On The Square for weddings on the square. (Two29 Agreement) (Barton)

E. Consider and act to authorize the Mayor Pro-Tem to execute a Landowner Agreement, a Phase #2 Direct Improvements Reimbursement Agreement, and a Phase #2 Direct Improvements Construction, Funding, and Acquisition Agreement by and between the City of Celina and CADG Ownsby Farms, LLC, in connection with the Ownsby Farms Public Improvement District. (Ownsby Farms Phase #2 PID – Miscellaneous Agreements) (Pouladi)

F. Consider and act upon a resolution of the City of Celina, Texas setting a public hearing under Sec. 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone within the City of Celina, Texas; authorizing the issuance of notice by the City Secretary of Celina, Texas, regarding the public hearing; and directing the City to prepare a preliminary reinvestment zone financing plan. (Edgewood Creek- TIRZ – Resolution) (Pouladi)

(2020-80R)

G. Consider and Act to authorize the purchase of vehicles for fiscal year 2021 to Various Vendors in an amount not to exceed $786,514.60. (Berry)

H. Consider and act to award bid 2020-0044 for asphalt at the unit prices listed to Austin Asphalt, Reynolds Asphalt, and RK Hall. (Berry)

I. Consider and act to authorize the City Manager to execute an amendment to the Construction Manager at Risk Agreement to establish an amendment to the guaranteed maximum price (GMP) for Old Celina Park expansion by and between the City Celina and AUI Partners in the amount of $197,470.90 (Brawner)

J. Consider and act to authorize an agreement for engineering services for the design of improvements to the Beech St for an amount not to exceed $136,000.00. (Glasgow)

K. Consider and act to authorize the execution of an Interlocal agreement by and between the City of Celina and Mustang Special Utility District regarding the exchange of Water and Sewer Certificate of Convenience and Necessity Documents (Brawner)

L. Consider and act upon a contract by and between the City of Celina and TRC Engineering for the design of the reconstruction of some selected roads in downtown with associated water and sewer improvements as part of the City's Annual Street Maintenance Program in the amount of $138,500 . (Glasgow).

M. Consider and act upon a contract by and between the City of Celina and Pacheco Koch for design approximately 3000 linear feet of an 8-inch force main in the amount of $64,880. (Glasgow).

N. Consider and act upon a contract by and between the City of Celina and Pacheco Koch for design approximately 5,200 linear feet of gravity wastewater line ranging in size from 8 to 18inches in the amount of $110,415. (Glasgow).

O. Consider and act upon a contract by and between the City of Celina and Pacheco Koch for design of a new wastewater lift station on Sunset Boulevard in the amount of $139,835. (Glasgow).

P. Consider and act upon a Master Services Agreement (MSA) contract by and between the City of Celina and Lockwood, Andrews and Newman, Inc. for Engineering and Surveying Services. (Glasgow)

Q. Consider and act upon a contract by and between the City of Celina and KSA Engineers for the design of the CR 53 and Old Log trail Street improvements in the amount of $142,000 . (Glasgow).

R. Consider and act upon an agreement by and between the City of Celina and Denton County for Fire and Emergency Medical Services. (Metdker)

S. Item S was moved to Items moved from Consent Agenda

T. Consider and act upon an amendment to a development agreement between Smiley Water Control and Improvement District Nos. 1 and 2, Smiley Rd. Ltd., Green Meadows Communities, Inc., Green Meadows Master Community Inc., Mustang SUD and the City of Celina related to code enforcement services. (Laumer)

U. Consider and act upon an amendment to an interlocal agreement between Smiley Water Control and Improvement District Nos. 1 and 2 and the City of Celina related to fire protection services. (Laumer)

ITEMS MOVED FROM CONSENT AGENDA:

V. Consider and act upon an agreement between Smiley Water Control and Improvement District Nos. 1 and 2 and the City of Celina related to building permits, inspections and similar development services. (Laumer)

RESULT:	**NO ACTION**

VIII. PUBLIC HEARING/ACTION:

A. The Celina City Council will conduct a public hearing to consider and act upon an ordinance amending the City's Code of Ordinances, Chapter 10: Subdivision Regulations, Article 10.03, Subdivision Ordinance. (Subdivision Ordinance Amendment) (McAfee)

(2020-95) 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:	Wayne Nabors, Place 2
SECONDER:	Justin Steiner, Place 1
AYES:	Steiner, Nabors, Hopkins, Roberts, Koehne
ABSENT:	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 29 acre tract of land from Commercial, Office, & Retail Zoning District (C) to Mixed-Use Zoning District (MU), generally located at the northwest corner of Legacy Drive and Frontier Parkway. (NWC Frontier & Legacy - Zoning) (Mohan)

(2020-96) Councilwoman Koehne recused herself from this item due to a conflict of interest. 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 [4 TO 0]**
MOVER:	Carmen Roberts, Place 4
SECONDER:	Andy Hopkins, Place 3
AYES:	Steiner, Nabors, Hopkins, Roberts
ABSENT:	Anderson
RECUSED:	Koehne

C. The Celina City Council will conduct a public hearing to consider and act upon an ordinance abandoning and vacating an approximately 0.088 acre and a 0.082 acre right-of-way, generally located north of Malone Street and east of the BNSF Railroad. (Northside at Rollertown Alley Abandonment)

(2020-97) Mayor Terry called the meeting to order at 6:49 p.m. No public comment was received. The hearing was closed at 6:52 p.m.

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

D. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final Ownsby Farms Public Improvement District Updated Service and Assessment Plan – Updated for Phase #2, including the Phase #2 assessment roll; making a finding of special benefit to property within Phase #2 of the Ownsby Farms Public Improvement District; 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 #2 assessed property in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Ownsby Farms Phase #2 – PID Levy) (Pouladi)

(2020-98) Mayor Terry recused himself from this item due to a conflict of interest. Deputy Mayor Pro Tem Nabors 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:	Andy Hopkins, Place 3
SECONDER:	Carmen Roberts, Place 4
AYES:	Steiner, Nabors, Hopkins, Roberts, Koehne
ABSENT:	Anderson

E. The Celina City Council will conduct public hearings in accordance with Texas Local Government Code Section 43.0686(c)(2), 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 properties: (20-03 Annexation Second Public Hearing) (Mohan)

Mayor Terry opened hearing #1 at 6:55 p.m. No public comment was received. The hearing was closed at 6:56 p.m. Mayor Terry opened hearing #2 at 6:56 p.m. No public comment was received. The hearing was closed at 6:56 p.m. Mayor Terry opened hearing #3 at 6:56 p.m. No public comment was received. The hearing was closed at 6:56 p.m. Mayor Terry opened hearing #4 at 6:56 p.m. No public comment was received. The hearing was closed at 6:56 p.m. Mayor Terry opened hearing #5 at 6:56 p.m. No public comment was received. The hearing was closed at 6:57 p.m. Mayor Terry opened hearing #6 at 6:57 p.m. No public comment was received. The hearing was closed at 6:57 p.m. Mayor Terry opened hearing #7 at 6:57 p.m. No

public comment was received. The hearing was closed at 6:57 p.m. Mayor Terry opened hearing #8 at 6:57 p.m. No public comment was received. The hearing was closed at 6:57 p.m. Mayor Terry opened hearing #9 at 6:57 p.m. No public comment was received. The hearing was closed at 6:58 p.m. Mayor Terry opened hearing #10 at 6:58 p.m. No public comment was received. The hearing was closed at 6:58 p.m. Mayor Terry opened hearing #11 at 6:58 p.m. No public comment was received. The hearing was closed at 6:58 p.m. Mayor Terry opened hearing #12 at 6:58 p.m. No public comment was received. The hearing was closed at 6:58 p.m. Mayor Terry opened hearing #13 at 6:58 p.m. No public comment was received. The hearing was closed at 6:59 p.m. Mayor Terry opened hearing #14 at 6:59 p.m. No public comment was received. The hearing was closed at 6:59 p.m. Mayor Terry opened hearing #15 at 6:59 p.m. No public comment was received. The hearing was closed at 6:59 p.m. Mayor Terry opened hearing #16 at 6:59 p.m. No public comment was received. The hearing was closed at 6:59 p.m. Mayor Terry opened hearing #17 at 6:59 p.m. No public comment was received. The hearing was closed at 6:59 p.m. Mayor Terry opened hearing #18 at 6:59 p.m. No public comment was received. The hearing was closed at 6:59 p.m. Mayor Terry opened hearing #19 at 7:00 p.m. No public comment was received. The hearing was closed at 7:00 p.m. Mayor Terry opened hearing #20 at 7:00 p.m. No public comment was received. The hearing was closed at 7:00 p.m. Mayor Terry opened hearing #21 at 7:00 p.m. No public comment was received. The hearing was closed at 7:00 p.m. Mayor Terry opened hearing #22 at 7:00 p.m. No public comment was received. The hearing was closed at 7:00 p.m. Mayor Terry opened hearing #23 at 7:00 p.m. No public comment was received. The hearing was closed at 7:00 p.m. Mayor Terry opened hearing #24 at 7:01 p.m. No public comment was received. The hearing was closed at 7:01 p.m. Mayor Terry opened hearing #25 at 7:01 p.m. No public comment was received. The hearing was closed at 7:01 p.m. Mayor Terry opened hearing #26 at 7:01 p.m. No public comment was received. The hearing was closed at 7:01 p.m. Mayor Terry opened hearing #27 at 7:01 p.m. No public comment was received. The hearing was closed at 7:01 p.m. Mayor Terry opened hearing #28 at 7:01 p.m. No public comment was received. The hearing was closed at 7:01 p.m. Mayor Terry opened hearing #29 at 7:01 p.m. No public comment was received. The hearing was closed at 7:02 p.m. Mayor Terry opened hearing #30 at 7:02 p.m. No public comment was received. The hearing was closed at 7:02 p.m.

F. 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: (20-02 Annexation Third Public Hearing and Ordinance Adoption) (Mohan)

(2020-99) Mayor Terry opened hearing #1 at 7:03 p.m. No public comment was received. The hearing was closed at 7:03 p.m. Mayor Terry opened hearing #2 at 7:03 p.m. No public comment was received. The hearing was closed at 7:03 p.m. Mayor Terry opened hearing #3 at 7:03 p.m. No public comment was received. The hearing was closed at 7:03 p.m. Mayor Terry opened hearing #4 at 7:04 p.m. No public comment was received. The hearing was closed at 7:04 p.m. Mayor Terry opened hearing #5 at 7:04 p.m. No public comment was received. The hearing was closed at 7:04 p.m. Mayor Terry opened hearing #6 at 7:04 p.m. No public comment was received. The hearing was closed at 7:04 p.m. Mayor Terry opened hearing #7 at 7:04 p.m. No public comment was received. The hearing was closed at 7:04 p.m. Item #8 was withdrawn. No hearing and no action on item #8

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Andy Hopkins, Place 3
SECONDER:	Carmen Roberts, Place 4
AYES:	Steiner, Nabors, Hopkins, Roberts, Koehne
ABSENT:	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 30 acre tract of land to Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, generally located approximately 1,650 feet east of Celina Parkway (County Road 52) and approximately 1,000 feet south of Glendening Parkway. (Greenway East – PD Zoning) (Mohan)

(2020-100) Mayor Terry opened the hearing at 7:05 p.m. No public comment was received. The hearing was closed at 7:07 p.m.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Wayne Nabors, Place 2
SECONDER:	Justin Steiner, Place 1
AYES:	Steiner, Nabors, Hopkins, Roberts, Koehne
ABSENT:	Anderson

H. The Celina City Council will conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 15 acre tracts of land to Agricultural District (AG), generally located on the north and south sides of Choate Parkway, west of Custer Road, and east of Coit Road. (Greenway East Remainder - Zoning) (Mohan)

(2020-101) Mayor Terry opened the hearing at 7:07 p.m. No public comment was received. The hearing was closed at 7:09 p.m.

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

IX. ACTION ITEM:

A. Consider and act to authorize the City Manager to an ILA between the City of Celina and Collin County for the award of $1,500,000 Park Grant to be used to purchase 187.44 acres of park property (Brawner)

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

B. Consider and act upon an ordinance of the City of Celina, Texas amending ordinance 2020-77 which adopted and approved the budget for fiscal year beginning October 1, 2020 and ending September 30, 2021, and make appropriations for each department, project and account, by adopting an amended 2020-2021 budget for the City of Celina, Texas, reallocating funds between accounts, attached hereto and incorporated into this ordinance. (Bromiley)

(2020-102)

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

C. Consider and act upon an Interlocal Agreement between Denton County, Town of Prosper, 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, Nabors, Hopkins, Roberts, Koehne
ABSENT:	Anderson

D. Consider and act upon an ordinance amending the City's Code of Ordinances, Appendix A: Fee Schedule, providing a comprehensive fee authority update to enable the adoption of a master fee chart. (Master Fee Chart Revision Ordinance) (McAfee)

(2020-103)

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

E. Consider and act upon a resolution adopting a Master Fee Chart. (Master Fee Chart Revision Resolution) (McAfee)

(2020-81R)

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

F. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Autumn Sadler for economic incentive funding under Chapter 380 of the Texas Local Government Code. (Supporting Celina Businesses Update and Two29 On The Square – DIP) (Barton).

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

G. Consider and act upon all matters incident and related to approving and authorizing publication of notice of intention to issue certificates of obligation, including the adoption of a resolution pertaining thereto. (Stovall)

(2020-82R)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Wayne Nabors, Place 2
SECONDER:	Justin Steiner, Place 1
AYES:	Steiner, Nabors, Hopkins, Roberts, Koehne
ABSENT:	Anderson

H. Consider and act upon all matters incident and related to declaring expectation to reimburse expenditures with proceeds of future debt, including the adoption of a resolution pertaining thereto. (Stovall)

(2020-83R)

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

I. Consider and act upon approval of canvass documents for the November 3, 2020, General Election results. (Tarrant)

RESULT:	**NO ACTION**

J. Consider and act upon approval of a resolution calling a Run-Off Election for Place 4 on December 6, 2020. (Tarrant)

RESULT:	**NO ACTION**

X. ADJOURNMENT:

There being no further comment Mayor Terry closed the meeting at 7:29 p.m.

_____
Sean Terry, Mayor

_____ _____
Secretary Date Minutes Approved