



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, OCTOBER 13, 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	Present	
Sean Terry	City of Celina	Mayor	Present	

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

II. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Terry led the pledges of allegiance. Pastor Lykins with First Baptist Church of Celina gave the invocation.

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. Scenic City Certification Presentation. (McAfee)

Director of Development Services Dusty McAfee announced that Celina has received a platinum level Scenic City certification.

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Parks Strategic Plan update. (Webb)

Executive Director of Public Services Kim Brawner presented the Parks Strategic Plan.

B. Presentation regarding Old Celina Park playground. (Webb)

Director of Engineering Andy Glasgow introduced Lenny Hughes and Justin Marston with Half Associates who presented highlights of the playground components.

C. Presentation regarding downtown building & holiday lighting. (Barton)

Downtown Development Manager Rebecca Barton gave an overview of the project.

D. Presentation regarding live music programming. (Barton)

Downtown Development Manager Rebecca Barton gave an overview of the project.

E. Presentation regarding Two29 Agreement (Weddings on the Square). (Barton)

Downtown Development Manager Rebecca Barton gave an overview of the project.

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

No other items were discussed.

G. Staff Reports

V. OPEN FORUM:

Those present and speaking were:

Ryan Tubbs of 3153 Turkey Creek Trail who read a statement regarding Project Blue Light and support and gave thanks to the Celina Police Department;

Jo Rutt of 1213 Redbud Street who spoke about transparency of city administration, the retirement of Chief Griggs and Assistant Chief Scott. She said she loved the library and parks department;

Dorothy Allan of 306 Palomino Lane who spoke about the brand we've built and the erosion of it, how (city council) can be given a report 24 hours before a vote is taken?, they need evidence from both sides before making a decision, and that evil always manifests itself, we'll find out what's going on;

Jodi Ann Ray of 4004 Preston Lakes Circle who said she appreciates the council's willingness to serve and spoke about the circumstances surrounding the dismissal of our police officers, and wants a professional atmosphere with review of hiring and HR practices;

Tom Bates of 1309 Tidwell Lane who said he is very disappointed in what he's seeing and hearing. We need investigative transparency, information. Criminal activity must be reported, we have an obligation, people not representing with integrity, knowledge of all illegal activity. He would like to see the city manager's resume and the HR resume. He said the whistleblower case will cost the city;

Mayor Terry made a brief statement saying we have a city charter to follow, a process to follow. We want to be transparent. TML is coming in to look at all of our processes.

VI. EXECUTIVE SESSION:

The Celina City Council convened into Executive Session at 5:55 p.m. with City Attorney Lance Vanzant, City Manager Jason Laumer, Assistant City Manager Karla Stovall, and Executive Director of Public Services Kim Brawner.

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 the use of eminent domain to condemn real properties generally described as being located in the Celina Original Donation, JK Rice Survey Abstract Number A0767 and Collin County School Land #14 Survey Abs A0167, generally located either on the east side of South Arkansas Street and north of Ash Street or south of Ash Street and east of South Oklahoma Drive (Brawner)

Reconvene Into Open Session

The city council reconvened into Open Session at 6:14 p.m.

- B. Consider and act upon a resolution authorizing the use of eminent domain to condemn real properties generally described as being located in the Celina Original Donation, JK Rice Survey Abstract Number A0767 and Collin County School Land #14 Survey Abs A0167, generally located either on the east side of South Arkansas Street and north of Ash Street or south of Ash Street and east of South Oklahoma Drive (Brawner)

(2020-77R)

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

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

VII. CONSENT AGENDA:

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

- A. Minutes Approval:

1. City Council - Regular Meeting - Sep 8, 2020 5:00 PM

- B. 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. (Bromiley)

(2020-81)

- C. 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)

(2020-82)

- D. Consider and act upon a resolution of the City of Celina, Texas setting forth locations for future fire and police facilities. (Public Safety Location) (Colakovic)

- E. Consider and act upon an ordinance amending the City's Code of Ordinances, Chapter 4: Business Regulations to Create a New Article 4.09 Horse Drawn Carriages. (Carriage Ride Ordinance) (Barton)

(2020-83R)

- F. Consider and act upon an amendment to The Cottages development agreement; generally located west of Louisiana Drive and north of J. Fred Smith Parkway. (The Cottages DA Amendment) (Mohan)
- G. Consider and act upon a Service Agreement for C-3 annexed Property between the City of Celina and the owner of approximately 53 acres within the Extraterritorial Jurisdiction, generally located south of Robinson Drive and east of County Road 132. (Future City Park (53 Acres) Annexation Service Agreement) (Mohan)
- H. Consider and act upon a Service Agreement for C-3 annexed Property between the City of Celina and the owner of approximately 10 acres within the Extraterritorial Jurisdiction, generally located west of Celina Parkway, approximately 1,200 feet east of Dallas Parkway, and approximately 1,300 feet north of the future Collin County Outer Loop. (Plagge Tract Annexation Service Agreement) (Mohan)
- I. Consider and act upon a Service Agreement for C-3 annexed Property between the City of Celina and the owner of approximately 42 acres within the Extraterritorial Jurisdiction, generally located north of future Glendenning Parkway and approximately 1,200 feet west of Coit Road. (Bellevue (Miller) Annexation Service Agreement) (Mohan)
- J. Consider and act upon a Service Agreement for C-3 annexed Property between the City of Celina and the owner of approximately 15 acres within the Extraterritorial Jurisdiction, generally located north of Frontier Parkway (Parvin Road today) and approximately 600 feet east of Smiley Road. (Frontier Mini Storage Annexation Service Agreement) (Mohan)
- K. Consider and act upon a resolution of the City of Celina, Texas, determining the costs of Phase 2 improvements to be financed by the Ownsby Farms Public Improvement District; approving a preliminary amended and restated service plan and assessment plan, including a proposed Phase 2 assessment roll; directing the filing of the proposed Phase 2 assessment roll with the City Secretary; providing for noticing and calling a public hearing for November 10, 2020, to consider an ordinance levying assessments on property located within Phase 2 of the Ownsby Farms Public Improvement District. (Ownsby Farms Phase 2 - PID – Pre-SAP) (Pouladi)
- (2020-70R)
- L. Consider and act upon approval of an Interlocal Agreement for dispatch services between City of Celina and Collin County. (Metdker)
- M. Consider and act upon approval of a Memorandum of Understanding between the City of Celina and Collin County for Point of Dispensing Site Operations. (Metdker)
- N. Consider and act upon ratification of an agreement for EMS Medical Control between the City of Celina and Medical City Plano. (Metdker)
- O. Consider and act to award bid 2020-0043 for aggregate materials at the unit prices listed to P&K Stone, LLC, Liberty Sand & Gravel, CJA Enterprises, and The Letco Group. (Berry)
- P. Consider and act to award bid 2020-0042 for tank inspection, cleaning and repairs at the unit prices listed to U.S. Underwater Services, LLC. (Berry)

- Q. Consider and act upon a resolution ratifying the city manager or his designee's authority to execute a letter of commitment to transfer funds from the city of Celina's CARES Act Coronavirus Relief Fund (CRF) funding to the Celina Independent School District for the bulk purchase costs of technology and declaring an effective date. (Jenks)
- R. Consider and act upon a resolution of the City Council of the City of Celina, Texas finding that a public necessity exists to acquire a real property, 1.00 acres of land, more or less, situated in the Coleman Watson Survey, abstract number 945, and being part of that certain 58.401 acre tract described in deed from Tom Watkins, et us, to Robert S. Folsom, dated April 11, 1984, and recorded in volume 1872, page 844, of the deed records of Collin County, Texas, and part of that certain 0.4997 acre tract described in deed from Danville Water Supply Corporation to Robert S. Folsom and recorded in the said Collin County Deed Records, as more particularly described in exhibit "A"; authorizing the city manager to execute all documents necessary to effectuate the transfer of the property to the city; appropriating funds from a lawful source; and providing for an effective date. (Brawner)
- S. Consider and act upon a resolution of the City of Celina, Texas, pertaining to the sale of a certain 0.055 acre to Chris Rutland et al. (Brawner)
- T. Consider and act to authorize an agreement for engineering services for Fire Station 3 design with VAI Architects for an amount not to exceed \$724,913.00 (Berry)
- U. Consider and act to award bid 2020-0041 for janitorial services to AHI Facility Services, Inc., at the unit prices listed. (Berry)
- V. Consider and act to authorize the purchase of IT Equipment from Centre Technologies in an amount not to exceed \$149,990.00. (Berry)
- W. Consider and act to authorize the City Manager to apply for grant funds, enter into a contract and commit local matching funds for the Texas Water Development Board (TWDB) 2020 Non-Urban Outdoor Recreation Grant. (Glasgow)
- (2020-78R)
- X. Consider and act to authorize the City Manager to enter into a Memorandum of Understanding by and between the DC Ranch HOA and the City of Celina for drainage improvements. (Brawner)
- Y. Consider and act upon a resolution authorizing the City Manager to acquire a piece of land, rights of way, drainage line easements, grading easements, slope easements and temporary construction easements in real properties as portions of tracts of land generally described as Tract 1, Tract 2, Tract 3, Tract 4 and Tract 7 located in the William Deavenport Survey Abstract number A0262, Tract 1, Tract 9, Tract 10, Tract 11 and Tract 12 located in the Richard Alderson Survey Abstract number A0007, Tract 1 located in B B B & C Ry Co Survey Abstract number A0133, Creeks of Legacy West Phase 1 Blk A lot 1X, Tract 31, Tract 41, Tract 42, Tract 43, Tract 48, Tract 49, Tract 50, Tract 51, Tract 52 and Tract 55 located in the Cowan Survey Abstract number A0211A, Tract 1 located in W. Philips Survey Abstract A1029A, general located on the east and west sides of CR 6 (Legacy Road) from Honey Creek Way to FM 428 (future Collin County Outerloop) (Brawner)

- Z. Consider and act upon an interlocal agreement with the Smiley Water Control and Improvement Districts, Nos. 1 and 2, for fire-fighting services; generally located west of Legacy Drive and north of Parvin Road. (Green Meadows Fire Interlocal Agreement) (Mohan)
- AA. Consider and act upon an interlocal agreement with the Smiley Water Control and Improvement Districts, Nos. 1 and 2, for law enforcement services; generally located west of Legacy Drive and north of Parvin Road. (Green Meadows Police Interlocal Agreement) (Mohan)
- AB. Consider and act to authorize an inter-local agreement between the City of Celina and Texas Tech University for procurement services. (Berry)
- AC. Consider and act to authorize an agreement for construction services with Hill & Wilkinson for phase 2, City Hall remodel an amount of \$180,171.00 plus ten percent contingency in the amount of \$18,017.10 for a total not to exceed \$198,188.10. (Berry)

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 53 acres within the Extraterritorial Jurisdiction, generally located south of Robinson Drive and east of County Road 132. (Future City Park (53 Acres) – Annexation) (Mohan)

(2020-84) Mayor Terry opened the hearing at 6:15 p.m. No public comment was received. The hearing was closed at 6:16 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Mindy Koehne, Place 5
AYES:	Steiner, Nabors, Hopkins, Roberts, Koehne, 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 53 acre tract of land to Community Facilities District (CF), generally located south of Robinson Drive and east of County Road 132. (Future City Park (53 Acres) – Zoning) (Mohan)

(2020-85) Mayor Terry opened the hearing at 6:16 p.m. No public comment was received. The hearing was closed at 6:17 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chad Anderson, Place 6
SECONDER:	Andy Hopkins, Place 3
AYES:	Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson

- C. The Celina City Council will conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 10 acres within the Extraterritorial Jurisdiction, generally located west of Celina Parkway, approximately 1,200 feet east of Dallas Parkway, and approximately 1,300 feet north of future Collin County Outer Loop. (Plagge Tract - Annexation) (Mohan)

(2020-86) Mayor Terry opened the hearing at 6:18 p.m. No public comment was received. The hearing was closed at 6:19 p.m.

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

- D. 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 10 acre tract of land to Dallas North Tollway Overlay District (DNTO), generally located west of Celina Parkway, approximately 1,200 feet east of Dallas Parkway, and approximately 1,300 feet north of future Collin County Outer Loop. (Plagge - Zoning) (Mohan)

(2020-87) Mayor Terry opened the hearing at 6:19 p.m. No public comment was received. The hearing was closed at 6:19 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Chad Anderson, Place 6
AYES:	Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson

- E. The Celina City Council will conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 42 acres within the Extraterritorial Jurisdiction, generally located north of future Glendenning Parkway and approximately 1,200 feet west of Coit Road. (Bellevue (Miller) - Annexation) (Mohan)

(2020-88) Mayor Terry opened the hearing at 6:20 p.m. No public comment was received. The hearing closed at 6:21 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Chad Anderson, Place 6
AYES:	Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson

- F. 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 42 acre tract of land to Single-Family Residential Detached District (SF-R), generally located north of future Glendenning Parkway and approximately 1,200 feet west of Coit Road. (Bellevue (Miller) – Zoning) (Mohan)

(2020-89) Mayor Terry opened the hearing at 6:21 p.m. No public comment was received. The hearing was closed at 6:21 p.m.

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

- G. The Celina City Council will conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 15 acres within the Extraterritorial Jurisdiction, generally located north of Frontier Parkway (Parvin Road today) and approximately 600 feet east of Smiley Road. (Frontier Mini Storage – Annexation) (Mohan)

(2020-90) Mayor Terry opened the hearing at 6:22 p.m. No public comment was received.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mindy Koehne, Place 5
SECONDER:	Andy Hopkins, Place 3
AYES:	Steiner, Nabors, Hopkins, Roberts, Koehne, 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 an approximately 15 acre tract of land to Commercial, Office, & Retail District (C), generally located north of Frontier Parkway (Parvin Road today) and approximately 600 feet east of Smiley Road. (Frontier Mini Storage – Zoning) (Mohan)

(2020-91) Mayor Terry opened the hearing at 6:23 p.m. No public comment was received. The hearing was closed at 6:24 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chad Anderson, Place 6
SECONDER:	Andy Hopkins, Place 3
AYES:	Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson

- I. The Celina City Council will conduct a public hearing to consider and act upon an ordinance for a Specific Use Permit (SUP) to allow for Senior Living on an approximately 16 acre tract of land, generally located west of Preston Road and approximately 400 feet south of John Campbell Trail. (eVantage Senior Living - SUP) (McAfee)

(2020-92) Mayor Terry opened the hearing at 6:24 p.m. No public comment was made. The hearing was closed at 6:30 p.m.

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

- J. The Celina City Council will conduct a public hearing to consider testimony and act upon a resolution of the City of Celina, Texas authorizing and creating the Northside at Rollertown Public Improvement District in accordance with Chapter 372 of the Texas Local Government Code; providing for related matters; and providing an effective date. (Northside at Rollertown - PID Creation) (Pouladi)

(2020-75R) Councilwoman Koehne abstained from voting on item J due to a conflict of interest. Mayor Terry opened the hearing at 6:30 p.m. No public comment was received. The hearing was closed at 6:32 p.m.

RESULT:	APPROVED [5 TO 0]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Carmen Roberts, Place 4
AYES:	Steiner, Nabors, Hopkins, Roberts, Anderson
ABSTAIN:	Koehne

- K. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final Wells North Public Improvement District Amended and Restated Service and Assessment Plan – Updated for Neighborhood Improvement Area #4, including the Neighborhood Improvement Area #4 assessment roll; making a finding of special benefit to property within Neighborhood Improvement Area #4 of the Wells North 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 Neighborhood Improvement Area #4 assessed property in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Wells North NIA #4- PID Levy) (Pouladi)

(2020-93) Mayor Terry opened the hearing at 6:32 p.m. Roxanne Sheehan with Shupe, Ventura Law, representing the applicant spoke in favor of the assessment ordinance. The hearing closed at 6:35.

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

- L. 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: (20-02 Annexation Second Public Hearing) (Mohan)

Mayor Terry opened the hearing at 6:35 p.m. No public comment was received. The hearing was closed at 6:37 p.m.

IX. ACTION ITEM:

- A. Consider and act upon approval of Downtown Logo for the City of Celina. (Lynch)

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

- B. Consider and act upon a development agreement for eVantage Senior and Assisted Living; generally located west of Preston Road and approximately 400 feet south of John Campbell Trail. (eVantage Senior and Assisted Living Development Agreement) (McAfee)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mindy Koehne, Place 5
SECONDER:	Carmen Roberts, Place 4
AYES:	Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson

- C. Consider and act upon an ordinance of the City of Celina, Texas, approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2020 (Wells North Public Improvement District Neighborhood Improvement Areas #3 - 4 Project); approving and authorizing related agreements; and providing an effective date. (Wells North NIA #3 & NIA#4- Bond Ordinance) (Pouladi)

(2020-94) Jason Hughes with Hilltop Securities relayed information regarding the bond sale and interest rate received.

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

- D. Discussion regarding City Secretary's verification of whether there are sufficient signatures to the petition for annexation of approximately 897 acres, in the extraterritorial jurisdiction; generally located west of Farm To Market Road 2478, south of Katie Court, north of Parvin Road, and east of FM 1385, as described below. (20-03 Annexation Petition Verification) (Tarrant)

City Secretary Vicki Tarrant certified the required percentage of property owner signatures on the petition.

- E. Consider and act upon a resolution, accepting the City Secretary's verification of the signatures to the petition for annexation of approximately 897 acres, in the extraterritorial jurisdiction; generally located west of Farm To Market Road 2478, south of Katie Court, north of Parvin Road, and east of FM 1385, as described below, and all County Road rights-of-way adjacent thereto; calling two public hearings regarding annexation and the service plan; and directing notices as prescribed by law. (20-03 Annexation Petition Verification Resolution) (Mohan)

(2020-76R)

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

X. **ADJOURNMENT:**

Sean Terry, Mayor

Secretary

Date Minutes Approved