



**NOTICE OF
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
Tuesday, October 9, 2018 AT 5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Attendee Name	Organization	Title	Status	Arrived
Bill Webber	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. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. New employee introductions. (Laumer, Griggs, Metdker)

Police Chief Tony Griggs introduced new officers Ray Marshall, Erika Fairchild and Shane Culp. Fire Chief Mark Metker introduced new firemen Micah Nelson and Josh Richmond City Manager Jason Laumer introduced new Development Services Director Dusty McAfee. Director of Engineering Kim Brawner introduced new Assistant Director of Engineering Andy Glasgow.

B. Discussion regarding temporary City Hall facilities (modular building). (Brawner)

Director of Engineering Kim Brawner presented many options for the temporary housing of city employees during the upcoming renovations.

C. Discussion regarding Utility Rate Study results. (DeBuff)

Dan Jackson with WillDan presented the Water and Sewer Rate Study results to the City Council.

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 6:09 p.m. with City Attorney Trey Sargent and City Manager Jason Laumer.

The Celina City Council will convene into Executive Session pursuant to Texas Government Code Section 551.072, to deliberate the purchase, exchange, sale, lease, or value of real property; acquisition of right-of-way, easements, or land; 551.071, Consultation with Attorney to seek or receive legal advice regarding pending or contemplated litigation, a settlement offer, or 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. Discussion regarding agreements with multiple property owners for easement and costs of upsized sewer line for Cambridge Crossing Public Improvement District project.
- B. Discussion regarding Development Agreement for Sanitary Sewer Easement with All Storage Celina, LLC.
- C. Discussion regarding sewer service or septic system at CAD Property ID # 2501445 and any related agreements regarding corporate limit status of property.
- D. Discussion regarding City of Celina v. Stephen Wayne Harris, et al.; Cause No. 006-01573-2018 pending in County Court at Law No. 6th of Collin County, Texas.
- E. Discussion regarding acquisition of private property for the construction of water transmission Line on Ash Street.

Reconvene Into Open Session

The Celina City Council reconvened into open session at 6:40 p.m.

- F. (A) Consider and act to authorize the City Manager to execute a Reimbursement Agreement by and between the City of Celina and Tollway/Outer Loop, L.P. for a Public Sewer and Water Line Easement for Cambridge Crossing Public Improvement District.

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

- G. (A) Consider and act to authorize the City Manager to execute an Easement Agreement by and between the City of Celina and G Bar 7, LTD. for a Water Transmission Pipeline Easement for Cambridge Crossing Public Improvement District.

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

- H. (B) Consider and act to authorize the City Manager to execute a Development Agreement for Sanitary Sewer Easement by and between the City of Celina and All Storage Celina, LLC.

Councilman Hopkins moved to table item H.

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

I. Consider and act upon any other items discussed in executive session.

No other 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. American Planning Association Award of Excellence, National Planning Month. (Jackson)

Alexis Jackson presented the Planning Excellence Award to the City Council.

VI. OPEN FORUM:

John Hemenway of 2913 Vaquero Lane proposed that the City consider winter averaging for sewer billing, a round-up program for funds to go to those in need and codes improved upon for instant hot water heaters. He also would like to see the City do more education regarding water usage and he is willing to volunteer.

VII. CONSENT AGENDA:

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

A. Minutes Approval:

1. City Council - Regular Meeting - Sep 11, 2018 5:00 PM

B. Consider and act to authorize the City Manager to execute a development agreement by and between the City of Celina and Celina 52 East, L.P. (Glen Crossing West) (Laumer)

C. Consider and act upon a resolution of the City Council of the City of Celina, Texas, setting forth its support to the approval of the 2018 Bond Program proposed by Collin County. (DeBuff)

2018-36R

D. Consider and act to authorize the City Manager to execute a contract Change Order with Felix Construction Company in the amount of \$99,731.28 for the construction of a Pressure Reducing Valve (PRV) and vault at the Downtown Pump station. (Brawner)

E. Consider and act upon an ordinance of the City Council of the City of Celina amending Ordinance 2014-21 of the City of Celina to correct the legal description of "Pod A" as provided herein and providing an effective date. (TIRZ #2, Creeks of Legacy) (DeBuff)

2018-52

- F. Consider and act upon an offer to purchase Lot 6b of Block 71 and Lot 3 of Block 59 (delinquent tax properties) from Laurann Sutton Pratt. (Toutouchian)
- G. Consider and act upon a resolution accepting a Preliminary Amended and Restated Project and Financing Plan for Tax Reinvestment Zone Number Six, City of Celina to change the boundaries of the Zone and update the projects to be undertaken within the Zone; setting a public hearing under section 311.011 of the Texas Tax Code on the amendment of the Final Project and Financing Plan for the Zone; authorizing and directing notice by the City Secretary of Celina, Texas regarding the public hearing; and resolving other matters incident and related thereto. (Glen Crossing PFP approval) (DeBuff)

2018-37R

- H. Consider and act upon a resolution of the City of Celina, Texas determining the costs of certain public improvements to be financed by the Glen Crossing Public Improvement District; approving a preliminary service plan and assessment plan, including proposed assessment rolls; directing the filing of the proposed assessment rolls with the City Secretary to make available for public inspection; noticing a public hearing for November 13, 2018 to consider an ordinance levying assessments on property located within the Glen Crossing Public Improvement District; directing city staff to publish and mail notice of said public hearing. (Glen Crossing PID CDR & SAP approval) (DeBuff)

2018-38R

- I. Consider and act upon a resolution of the City of Celina, Texas approving the form and authorizing the distribution of a Preliminary Limited Offering Memorandum for the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2018 (Glen Crossing Public Improvement District Phase #1b Project) and approving the form and authorizing the distribution of a Preliminary Limited Offering Memorandum for the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2018 (Glen Crossing Public Improvement District Phase #2 Project); and resolving other matters incident and related thereto. (Glen Crossing PID PLOM Approval) (DeBuff)

2018-39R

- J. Reject the bid received for the Decommission of the Lucy's Lift Station and approving the re-advertising of the request for bids for the project. (Brawner)
- K. Consider and act upon appointing Kelly Butler to the Celina Library Board. (Faulkner)
- L. Consider and act upon interlocal agreements by and between the City of Celina and Collin County for Animal Control Services and Animal Shelter Use. (Toutouchian)
- M. Consider and act upon a Master Services Agreement (MSA) contract by and between the City of Celina and Dunham Engineering for Engineering Services. (Brawner)
- N. Consider and act upon a Master Services Agreement (MSA) contract by and between the City of Celina and Halff and Associates for Engineering and Surveying Services. (Brawner)

- O. Consider and act upon a contract by and between the City of Celina and TRC Engineering for the reconstruction of S Kentucky Drive from W Walnut Street to W Elm Street and the reconstruction of W Elm Street from S Kentucky Drive to S Arizona Drive in the amount of \$66,750. (Brawner).

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing and consider testimony regarding the Comprehensive Zoning Ordinance, Chapter 14: Zoning, by adopting a new Article 14.03.032 DNTD, Dallas North Tollway Overlay District. (Dallas North Tollway Overlay District) (McAfee)

Mayor Terry opened the hearing at 6:50 p.m. No public comment was received. The hearing was closed at 6:52 p.m.

- B. The Celina City Council will conduct a public hearing and consider testimony to amend existing Article 14.04.002, Accessory Structures and Use Regulations. (Accessory Structures and Use Regulations) (McAfee)

Mayor Terry opened the hearing at 6:52 p.m. No public comment was received. The hearing was closed at 6:55 p.m.

- C. The City Council will conduct a public hearing to consider testimony and act upon an ordinance 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 5.00 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton County, Texas, from AG, Agricultural zoning district to PD, Planned Development Zoning District No. 94 (PD-94) with an underlying zoning designation of L1, Light Industrial zoning district. The tract is located on the north side of Parvin Road approximately 2,500 feet east of FM 1385. (Hawthorn Creek Planned Development) (McAfee)

2018-53 Mayor Terry opened the hearing at 6:55 p.m. Representing the applicant Maxwell Fisher of Master Plan, 900 Jackson Street, Dallas, Texas, presented the proposed plan to the City Council. The hearing was closed at 7:01 p.m.

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

- D. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance 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 0.965 acre tract of land situated in the C. Watson Survey, Abstract No. 945, Collin County, Texas, from AG, Agricultural zoning district to R-O, Retail Office zoning district. The tract is located on the west side of Custer Road approximately 2,500 feet north of Frontier Parkway. (Custer Road Medical Office Zoning) (McAfee)

2018-54 Mayor Terry opened the hearing at 7:01 p.m. No public comment was received. The hearing was closed at 7:06 p.m.

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

- E. The City Council will conduct a public hearing to consider testimony and act upon an ordinance 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 30.16 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas, amending Planned Development Zoning District No. 48 (PD-48) with an underlying zoning designation of MU-2, Mixed Use Regional zoning district. The property is generally located on the west side of Preston Road (SH 289) and south of Choate Parkway (CR 88). (Celina 79 Partners/Outer Loop PD Amendment) (McAfee)

2018-55 Mayor Terry opened the hearing at 7:06 p.m. Rob Dakee representing the applicant presented the amendment. No public comment was received. The hearing was closed at 7:14 p.m.

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

- F. The City Council will conduct a public hearing to consider testimony and act upon an ordinance 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 24.587 acre tract of land situated in the William Davenport Survey, Abstract No. 262, Collin County, Texas, amending Planned Development Zoning District No. 46 (PD-46) with an underlying zoning designation of MU-2, Mixed Use Regional zoning district. The tract is generally located on the east side of N. Legacy Drive (CR 6) approximately 750 feet north of Frontier Parkway (CR 5). (Creeks of Legacy PD Amendment) (McAfee)

2018-56 Mayor Terry opened the hearing at 7:14 p.m. Rob Dakee representing the applicant presented the amendment. Dale Bainum of 3541 Heritage Trail asked about the numerous amendments made to this particular development. The hearing was closed at 7:23 p.m.

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

IX. ACTION ITEM:

- A. The City Council will consider and act upon a request from Texas Star Bank to grant a meritorious exception from the Code of Ordinances, Section 3.07.018, Permitted Signs, for the construction of a new monument sign proposed to replace the current monument sign located at Texas Star Bank, 302 S. Preston Road, Celina, Texas. (Texas Star Bank Meritorious Exception) (McAfee)

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

- B. Consider and act to authorize and execute a contract amendment between the City of Celina and Lamar National Bank for installation and operation of an automated teller machine (ATM) at Celina Square Pavilion. (Jackson)

Mayor Pro Tem Anderson recused himself from Item B and left the room at 7:26 p.m. Mayor Pro Tem Anderson returned to the dais at 7:29 p.m.

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

- C. Consider and act to authorize the City Manager to execute an Interlocal Agreement between City of Celina and Collin County for the expansion of the Frontier Bridge over the BNSF Railroad from four lanes to six lanes. (Brawner)

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

X. **ADJOURNMENT:**

There being no further comment Mayor Terry adjourned the meeting at 7:44 p.m.

Sean Terry, Mayor

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

Date Minutes Approved