



**CITY COUNCIL WORKSESSION, PUBLIC HEARING, & REGULAR MEETING
CELINA COUNCIL CHAMBERS 302 W. WALNUT STREET
TUESDAY, OCTOBER 14, 2014**

5:00 P.M. Worksession/Regular Session/ 6:30 P.M. Public Hearing/Action

MINUTES

WORKSESSION/REGULAR SESSION 5:00 P.M.

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Sean Terry called the meeting to order at 5:00 p.m. Council members present were Mayor Pro Tem Roberts, Vincent Ramos, Lori Vaden and Chad Anderson. Councilmen Wayne Nabors and George Kendrick were absent.

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Engineering Update – *Public Works Director Gabe Johnson reviewed the fire station construction progress, southeast sector sewer line issues and road conditions in the Willock Hills subdivision.*
- B. New Employee Introductions/Promotions – *Depty Chief Mills introduced new firefighters Justin Beamis, Carl Kincaid and noted the following promotions: Sean McCarty to Lieutenant, Terry Kirby to Lieutenant, Matt Jones to Operations Captain and Nick King to EMS Captain. Assistant to the City Manager Michael Montgomery introduced new utility billing clerk Amy Kuehn, Police Chief Mark Metdker noted the promotions of Tony Griggs to Lieutenant and Sammy Hernandez to Corporal.*
- C. National Night Out – *Lieutenant Griggs showed pictures from National Night Out.*
- D. Discussion regarding any and all agenda items – *no other discussion took place.*

City Council convened into Executive Session at 5:30 p.m. with City Manager Mike Foreman and City Attorney Shanna Cargill.

III. EXECUTIVE SESSION:

City Council will convene into Executive Session pursuant to Texas Government Code Section 551.072 Deliberations Regarding Real Property, to deliberate the purchase, exchange, lease or value of real property.

- A. *Property generally located south of FM 455, north of FM 1461, west of FM2478 and east of the Dallas North Tollway.*

City Council reconvened into open session at 6:30 p.m.

PUBLIC HEARING/ACTION ITEMS 6:30 P.M.

IV. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Terry led the pledges of allegiances. Corbett Howard gave the invocation.

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

Representatives from the National Society of the Sons of the American Revolution presented a certificate to the city for properly displaying the flag of our nation. Mayor Terry presented the following proclamations.

A. Clothe a Child Month

Representatives from the Clothe a Child program gave a brief overview of the work they do to help needy families.

B. 2014 National Community Planning Month

Director of Planning and Development Services Helen-Eve Liebman accepted the proclamation.

C. Leadership Circle Award

The city earned this award for fiscal transparency.

D. Domestic Violence Awareness

E. National Fire Prevention Week

VI. OPEN FORUM:

No public comment was received.

VII. CONSENT AGENDA:

- A. Consider and act upon approval of meeting minutes from: 09/02/2014, 09/09/2014, 09/10/2014. Faulkner
- B. Consider and act upon approval of appointments, re-appointments and removals from city boards and commissions, Economic Development Corporation and Community Development Corporation as recommended by the Nominations Committee. Faulkner
- C. Consider and act upon approval of a resolution (2014-46R) of the City Council of the City of Celina, Texas, accepting the 2014 Certified Tax Roll for the City of Celina. Toutouchian
- D. Consider and act upon approval of an ordinance (2014-39) of the City of Celina, Texas, amending Ordinance 2013-22, which adopted and approved the budget for fiscal year beginning October 1, 2013, and ending September 30, 2014, and make appropriations for each department, project and account by adopting an amended fiscal year 2013-2014 budget for the City of Celina, Texas, reallocating funds between accounts pursuant to Exhibit "A". Toutouchian
- E. Consider and act upon an interlocal agreement by and between the City of Celina Public Library and the County of Collin for funding and library services. Shaw
- F. Consider and act upon a resolution (2014-47R) of the City Council of the City of Celina, Texas finding that a public necessity exists to acquire sanitary sewer easements in real property as portions of multiple tracts generally described as being located in the Twelve Oaks#1, Twelve Oaks #2 and Wilson Creek Estates subdivisions as recorded in the Real Property records of Collin County generally located north of E. Frontier Parkway and east of CR 84; providing notice of an official determination to acquire real property for sanitary sewer easements; authorizing the city manager to obtain the necessary appraisal reports and make bona fide offers of just compensation for the easements; authorizing legal counsel to institute eminent domain proceedings on behalf of the city for the acquisition of easements on said tracts if negotiations are unsuccessful; appropriating funds from a lawful source; and providing for an effective date. Johnson
- G. Consider and act upon approval of a professional services agreement by and between the City of Celina and Raba Kistner, Inc. in the maximum amount of \$62,582.00 for easement acquisition services for the southeast sector sewer line. Johnson
- H. Consider and act upon approval of an engineering consultant agreement by and between the City of Celina and Pacheco Koch, Inc. in the maximum amount of \$585,340.00 for engineering design services for the southeast water and sewer. Johnson
- I. Consider and act upon approval of a waterline oversizing reimbursement agreement by and between the City of Celina and LFC Land Company for Light Farms Development. Johnson

- J. Consider and act upon approval of an agreement by and between the City of Celina and Marilee Special Utility District for waterline upsizing. Johnson
- K. Consider and act upon approval of an agreement by and between the City of Celina and Kart Construction and Equipment Co., Inc. for ingress and egress across City property, to pull water from one City fire hydrant and to utilize one City hydrant meter. Johnson
- L. Consider and act upon approval of a Memorandum of Understanding by and between the City of Celina and the Prosper Independent School District Police Department and authorize the Chief of Police to sign the agreement. Metdker
- M. Consider and act upon annual renewal of interlocal agreements with Collin County for Animal Control Services and Construction and Use of the Collin County Animal Shelter.

Mayor Pro Tem Roberts moved to move item G to action items. Councilman Ramos seconded. Motion carried. 4-yes;0-no.

Mayor Pro Tem Roberts moved to move item H to action items. Councilman Ramos seconded. Motion carried. 4-yes;0-no.

Councilwoman Vaden moved to move item L to action items. Mayor Pro Tem Roberts seconded. Motion carried. 4-yes;0-no.

Councilman Ramos moved to table item G to October 22, 2014. Mayor Pro Tem Roberts seconded. Motion carried. 4-yes;0-no.

Councilwoman Vaden moved to table item H to October 22, 2014. Mayor Pro Tem Roberts seconded. Motion carried. 4-yes;0-no.

Councilman Ramos moved to table item L to November 11, 2014. Mayor Pro Tem Roberts seconded. Motion carried. 4-yes;0-no.

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider testimony and take action regarding an ordinance (2014-40) amending the City's Code of Ordinances amending the City's Comprehensive Master Plan, Ordinance 2013-06; to revise the City's Master Thoroughfare plan.

Mayor Terry opened the hearing. No public comment was received. Mayor Terry closed the hearing. Councilman Anderson moved to approve item A. Mayor Pro Tem Roberts seconded. Motion carried. 4-yes;0-no.

- B. The Celina City Council will conduct a public hearing to consider testimony and take action regarding an Amended and Restated Development Agreement by and between the City of Celina, Texas, and Celina 682 Partners, L.P. for The Lakes at Mustang Ranch. The property is approximately 682 acres generally located at the north of FM 1461 and west of CR 2478, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas.

Mayor Terry opened the hearing.

Kevin Keiffer of Twelve Oaks Subdivision asked if anything had changed regarding the sewer line. City Manager Mike Foreman said the city was still looking at options.

Matt Keiffer of Twelve Oaks asked about the sewer line going down the street. City Manager Mike Foreman said the city was looking at that option.

Mayor Terry closed the hearing.

Mayor Pro Tem Roberts moved to take no action and table item B to October 22, 2014. Councilman Ramos seconded. Motion carried. 4-yes;0-no.

Council recessed at 7:00 p.m. for a consultation with city attorneys Julie Fort and Shanna Cargill. The meeting resumed at 7:24 p.m.

IX. ACTION ITEMS:

- A. Consider and act upon moving city council meetings to the First United Methodist Church Sanctuary at 112 North Colorado Drive.

City Manager Mike Foreman suggested the regular city council meetings be held at the church and other meetings be held in council chambers. Mayor Pro Tem Roberts moved to approve item A. Councilwoman Vaden seconded. Motion carried. 4-yes;0-no.

B. Consider and act upon Willock Hills Infrastructure improvements.

Councilman Anderson moved to table item B to November 11, 2014. Mayor Pro Tem Roberts seconded. Motion carried. 4-yes;0-no.

C. Item moved to public hearing/action b.

D. Consider and act upon a resolution (2014-48R) of the City Council of the City of Celina, Texas, accepting a petition to create a Public Improvement District in the Extra Territorial Jurisdiction, calling for a public hearing and directing statutory notices to be given. The property, The Parks at Wilson Creek, is approximately 610 acres generally located east of CR 90, north and south of CR 92, and west of CR 127, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas.

Councilman Ramos moved to approve item D with a public hearing date of November 5th and a publication date of October 17th. Mayor Pro Tem Roberts seconded. Motion carried. 4-yes;0-no.

E. Consider and act upon approval of a resolution of the City Council of the City of Celina, Texas, granting the petition of the owner of an area of land to annex the area into the City of Celina, setting the dates, time and place for the public hearings on the proposed annexation, on the voluntary petition of owners for approximately 681.999 acres of land described on exhibit "A" (the property known as The Lakes at Mustang Ranch); authorizing the preparation of service plans and notification of property owners, service providers, railroads and school districts; authorizing and directing the city secretary to publish notice of such public hearings; and establishing an effective date.

Mayor Pro Tem Roberts moved to table item E. Councilman Ramos seconded. Motion carried. 4-yes;0-no.

F. Consider and act upon an ordinance of the City of Celina, Texas adopting the annexation of certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being a tract of land situated in the Collin County School Land #14 Survey, Abstract No. 167, Tract 42 being all of a 79.223 acre tract of land described in a deed to CELINA 79 PARTNERS LTD as recorded in Instrument number 20130522000697070 of the real property records of Collin County, Texas and being more particularly described by metes and bounds in Exhibit "A", such tract is generally located at the southwest corner of SH289 (Preston Road) and County Road 53.

Mayor Pro Tem Roberts moved to table item F to November 11, 2014. Councilman Ramos seconded. Motion carried. 4-yes;0-no.

G. Consider and act upon an ordinance of the City of Celina, Texas adopting the annexation of certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being a 78.776 acre tract of land situated in George Wiley Survey, Abstract No. A0988, Tract 1, being all of a 78.776 acre tract of land described in a deed to CELINA TOLLWAY 80 PARTNERS LTD as recorded in Instrument number 20140519000494250 of the real property records of Collin County, Texas and being more particularly described by metes and bounds in Exhibit "A", such tract is generally north and west of FM428, east of County Road 54, and south of County Road 8.

Councilwoman Vaden moved to table item G to November 11, 2014. Councilman Ramos seconded. Motion carried. 4-yes;0-no.

H. Consider and act upon an ordinance (2014-41) of the City of Celina, Texas adopting the annexation of certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being a 3.99 acre tract of land situated in Collin County School Land #14 Survey, Abstract No. A0167, Tract 87, being all of a 3.99 acre tract of land described in a deed to Terry David Barnes as recorded in Instrument number 20060123000093180 of the real property records of Collin County, Texas and being more particularly described by metes and bounds in Exhibit "A", such tract is generally located west of SH 289 (Preston Road), north of County Road 5 (Frontier Parkway), east of the Burlington Northern Santa Fe Railroad, and south of County Road 88.

Councilman Ramos moved to approve item H. Mayor Pro Tem Roberts seconded. Motion carried. 4-yes;0-no.

- I. Consider and act upon an ordinance (2014-42) of the City of Celina, Texas adopting the annexation of certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being a .702 Acre tract of land situated in Spencer Rice Survey, Abstract No. A0788, Tract 15, being part of a 3.00 acre tract of land described in a deed to Dinh Tinh Van and Nguyen Hong Mai Thi as recorded in Instrument number 20061009001450980 of the real property records of Collin County, Texas, such tract is generally located west of Dallas Parkway, north of County Road 970, south of County Road 7, and east of County Road 6.

Councilwoman Vaden moved to approve item I. Councilman Anderson seconded. Motion carried. 4-yes;0-no.

- J. Consider and act upon an ordinance (2014-43) of the City of Celina, Texas adopting the annexation of certain territory contiguous to and adjoining the city of Celina, Texas, to wit: being a 5.3715 acre tract of land situated in Collin County School Land #14 Survey, Abstract No. A0167, Block 4, Tract 53, being part of a 15.342 acre tract of land described in a deed to Ray A. Hallford as recorded in instrument number 19890103000001210 of the Real Property Records of Collin County, Texas, such tract is generally located west of SH 289 (Preston Road), north of County Road 5 (Frontier Parkway), east of the Burlington Northern Santa Fe Railroad, and south of County Road 88.

Mayor Pro Tem Roberts moved to approve item J. Councilman Ramos seconded. Motion carried. 4-yes;0-no.

- K. Consider and act upon an ordinance (2014-44) of the City of Celina, Texas adopting the annexation of certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being a 19.9961 acre tract of land situated in Jonathan Westover Survey, Abstract No. A1030, Block 1, Tract 12, being all of a 19.9961 acre tract of land described in a deed to Kevin Kyu Kim and Young Sook Kim as recorded in instrument number 20020321000418050 of the Real Property Records of Collin County, Texas, and being more particularly described by metes in bounds in Exhibit "A" such tract is generally located east of SH 289 (Preston Road), north of FM1461 (Frontier Parkway), west of Preston Hills Circle, and south of County Road 83.

Mayor Pro Tem Roberts moved to approve item K. Councilman Ramos seconded. Motion carried. 4-yes;0-no.

- L. Consider and act upon an ordinance (2014-45) of the City of Celina, Texas adopting the annexation of certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being a 2.0 acre tract of land situated in the County School Land #14 Survey, Abstract No. A0167, Tract 92, being all of a 2.0 acre tract of land described in a deed to BLIK INVESTMENTS LLC. as recorded in Instrument number 20120822001047740 of the Real Property Records of Collin County, Texas, and being more particularly described by metes and bounds in Exhibit "A" such tract is generally located west of SH 289 (Preston Road), north of County Road 5 (Frontier Parkway), east of Business 289 (S. Oklahoma Dr.), and south of E. Ash St.

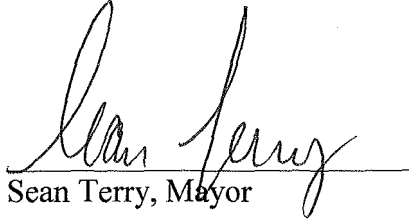
Mayor Pro Tem Roberts moved to approve item L. Councilwoman Vaden seconded. Motion carried. 4-yes;0-no.

- M. Consider and act upon an ordinance (2014-46) of the City of Celina, Texas adopting the annexation of certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being a 20.0 acre tract of land situated in the Spencer Rice Survey, Abstract No. A788, Tracts 17 & 21, being all of a 20.0 acre tract of land described in a deed to WC KELLER LLC as recorded in Instrument number 20140623000639410 of the Real Property Records of Collin County, Texas, and being more particularly described by metes and bounds in Exhibit "A" such tract is generally located west of Dallas Parkway, north of County Road 970, south of County Road 7, and east of County Road 6.

Councilman Anderson moved to approve item M. Councilwoman Vaden seconded. Motion carried. 4-yes;0-no.

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 7:36 p.m.


Sean Terry, Mayor


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

11/11/2014
Date Minutes Approved

