



**NOTICE OF
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
TUESDAY, OCTOBER 10, 2017 AT 5:10 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Attendee Name	Organization	Title	Status	Arrived	Departed
Mindy Koehne	City of Celina	Place 5	Present		
Andy Hopkins	City of Celina	Place 3	Present		
Bill Webber	City of Celina	Place 1	Present		7:41 PM
Carmen Roberts	City of Celina	Place 4	Present		
Chad Anderson	City of Celina	Place 6	Present		
Wayne Nabors	City of Celina	Place 2	Present		
Sean Terry	City of Celina	Mayor	Present		7:36 PM

Mayor Terry called the meeting to order at 5:53 p.m.

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Celina Fire Department-Hurricane Harvey Victims Assistance

Fire Chief Mark Metdker read an account of the assistance that the Celina Fire Department provided to victims of Hurricane Harvey. Mayor Terry presented the department with a proclamation recognizing their work.

B. New employee introductions and promotions. (Johnson)(Griggs)

Police Chief Tony Griggs introduced new officers Andrew Kincaid and Casey Robinson and the promotions of Shea Scott to Assistant Police Chief, John Jackson to Lieutenant, Tim Hebert to Sergeant and Kortney Webb to Detective.

C. Discussion regarding an update to the sex offender ordinance and alarm ordinance. (Griggs)

Police Chief Tony Griggs presented the updates to these ordinances.

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

No other items were discussed.

III. EXECUTIVE SESSION:

The Celina City Council adjourned into executive session at 6:08 p.m. with City Attorney Lance Vanzant, City Manager Jason Laumer and Director of the Economic Development Corporation Corbett Howard (item A only).

The Celina City Council will convene into Executive Session pursuant to Texas Government Code 551.087, Deliberation Regarding Economic Development Negotiation, Texas Government Code 551.072, Deliberations Regarding Real Property, to deliberate the purchase, exchange, lease or value of real property; Texas Government Code 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee

and 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.

- A. Potential business negotiations (Howard)
- B. Discussion regarding annexations listed on October 10, 2017 Special City Council 5:05 p.m. meeting agenda
- C. Communications Tower Group, LLC v. City of Celina, Texas
- D. Possible acquisition of real estate for parks and city facilities
- E. Director of Planning and Development Services

Reconvene Into Open Session

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

The City Council reconvened into open session at 7:05 p.m. No action was taken out of executive session.

IV. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Terry led the pledges of allegiance. Deputy Mayor Pro Tem Nabors gave the invocation.

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

- A. National Community Planning Month

Mayor Terry presented the proclamation to the Planning Department.

- B. Clothe a Child Proclamation

Mayor Terry presented the proclamation to Clothe a Child Volunteer Coordinator Wayne Nabors. Mr. Nabors relayed the importance of the program and the need for volunteers to the audience.

VI. OPEN FORUM:

Those speaking in opposition to the recently proposed involuntary annexations were Reagan Williams of 6563 Oak Hill Lane, Constance Stanton of 1121 Redbud and Lori Terrell of 13600 PR 5155.

VII. CONSENT AGENDA:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Bill Webber, Place 1
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson, Nabors

A. Minutes Approval:

1. City Council - Regular Meeting - Sep 12, 2017 5:00 PM

- B. Consider and act upon a resolution setting a date, time, and place (Tuesday, November 14, 2017 at 5:00 p.m. and Tuesday, November 14, 2017 at 5:05 p.m.) at 112 N. Colorado St., Celina, TX 75009, for public hearings on the proposed annexation on an approximately 53.154 acre tract of land situated in the I.C. Williams Survey, Abstract No. 943, Collin County, Texas, and an approximately 10 acre tract of land situated in the I.C. Williams Survey, Abstract No. 943, both properties are generally located north of CR 51, east of Dallas Parkway, west of Preston Road, and south of FM 428 (Glendenning Parkway) (Dickerson Annexation) (Rodriguez)

(2017-189R)

- C. Consider and act upon appointments to city boards, commissions and development corporations. (Faulkner)

- D. Consider and act upon a Chapter 380 grant agreement by and among the City of Celina, Texas and Highland Homes-Dallas, LLC and Horizon Homes, LLC acting by and through their respective authorized officers and representatives. (Toutounchian)

- E. Consider and act upon a resolution of the City Council of the City of Celina, Collin County, Texas, casting ballots 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)

(2017-190R)

- F. Consider and act upon a Construction Plat for Light Farms Sweetwater, being a ±38.40 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas, generally located west and north of Light Farms Way, east of Dallas Parkway, and south of CR 51, containing 179 residential lots and 5 open space lots. (Light Farms Sweetwater Construction Plat) (Rodriguez)

- G. Consider and act upon a Final Plat for Wellspring Phase 1, being a ±43.710 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, City of Celina, Collin County, Texas, generally located north of Frontier Parkway, west of FM 2478, east of CR 84, and south of Choate Parkway, containing 129 residential lots and 4 HOA lots. (Wellspring Phase 1 Final Plat) (Rodriguez)

- H. Consider and act upon a proposed amendment to the Code of Ordinances, Chapter 4: Business Regulations; Article 4.07, Alarm Systems, to amend the City's Alarm ordinance. (Griggs)

- I. Consider and act to authorize the City Manager to execute a contract between the City of Celina and Public Safety Corporation on a revenue percentage sharing basis for false alarm tracking and billing services. (Griggs)

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance amending the City's Code of Ordinances, the City's Comprehensive Plan, Ordinance 2013-06; to amend the City's Master Thoroughfare and Master Land Use Plan documents and exhibits. (Comprehensive Plan Amendment) (Rodriguez)

(2017-56) Mayor Terry opened the hearing at 7:24 p.m. No public comment was received. The hearing was closed at 7:27 p.m.

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

- B. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance amending the City's Code of Ordinances, Chapter 14: Zoning, Article 14.04: Use Regulations, Section 14.04.003 Communication Antennas and Support Structures. (Communications Towers) (Rodriguez)

(2017-57) Mayor Terry opened the hearing at 7:28 p.m. No public comment was received. The hearing was closed at 7:31 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Webber, Place 1
SECONDER:	Chad Anderson, Place 6
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson, Nabors

- C. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance amending the City's Code of Ordinances, Chapter 14: Zoning; Article 14.01 General Provisions; to add Section 14.01.008 Governmental Agency Design Standards. (Governmental Agency Design Standards-Zoning) (Rodriguez)

(2017-58) Mayor Terry opened the hearing at 7:31 p.m. No public comment was received. The hearing was closed at 7:34 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Webber, Place 1
SECONDER:	Chad Anderson, Place 6
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson, Nabors

- D. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance amending the City's Code of Ordinances, Chapter 10: Subdivision Regulations; Article 10.03 Subdivision Ordinance; Division 1. Generally; to add Section 10.03.010 Governmental Agency Design Standards. (Governmental Agency Design Standards-Subdivision) (Rodriguez)

(2017-59) Mayor Terry opened the hearing at 7:34 p.m. No public comment was received. The hearing was closed at 7:35 p.m.

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

- E. The Celina City Council will conduct a public hearing to consider testimony and act upon a resolution of the City Council of the City of Celina, Texas, hereby authorizing the Mayor Pro Tem to execute a development agreement by and between the City of Celina and CADG Celina 156, LLC. The property is ±97 acres situated in the in the George W. Eastes Survey, Abstract Number 299, the William W. Shawver Survey, Abstract Number 810, the William B. Tucker Survey, Abstract Number 912, and the Wade H. Rattan Survey, Abstract Number 753, City of Celina, Collin County, Texas and is generally located south of Highway 102, north of Highway 105, east of Preston Road, and west of Highway 132. (Chalk Hill Development Agreement) (DeBuff)

(2017-191R) Mayor Terry left the meeting at this time (7:36 p.m.) Mayor Pro Tem Anderson opened the hearing at 7:36 p.m. No public comment was received. The hearing was closed at 7:40 p.m.

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

- F. The Celina City Council will conduct a public hearing to consider testimony and act upon a resolution of the City Council of the City of Celina, Texas, hereby authorizing the Mayor Pro Tem to execute a development agreement by and between the City of Celina and CADG Celina Outer Loop, LLC. The property is ±48.784 acres situated in the John Ragsdale Survey, Abstract No.734, City of Celina, Collin County, Texas and being a portion of those tracts of land conveyed to Lucas Celina 209,LTD, Collin County, Texas, and is generally located south of County Road 51, north of Punk Carter Parkway, east of Dallas Parkway, and west of Light Farms Way. (The Columns Development Agreement) (DeBuff)

(2017-192R) Councilman Bill Webber left the meeting at this time (7:41 p.m.) Mayor Pro Tem Anderson opened the hearing at 7:41 p.m. No public comment was received. The hearing was closed at 7:41 p.m.

RESULT:	APPROVED [5 TO 0]
SECONDER:	Andy Hopkins, Wayne Nabors
AYES:	Koehne, Hopkins, Roberts, Anderson, Nabors
AWAY:	Webber

- G. The Celina City Council will conduct a public hearing to consider testimony and take action upon a resolution authorizing and creating the Chalk Hill Public Improvement District (PID) in accordance with Chapter 372 of the Texas Local Government Code; a ±97 acre tract of land generally located east of Preston Road, north of County Road 105, and south of County Road 102. (Chalk Hill) (DeBuff)

(2017-193R) Mayor Pro Tem Anderson opened the hearing at 7:41 p.m. No public comment was received. The hearing was closed at 7:42 p.m.

RESULT:	APPROVED [5 TO 0]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Mindy Koehne, Place 5
AYES:	Koehne, Hopkins, Roberts, Anderson, Nabors
AWAY:	Webber

IX. ACTION ITEM:

- A. Consider and act upon an Ordinance amending the City's Code of Ordinances, Appendix A, Fee Schedule. (Rodriguez)

(2017-60)

RESULT:	APPROVED [4 TO 1]
MOVER:	Mindy Koehne, Place 5
SECONDER:	Wayne Nabors, Place 2
AYES:	Koehne, Roberts, Anderson, Nabors
NAYS:	Hopkins
AWAY:	Webber

- B. Consider and act to authorize the City Manager to negotiate and execute a Professional Services Agreement for Building Inspection and Plan Review with Bureau Veritas North America, Inc. (Building Inspection and Plan Review Services) (DeBuff)

RESULT:	APPROVED [5 TO 0]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Carmen Roberts, Place 4
AYES:	Koehne, Hopkins, Roberts, Anderson, Nabors
AWAY:	Webber

- C. Consider and act upon a resolution setting a public hearing on November 14, 2017 at 5:00 p.m. under section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone within the City of Celina, Texas for The Columns, Being a ±48.784 acre tract of land generally located east of Dallas Parkway and south of County Road 51. (The Columns) (DeBuff)

(2017-194R)

RESULT:	APPROVED [5 TO 0]
MOVER:	Mindy Koehne, Place 5
SECONDER:	Carmen Roberts, Place 4
AYES:	Koehne, Hopkins, Roberts, Anderson, Nabors
AWAY:	Webber

- D. Consider and act upon a resolution of the City Council of Celina, Texas, setting a public hearing under sec. 372.009 of the Texas Local Government Code for the creation of The Columns Public Improvement District within the City of Celina, Texas; and authorizing the issuance of notice by the City Secretary of Celina, Texas regarding the public hearing. (The Columns) (DeBuff)

(2017-195R)

RESULT:	APPROVED [5 TO 1]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Wayne Nabors, Place 2
AYES:	Koehne, Hopkins, Roberts, Anderson, Nabors
NAYS:	Webber

- E. Consider and act upon a resolution setting a public hearing on November 14, 2017 at 5:00 p.m. under section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone within the City of Celina, Texas for Chalk Hill, Being a ±97 acre tract of land generally located north of County Road 105, east of Preston Road, south of County Road 102. (Chalk Hill) (DeBuff)

(2017-196R)

RESULT:	APPROVED [5 TO 0]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Wayne Nabors, Place 2
AYES:	Koehne, Hopkins, Roberts, Anderson, Nabors
AWAY:	Webber

- F. Consider and act upon an ordinance approving the Ownsby Farms Tax Increment Reinvestment Zone Number Seven, City of Celina, Texas Final Project and Finance Plan. (Ownsby Farms) (DeBuff)

(2017-61)

RESULT:	APPROVED [5 TO 0]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Carmen Roberts, Place 4
AYES:	Koehne, Hopkins, Roberts, Anderson, Nabors
AWAY:	Webber

- G. Consider and act upon an ordinance approving the Sutton Fields Tax Increment Reinvestment Zone Number Eight, City of Celina, Texas and Final Project and Finance Plan. (Sutton Fields) (DeBuff)

(2017-62)

RESULT:	APPROVED [5 TO 0]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Wayne Nabors, Place 2
AYES:	Koehne, Hopkins, Roberts, Anderson, Nabors
AWAY:	Webber

X. ADJOURNMENT:

There being no further comment Mayor Pro Tem Anderson adjourned the meeting at 7:51 p.m.

Sean Terry, Mayor

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

Date Minutes Approved