



**CITY COUNCIL REGULAR MEETING
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
TUESDAY, OCTOBER 8, 2019
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 Sean Terry called the meeting to order at 5:00 p.m.

II. PLEDGE OF ALLEGIANCE/INVOCATION:

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Discussion regarding City of Celina personnel policies. (Hall)

Director of Human Resources Bonita Hall presented notable changes to the new personnel policy.

B. Introduction of new employees. (Lt. Jackson, Toutouchian, Mendez)

Those introduced were patrolman Zach Patterson, Accounting Manager Angela Short, Payroll Technician Nicola Delise and Information Technology Technician Bryan York.

C. Discussion regarding parking ordinance amendment. (Green)

D. Discussion regarding building dedication plaque. (Brawner)

E. Discussion regarding water rates and usage update. (DeBuff)

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

No other discussion took place.

G. Staff Reports attached

V. OPEN FORUM:

No public comment was received.

VI. EXECUTIVE SESSION:

The City Council convened into Executive Session at 5:34 p.m. with City Manager Jason Laumer and City Attorney Trey Sargent. Mayor Terry recused himself from item A.

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,

- A. Discussion regarding potential development agreement at FM 428 and FM 1385.
- B. Discussion regarding potential development agreement south of Ash and west of SH Business 289.
- C. Discussion regarding boundary agreement amendments with adjacent cities.

and pursuant to Texas Government Code 551.072, Deliberations Regarding Real Property, to deliberate the purchase, exchange, lease or value of real property.
- D. Discussion regarding potential acquisition for downtown parking east of Ohio Street and north of Main Street.
- E. Discussion regarding potential acquisition of property on W. Pecan Street.
- F. Discussion regarding potential acquisition of properties on E. Walnut Street.

Reconvene Into Open Session

The City Council reconvened into Open Session at 6:17 p.m.

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

VII. CONSENT AGENDA:

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

A. Minutes Approval:

1. City Council - Regular Meeting - Sep 10, 2019 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. (Toutouchian)

(2019-41)

- C. Consider and act upon a resolution of the City Council of the City of Celina, Texas, authorizing City staff, Council members, and adding the new Accounting Manager to sign checks and drafts on city accounts. (Toutouchian)

(2019-53R)

- D. Consider and act upon an Interlocal Dispatch Services Agreement by and between the City of Celina and Collin County. (Griggs)

- E. Consider an act upon an agreement by and between the City of Celina and Collin County for dispatch services. (Metdker)

- F. Consider and act upon a contract change order by and between the City of Celina and Freese and Nichols, Inc for a time extension of the current on-call engineering services contract. (Brawner)

- G. Consider and act to authorize the City Manager to execute an Interlocal Agreement between City of Celina and Collin County Municipal Utility District No.1 (the District) for the relocation of water line along Frontier Pkwy & Worthington Way. (Brawner)

- H. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Little Wooden Penguin, LLC for economic incentive funding under Chapter 380 of the Texas Local Government Code. (DeBuff)

- I. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Texas RT Holdings, LLC for economic incentive funding under Chapter 380 of the Texas Local Government Code. (Rollertown) (DeBuff)

- J. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Bongo Beaux, LLC for economic incentive funding under Chapter 380 of the Texas Local Government Code. (DeBuff)

- K. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and North Preston Lakes Estates Homeowners Association, Inc for a loan to aid in the installation of fiber optic lines. (DeBuff)

- L. Consider and act to authorize the City Manager to execute an agreement by and among the City of Celina and the Board of Directors of Tax Increment Reinvestment Zone number Two, City of Celina and CTMGT Frontier 80, LLC and CADG Creeks of Legacy West, LLC and CADG Creeks of Legacy Stonegate, LLC amending a development agreement. (Creeks of Legacy) (DeBuff)

- M. Consider and act to authorize the City Manager to execute a contract between the City of Celina and Quality Excavation, Ltd., in the amount of \$354,061.00 plus 10% contingency (\$35,406.10) for County Road 53 Waterline Relocation, Bid # 2019-0013. (Berry)

- N. Consider and Act to award Bid 2019-0016 for Mowing Services to Raul Morales Lawn Service, LLC in the amount of \$139,312.00 and authorize the City Manager to execute the agreement. (Berry)
- O. Consider and act to authorize the purchase of Sensus water meters from Aquametric Sales as the sole source provider in an amount not to exceed \$450,000.00. (Berry)

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider 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 repealing and replacing the entirety of Chapter 14, "Zoning". (Zoning Ordinance Revisions) (Wilson)

(2019-42) Mayor Terry opened the hearing at 6:17 p.m. No public comment was received. The hearing was closed at 6:23 p.m.

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

- B. The Celina City Council will Conduct a public hearing to consider testimony and act upon a request to revise an existing development agreement to modify development standards to allow for a master planned single-family residential development on an approximately 701 acre tract of land, generally located on the east side of CR 87 (future Coit Road) and centered on the eastward extension of Sunset Boulevard within the City Limits. (Parks at Wilson Creek Revised Development Agreement) (McAfee)

Mayor Terry opened the hearing at 6:24 p.m. No public comment was received. The hearing was closed at 6:28 p.m.

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

- C. 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 rezoning an approximately 701 acre tract of land, amending the Development Regulations of Planned Development (PD) No. 61 to modify development standards to allow for a master planned single-family residential development. The tract is generally located on the east side of CR 87 (future Coit Road) and centered on the eastward extension of Sunset Boulevard within the City Limits. (Parks at Wilson Creek - Revised Planned Development) (McAfee)

(2019-43) Mayor Terry opened the hearing at 6:28 p.m. No public comment was received. The hearing was closed at 6:29 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Wayne Nabors, Place 2
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 Ordinance No. 2006-57, as heretofore amended, the same being the Comprehensive Zoning Ordinance, and amending the official zoning map of the City by rezoning an approximately 33 acre tract of land, amending the Development Regulations of Planned Development (PD) No. 67 to allow for a mixed use development. The tract is generally located on the northwest corner of Preston Road and Frontier Parkway within the City Limits. (The Grove at Frontier/Lanterra Planned Development Amendment) (McAfee)

(2019-44) Mayor Terry opened the hearing at 6:29 p.m. Developer Todd Evans presented the project to the City Council. Resident Chuck Hansen spoke in support of the project. The hearing was closed at 6:44 p.m.

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

IX. ACTION ITEM:

- A. Consider and act upon a contract by and between the City of Celina and Garver, LLC for Professional Services related to the design of a 6 MGD ground storage tank at the Celina Road Pump Station in an amount not to exceed \$749,500. (Brawner)

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

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 6:49 p.m.

Sean Terry, Mayor

Secretary

Date Minutes Approved