



**NOTICE OF
CITY COUNCIL REGULAR MEETING
CITY COUNCIL CHAMBERS 112 N. COLORADO ST, CELINA, TX 75009
TUESDAY, OCTOBER 11, 2016 AT 5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Attendee Name	Organization	Title	Status	Arrived
Mindy Koehne	City of Celina	Place 5	Present	
Andy Hopkins	City of Celina	Place 3	Present	
Bill Webber	City of Celina	Place 1	Present	6:01 PM
Carmen Roberts	City of Celina	Place 4	Present	
Chad Anderson	City of Celina	Place 6	Present	5:35 PM
Wayne Nabors	City of Celina	Place 2	Absent	
Sean Terry	City of Celina	Mayor	Present	

Mayor Terry called the meeting to order at 5:01 p.m.

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Employee Introductions, Recognitions, Promotions (Dev Services, Engineering, Public Works, Fire, Police)

Director of Planning and Development Services Helen-Eve Liebman announced the promotion of Brooks Wilson to Planning Manager and Ben Rodriguez to Senior Planner. Director of Engineering Gabe Johnson announced the promotion of Catherine Oduro to Engineer in Training and Alan Fourmentin to Director of Public Works. Fire Chief Mark Metdker introduced Eric Everson as new Division Chief over Emergency Management.

B. Parkfest Update (Montgomery)

Michael Montgomery noted that Parkfest will take place this Saturday and VIP packages were given out to City Council members.

C. Solid Waste Collection Discussion (Montgomery)

Administrative Services Manager Michael Montgomery told the City Council that he met with Progressive Waste in an effort to gain a higher level of service and has given them 30 days for improvement. He also noted that bulk trash services will be picked up on the first full week and the third week of each month.

D. Discussion regarding any and/or all agenda items

No further items discussed.

III. EXECUTIVE SESSION:

The City Council adjourned into Executive Session at 5:12 p.m. with Interim City Manager Rick Chaffin and City Attorney Lance Vanzant. Councilman Anderson joined at 5:35 p.m. Councilmen Nabors and Webber were absent.

The Celina City Council will convene into Executive Session pursuant to Texas Government Code 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

A. Police Chief and Fire Chief

Reconvene into Open Session

City Council reconvened into open session at 5:47 p.m.

B. Consider and act upon any items discussed in Executive Session.

Councilman Hopkins moved to appoint Tony Griggs as Police Chief as discussed in Executive Session. Mayor Terry thanked Fire Chief Mark Metdker for stepping in to serve (as Public Safety Director) in the interim.

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

IV. **PLEDGE OF ALLEGIANCE/INVOCATION:**

Mayor Terry led the pledges of allegiance and gave the invocation.

V. **PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:**

Police Chief Tony Griggs presented Lieutenant Shea Scott with a plaque for 10 years of service to the city.

A. American Planning Association Award of Excellence, National Planning Month (Liebman)

Mayor Terry presented the award to the Planning Department and read the National Planning Month proclamation.

B. Fire Prevention Month (Metdker)

VI. **OPEN FORUM:**

Richard Waina of 3795 Dove Creek gave a petition to council and spoke regarding the 43 acre rezoning request (VIII A). He strongly opposes this and recommends the council disapprove the item. He also opposes a water tower in this area (VII G).

Erik Geiger of 1123 E. Ownsby Parkway stated he lives directly across the street (VIII A) and says it is not consistent with what Hillwood was asked to do. He said it needs to be better thought out.

Vic Stalick of 3622 Quail Hollow said he didn't see a reasonable use as commercial property (VIII A). He said we need improved roads and that the better commercial areas are on FM1461, and SH289. He said multi-family, densely populated areas become crime areas and doesn't provide any benefit for Celina. He urges Council to vote no and find something more amenable.

Elaine Ford with Hillwood Development at 3090 Olive Street in Dallas, Texas, stated that the land plan has some uses that are practical. Her concerns are that the largest lots border townhomes and requests progression to larger density. She said Mini Storage Facilities should not be adjacent to single family and are usually in Industrial type zoning.

VII. CONSENT AGENDA:

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

A. Minutes Approval:

1. City Council - Regular Meeting - Sep 13, 2016 5:00 PM
2. City Council - Special Meeting - Sep 22, 2016 5:30 PM
3. City Council - Special Meeting - Oct 3, 2016 6:00 PM

B. Consider and act upon an Interlocal Dispatch Services Agreement by and between the City of Celina and Collin County. (Griggs)**C. Consider and act upon Interlocal Agreements by and between the City of Celina and Collin County for Animal Control Services and Animal Shelter Use. (Faulkner)****D. Consider and act upon a resolution of the City Council of the City of Celina, Texas, accepting the 2016 Certified Tax Roll for the City of Celina. (Toutounchian)**

(2016-51R)

E. Consider and act to authorize the City Manager to execute a contract between the City of Celina and Patterson Professional Group in the amount of \$75,000.00 for the rehabilitation of the Willock Hills Lift Station. (Fourmentin)**F. Consider and act to authorize the City Manager to execute an agreement between the Texas Department of Transportation and the City of Celina to contribute right of way funds for the widening of FM 455 at Cole's Branch. (Fourmentin)****G. Consider and act upon a contract by and between the City of Celina and Freese and Nichols and Associates for Professional Services related to the Design of the SE Sector Water Tower, Preston Road Water Line and CR 134 Water Line. (Johnson)****H. Consider and act to authorize the City Manager to execute a contract Change Order No. 1 with Kodiak Trenching and Boring, LLC in the amount of \$51,498.93 for the Construction of the Southeast Sector Sewer Lines for Phase 1. (Johnson)****I. Consider and act to authorize staff to sign a letter to TCEQ in support of a western regional WWTP as per the Wastewater Master Plan. (Johnson)****J. Consider and act to authorize the Mayor Pro-Tem to execute an Interlocal Agreement with Mustang SUD to serve the Sutton Fields tract. (Johnson)**

- K. Consider and act upon a petition of voluntary annexation from Kirkman Engineering on Behalf of Old Celina LTD and Equity Trust Company Custodian Fbo Sherese Glendening, setting a date time and place (November 8, 2016 at 5:00 p.m. and November 8, 2016 at 5:05 p.m.) for public hearings on the proposed voluntary annexation of approximately 37.85 acres of land situated in the Collin County School Land Survey #14, Abstract No. 167 tracts 91-94, Collin County, Texas by the City and authorizing and directing the City Secretary to publish notice of such Public Hearings and authorizing city staff to take all necessary action to fulfill the requirements of the Municipal Annexation Act. (Old Celina Annexations) (Liebman)
- L. Consider and act upon a petition of voluntary annexation into the City Limits from Kirkman Engineering on behalf of Old Celina LTD and Equity Trust Company Custodian Fbo Sherese Glendening, setting a date, time and place (November 8, 2016 at 5:00 p.m. and November 8, 2016 at 5:05 p.m.) for public hearings on the proposed voluntary annexation of approximately 8.784 acres of land situated in the Collin County School Land Survey #14, Abstract No. 167 Tracts 95, 38 & 96. The properties are generally located west of Preston Road (SH 289) and east of the Burlington Northern Santa Fe Railroad. Act. (Old Celina Annexations) (Liebman)
- M. Consider and act upon a petition of voluntary annexation from Kirkman Engineering on behalf of Old Celina LTD, setting a date time and place (November 8, 2016 at 5:00 p.m. and November 8, 2016 at 5:05 p.m.) for public hearings on the proposed voluntary annexation of approximately 3.305 acres of land situated in the Collin County School Land Survey #14, Abstract No. 167 Sheet 2, Tract 2, Collin County Texas and a 0.95 acre tract of land situated in the B.B.B. and C. RR. Co Survey Abstract No. 132, Tract 20 Collin County, Texas. The properties are generally located west of Preston Road (SH 289) and east of the Burlington Northern Santa Fe Railroad. (Liebman) (Old Celina Annexations)
- N. Consider and act upon a petition of voluntary annexation from Kirkman Engineering on behalf of Old Celina LTD, setting a date, time, and place (November 8, 2016 at 5:00 p.m. and November 8, 2016 at 5:05 p.m.) for public hearings on the proposed voluntary annexation of approximately 186.653 acres of land situated in the Collin County School Land Survey #14, Abstract No. 167, Tracts 1 and 74; the Samuel Queen Survey, Abstract No. 731, Tract 7; the J.K. Rice Survey, Abstract No 767, Tract 2; and the H.C. Routh Survey, Abstract No. 765, Tract 11, Collin County, Texas. The property is generally located East of Preston Road (SH 289), and South of FM 455. (Old Celina Annexations) (Liebman)
- O. Consider and act upon a Final Plat for Prairie Crossing Right-of-Way (formerly CR 51), being a ± 2.769 acre tract of land situated in the John Ragsdale Survey, Abstract No 734. The tract is generally located west of the northwest corner of the BNSF Railroad and Frontier Parkway. (Light Farms Prairie Crossing Right-of-Way) (Liebman)
- P. Consider and act upon a Construction Plat for Creeks of Legacy, Phase 2B, a ± 19.823 acre tract of land situated in the F.D. Gary Survey, Abstract No. 361, containing eighty-three (83) residential lots and one (1) HOA lot. The property is generally located north of Frontier Parkway (CR 5), south of Driftwood Creek Trail and east of Doe Branch Boulevard. (Creeks of Legacy Phase 2B) (Liebman)
- Q. Consider and act on a Construction Plat for Ace Hardware, being a ± 1.734 acre tract of land situated in the Herrin Addition, Lot 1R, Block A and generally located north and east of S. Oklahoma Street (Business 289), south of Cherry Wood Lane, and west of Preston Road (SH 289), Celina, Texas. (Ace Hardware) (Liebman)

VIII. PUBLIC HEARING/ACTION:

- A. 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, amending Ordinance No. 2006-57, as heretofore amended the same being the Comprehensive Zoning Ordinance, and amending the Official Zoning Map of the City by designating the zoning of an approximately 43.0 acre tract of land situated in the M. Wilhite Survey, Abstract No. 1008, Collin County, Texas, and generally located east of CR 83, west of CR 86 (future Coit Road), and north of CR 84, Celina, Texas, as described in Exhibit "A" and depicted in Exhibit "B," attached hereto and incorporated herein, to be zoned PD, Planned Development District #74. (Ken Wood Tract Rezoning) (Liebman)

Mayor Terry opened the hearing. Vic Stalick of 3642 Quail Hollow said the key to development is roads and asks the Council to please consider. Dale Bainum of 3541 Heritage Trail asked if commercial could be set up as a conditional use permit. He asked how the Celina Hills Development plan integrates with this. Erik Geiger of 1123 E. Ownsby Parkway asked if an atypical high density (project) could be done here (in response to a statement that high density is not typically done in so small an area as designated). Shea Kirkman of Kirkman Engineering at 312 W. Walnut Street in Celina, representing the applicant said that a townhome is a good transition. Zero lot single family detached homes could be added here. He said the applicant is working over and above city code. Their intent is not multi-family. The roadway intent for Ownsby Parkway will be a 2 lane extension. It will be developed as infrastructure develops with it. He said Celina Hills looked at both tracts for land use planning. The hearing is continued to November 8th.

RESULT:	NO ACTION	Next: 11/8/2016 5:00 PM
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- B. 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, amending Ordinance No. 2006-57, as heretofore amended, the same being the Comprehensive Zoning Ordinance, and amending the Official Zoning Map of the City by designating the zoning of an approximately 10.00 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167, Block 4, Tract 86 Collin County, Texas, and generally located at the northeast corner of the BNSF Railroad and Frontier Parkway, Celina, Texas, as described in Exhibit "A" and depicted in Exhibit "B" attached hereto and incorporated herein to be zoned from AG, Agriculture zoning district to PD, Planned Development District #73, with a base zoning designation of I-1, Light Industrial zoning district. (Mahard Tract Rezoning) (Liebman)

(2016-67) Mayor Terry opened the hearing at 6:30 p.m. Dale Bainum of 3541 Heritage Trail said he was concerned about properties to the left and right because of the lowering of standards (masonry requirements). Mayor Terry closed the hearing at 6:38 p.m.

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

- C. 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, amending Ordinance No. 2006-57, as heretofore amended the same being the Comprehensive Zoning Ordinance, and amending the Official Zoning Map of the City by designating the zoning of land that is an approximately 115.503 acre tract of land situated in the M. Wilhite Survey, Abstract No. 1009, Collin County, Texas, and generally located south of Choate Parkway (CR 88), west of CR 86, and east of Wells North, Celina, Texas, as described in Exhibit "A" and depicted in Exhibit "B" attached hereto and incorporated herein to be zoned "PD" Planned Development District #72, with base zoning designations of SF-R, Single Family Residential zoning district, R/O, Retail/Office zoning district, and MU-2, Regional Mixed Use zoning district. (Celina Hills) (Liebman)

(2016-68) Shea Kirkman of Kirkman Engineering representing the applicant noted that the townhomes section has the added ability for detached and single-family as well. Mayor Terry closed the hearing at 6:54 p.m.

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

- D. The Celina City Council will conduct two (2) public hearings at 5:00 p.m. and 5:05 p.m. on the proposed voluntary annexation of two tracts of City-owned land within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas and described as follows: being an approximately 70.000 acre tract of land situated in the Mary Howell Survey, Abstract No. 395, Collin County, Texas and generally located east of CR 90, north of the future alignment of Sunset Boulevard and west of FM 2478 (Custer Road); and being an approximately 30.778 acre tract of land situated in the Mary Howell Survey, Abstract No. 395, Collin County, Texas and generally located east of CR 90, north of the future alignment of Sunset Boulevard and west of FM 2478 (Custer Road), and the rights-of-way adjacent to these properties. (Hundred Acre Park Annexation) (Liebman)

Mayor Terry opened the first hearing at 6:54 p.m. No public comment was received. Mayor Terry closed the first hearing at 6:55 p.m. Mayor Terry opened the second hearing at 6:55 p.m. No public comment was received. Mayor Terry closed the second hearing at 6:56 p.m.

- E. Consider and act upon a request from Centurion American Development Group for a Subdivision Ordinance Variance to Section 10.23.122(r)(5) Boundary Streets and Section 10.03.126 (f)(2) Streets, to allow certain portions of roadways adjacent to the Creeks of Legacy development to be constructed with future phases of development and/or to have funds placed in escrow for the future construction. The portions of roadways are CR 6 (Legacy Drive) located north of Frontier Parkway. (Creeks of Legacy Variance) (Liebman)

Mayor Terry recused himself and left the meeting at this time, 6:56 p.m. Mayor Pro Tem Anderson opened the hearing. Dale Bainum of 3541 Heritage Trail asked if escrow will be enough in the future. He said it seems risky. Mayor Pro Tem Anderson closed the hearing at 7:02 p.m.

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

- F. The Celina City Council will conduct a public hearing to consider testimony regarding the proposed assessments to be levied against the assessable property within the Ownsby Farms Public Improvement District (PID), pursuant to the provisions of Chapter 372 of the Texas Local Government Code. The property is a ±119.138 acre tract of land situated in the Collin County School Land Survey, Abstract No. 167 Collin County, Texas and located within the city limits of the City of Celina, Texas. The property is generally located south of CR 53, north of Frontier Parkway, west of Preston Road and east of the BNSF Railroad. (Ownsby Farms) (Liebman)

Councilman Webber moved to continue the hearing to November 8th.

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

IX. ACTION ITEM:

- A. Consider and act to approve the purchase of the Danville Water Tower site along FM 2478 in the amount of \$47,500. (Johnson)

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

- B. Consider and act upon an ordinance amending Section 3.07.018 (9) of the Code of Ordinances regarding Kiosk Signs. (Liebman)

(2016-69)

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

- C. Consider and act upon a resolution of the City Council of the City of Celina, Texas, declaring expectation to reimburse expenditures with proceeds of future debt. (Toutouchian)

(2016-52R)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Carmen Roberts, Place 4
SECONDER:	Chad Anderson, Place 6
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT:	Nabors

X. ADJOURNMENT:

There being no further comment Mayor Pro Tem Anderson adjourned the meeting at 7:08 p.m.

Sean Terry, Mayor

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

Date Minutes Approved