



**CITY COUNCIL WORKSESSION, PUBLIC HEARING, & REGULAR MEETING
CELINA COUNCIL CHAMBERS
302 W. WALNUT STREET
TUESDAY, OCTOBER 8, 2013
5:00 P.M. Worksession/Regular Session/ 6:30 P.M. Public Hearing/Action**

MINUTES

WORKSESSION/REGULAR SESSION 5:00 P.M.

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Terry called the meeting to order at 5:00 p.m. Councilmembers present were Mayor Pro Tem Carmen Roberts, Wayne Nabors, George Kendrick, Vincent Ramos, Bill Webber and Chad Anderson.

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. City Engineer Introduction – *Helen-Eve Liebman introduced Gabe Johnson.*
- B. Employee Recognition ICC Certified Building Official Peterman – *Helen-Eve Liebman recognized Paul Peterman.*
- C. Hotel Occupancy Tax Review – *Helen-Eve Liebman presented the ordinance for later action.*
- D. Administrative Assistant Police Department Introduction – *Mark Metdker introduced Beth Guest.*
- E. National Night Out Review – *Mark Metdker recognized Officer Todd Walker's efforts during National Night Out.*
- F. Employee Recognition Sergeant Griggs – *Mark Metdker recognized Sergeant Tony Griggs and Sergeant Shea Scott*
- G. Eagle Scout Recognition – *Cody Webb recognized Zack Paige for painting and landscape work on the Downtown Square and at the Old Celina Park.*
- H. Parks and Recreation Update – *Jeff Davis gave information about new recreation leagues available to citizens and showed pictures to the city council of the parking overflow during a weekend of maximum use at the Old Celina Park.*
- I. Presentation of New City Logo – *Michael Montgomery showed a new logo to the city council that includes Texas in the banner.*
- J. Celina Economic Development Update – *Corbett Howard gave a brief presentation on Celina's potential growth.*
- K. "I Dig Celina" Event Review – *Mr. Arias and Mr Ousley were not available for the presentation.*

The Celina City Council adjourned in executive session at 5:50 p.m. with City Attorney Don White and EDC Director Corbett Howard.

III. EXECUTIVE SESSION:

City Council will convene into Executive Session pursuant to Texas Government Code Section 551.087, Economic Development Negotiation.

- A. Discussion regarding confidential financial information received from a potential business prospect considering locating to the city.

RECONVENE INTO OPEN SESSION

1. Consider and act upon items discussed in executive session.

City Council reconvened into open session at 6:35 p.m. No action was taken on items discussed in executive session.

PUBLIC HEARING/ACTION ITEMS 6:30 P.M.

IV. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Terry led the pledge of allegiance. Corbett Howard gave the invocation.

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

- A. 2013 Certificate of Achievement for Planning Excellence *presented and accepted by Helen-Eve Liebman and Ben Rodriguez.*
- B. National Community Planning Month Proclamation *read by Mayor Terry.*
- C. Fire Prevention Week Proclamation *read by Mayor Terry.*

VI. OPEN FORUM:

Joseph Anselmo of Prosper, Texas was present as a representative of Carmela Winery to answer questions (regarding the Conditional Use Permit).

Dick Taylor of Haymeadow Street in Preston Hills spoke in favor of Carmela Winery and believes it would be an economic benefit.

Tom Jenkins of Heritage Trail in Preston Hills spoke in favor of Carmela Winery and believes it would be an economic benefit.

Ron Childers of Celina owns the building that Carmela Winery would be buying and believes it would be beneficial to the downtown area.

C J Anselmo of Carter Ranch in Celina would like to see some growth (in the area).

Paul Anselmo of 1681 Gentle Way is a partner with Joe and would like to see some growth here.

Karl Immel owner of TF Downstairs in the old Presbyterian Church says he can't make a go of it and is shutting down the bar. He will make the whole building a boutique like the upstairs and wanted to announce it formally to the city.

Jace Ousley spoke about his vision of creating value in the Old Town District with building standards and architectural guidelines and requirements. He would like to see the city protect the older homes.

Jack Ousley "ditto".

Dyrell Hatcher of Celina told brother Joe (Anselmo) he wants the winery here.

VII. CONSENT AGENDA:

- A. Consider and act upon approval of minutes from: 09/10/2013.
- B. Consider and act to approve and ratify signature of Surveying Services Agreement by and between Pacheco Koch and the City of Celina.
- C. Consider and act to authorize the City Manager to enter into an agreement by and between the City of Celina and Brown and Gay Engineers for Celina Parkway Preliminary Routing Analysis.
- D. Consider and act upon approval of a resolution (2013-16R) authorizing the participation in and execution of documents pertaining to the Texas Comptroller of Public Accounts Cooperative Purchasing Program.
- E. Consider and act upon an ordinance (2013-26) of the City Council of the City of Celina, Texas approving a negotiated resolution between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division regarding the company's 2013 annual rate review mechanism filing in all cities exercising original jurisdiction; declaring existing rates to be unreasonable; adopting tariffs that

reflect rate adjustments consistent with the negotiated settlement and finding the rates to be set by the attached tariffs to be just and reasonable; requiring the company to reimburse cities' reasonable ratemaking expenses; repealing conflicting resolutions or ordinances; determining that this ordinance was passed in accordance with the requirements of the Texas open meetings act; adopting a savings clause; declaring an effective date; providing a most favored nations clause; and requiring delivery of this ordinance to the company and the steering committee's legal counsel.

Mayor Pro Tem Roberts moved to approve the consent agenda. (A-E) Councilman Ramos seconded. Motion carried. 6-yes;0-no.

Mayor Terry recused himself and left the room for public hearing items A and B.

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider testimony and take action regarding the annexation of 22.759 acres in the William Davenport Survey, Abstract No. 262, Collin County, Texas. The property is generally located north of Frontier Parkway, west of Dallas Parkway, east of County Road 6, and south of County Road 970.

Mayor Pro Tem Roberts opened the hearing. No public comment was received. Mayor Pro Tem Roberts closed the hearing. No action taken as this was a hearing only.

- B. The Celina City Council will conduct a public hearing to consider testimony and take action regarding an ordinance (2013-28) of the City Council of the city of Celina, Texas, amending the city's Code of Ordinances, Chapter 14: Zoning, Article 14.03: Zoning Districts, Division 1. Generally, Section 14.03.019: MF1, Multiple-Family Residential- Medium Density- District; Section 14.03.020: MF2, Multiple-Family Residential- High Density- District;

Planning and Development Services Director Helen-Eve Liebman presented the amendment to city council. Mayor Pro Tem Roberts opened the hearing. No public comment was received. Mayor Pro Tem Roberts closed the hearing. Councilman Nabors moved to approve item B. Councilman Ramos seconded. Motion carried. 6-yes;0-no.

Mayor Terry returned to the meeting.

- C. The Celina City Council will conduct a public hearing to consider testimony and take action regarding an ordinance of the city council of the City of Celina issuing a Conditional Use Permit in accordance with the city's Code of Ordinances, Chapter 160: Zoning, Section 160.06 Conditional Uses, by granting a Conditional Use Permit for a winery in a district zoned "HD" Historic Downtown District at the location commonly known as lots 1,2,3,4,5 of Block 6 of the Original Donation of the City of Celina in Collin County, Texas.

Planning and Development Services Director Helen-Eve Liebman presented the Conditional Use Permit to city council. Mayor Terry opened the hearing. Mr. Anselmo answered questions posed by Councilman Nabors and Kendrick related to a previous winery location owned by Mr. Anselmo, parking, truck deliveries, and safety of the children using the city park across the street. Mayor Terry asked about the hours of operation. Dyrell Hatcher of Celina stated that the truck traffic was already there. Councilman Webber moved to approve the Conditional Use Permit. Mayor Pro Tem Roberts seconded. Motion carried. 5-yes;1-no. (Councilman Kendrick)

Councilwoman Roberts left the meeting at 7:20 p.m. due to prior commitments.

IX. ACTION ITEMS:

- A. Consider and act upon approval of an ordinance of the City Council of the City of Celina, Texas, amending the City's Code of Ordinances, Chapter 11: Taxation, to add a new Article 11.04 to be entitled Hotel Occupancy Tax.

A question was raised regarding the tax amount. No action taken on item A.

- B. Consider and act upon approval of a resolution (2013-17R) declaring expectation to reimburse expenditures with proceeds of future debt.

Councilman Nabors moved to approve item B. Councilman Ramos seconded. Motion carried. 5-yes;0-no.

- C. Consider and act upon an ordinance (2013-27) of the City of Celina, Texas amending ordinance 2012-18, which adopted and approved the budget for fiscal year beginning October 1, 2012 and ending September 30, 2013, and make appropriations for each department, project and account, by adopting an amended fiscal year 2012-2013 budget for the City of Celina, Texas, reallocating funds between accounts pursuant to exhibit "A", attached hereto and incorporated into this ordinance.

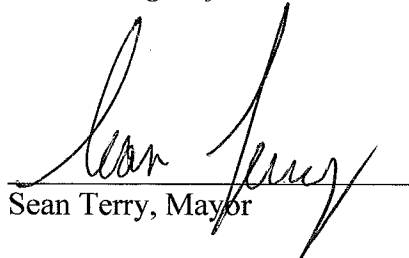
Councilman Nabors moved to approve item C. Councilman Ramos seconded. Motion carried. 5-yes;0-no.

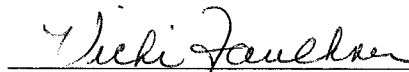
- D. Consider and act to adopt a new city logo.

Councilman Webber moved to adopt the new city logo (as presented). Councilman Anderson seconded. Motion carried. 5-yes;0-no.

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 7:30 p.m.


Sean Terry, Mayor


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

11/12/2013
Date Minutes Approved

