



**NOTICE OF
CITY COUNCIL REGULAR MEETING
CITY COUNCIL CHAMBERS 112 N. COLORADO ST, CELINA, TX 75009
TUESDAY, SEPTEMBER 12, 2017 AT 5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Terry called the meeting to order at 5:02 p.m.

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	
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	

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Glendenning Parkway presentation. (Liebman)

Mayor Terry presented the Glendenning family with a street sign bearing the name of Glendenning Parkway.

B. Introduction for two new building inspectors. (Liebman)

Director of Planning and Development Services Helen-Eve Liebman introduced new inspectors Johnny Williamson and Chris Lanzi.

C. Discussion regarding communications tower aesthetics & locations. (Liebman)

General discussion took place.

D. Discussion regarding annual Service and Assessment Plan updates. (Toutouchian)

Director of Finance Jay Toutouchian explained the update requirements.

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

Director of Finance Jay Toutouchian presented the 2017-2018 Budget. Lauren Parker with Pat and Emmitt Smith Charities requested an alcohol variance for their event. Councilwoman Koehne asked that they add the city to their insurance as an additional insured.

III. EXECUTIVE SESSION:

The City Council adjourned into Executive Session at 5:36 p.m. with City Attorney Lance Vanzant and City Manager Jason Laumer.

The Celina City Council will convene into Executive Session pursuant to Texas Government Code 551.087, Deliberation Regarding Economic Development Negotiation, and

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. Marilee Special Utility District Agreement. (Laumer)

Reconvene Into Open Session:

The City Council reconvened into open session at 6:17 p.m.

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

No action was taken out of executive session.

IV. PLEDGE OF ALLEGIANCE/INVOCATION:

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

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

Mayor Terry presented the proclamations.

- A. 2017 All-American Miss Pageant Proclamation
- B. Constitution Week Proclamation
- C. Celina Lodge #919 Proclamation

Along with Lee Lodge, St. John's Lodge and Claud L. Austin Lodge for their efforts in providing supplies to Hurricane Harvey victims.

- D. Constable Joe Wright Proclamation

For his efforts in providing supplies to Hurricane Harvey victims.

- E. State Representative Pat Fallon Proclamation

For his efforts in providing supplies to Hurricane Harvey victims.

VI. OPEN FORUM:

VII. CONSENT AGENDA:

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

A. Minutes Approval:

1. City Council - Regular Meeting - Aug 8, 2017 5:00 PM
2. City Council - Public Hearing - Aug 22, 2017 5:00 PM
3. City Council - Public Hearing - Aug 29, 2017 5:00 PM
4. City Council - Worksession - Aug 31, 2017 3:00 PM

- B. Consider and act to authorize the City Manager to execute a contract Change Order No.1 with SPI Asphalt LLC in the amount of \$108,071.55 for the 2017 Street Improvements project. (Fourmentin)
- C. Consider and act to authorize the City Manager to execute a contract between the City of Celina and MHB Construction Inc., in the amount of \$74,854 for the construction of concrete material storage bins for the Public Works Department (Fourmentin)
- D. Consider and act to authorize the City Manager to execute a contract between the City of Celina and ANA Site Construction in the amount of \$324,962.50 for the CDBG Downtown Water System Improvements Project. (Fourmentin)
- E. Consider and act upon the adoption of a Federal Grant Program Procurement Policy. (Fourmentin)
- F. Consider and act to authorize the City Manager to execute a Memorandum of Understanding (MOU) with Martin Marietta and Austin Bridge & Road for the reconstruction of County Road 53. (Fourmentin)
- G. 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)
- H. Consider and act upon a Construction Plat for Keller Williams, being a ± 4 acre tract of land, situated in the Collin County School Land Survey, Abstract No. 167, City of Celina, Collin County, Texas. The property is located east of Preston Road, south of Sunset Boulevard, north and west of CR 89. (Keller Williams Construction Plat) (Liebman)
- I. Consider and act upon a Construction Plat for Buffalo Ridge Phase 2, being a ± 29.639 acre tract of land situated in the L.M. Boyd Survey, Abstract No. 48, City of Celina, Collin County, Texas. The property is located north of CR 100, east of Preston Road, south of CR 134, and west of CR 97, containing 98 residential lots and 4 HOA lots. (Buffalo Ridge Phase 2 Construction Plat) (Liebman)

- J. Consider and act upon an ordinance annexing an approximate 15.471 acre tract of land and half of adjacent right-of-way situated in the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas. The property is generally located north of Frontier Parkway to the west of the BNSF Railroad, and on the east side of Prairie Crossing. (Stelzer Annexation) (Liebman)

(2017-39)

- K. Consider and act upon an interlocal agreement by and between the City of Celina, Texas and the City of McKinney, Texas regarding Celina's participation within the McKinney Urban Transit District. (Urban Transit District) (Liebman)

- L. Consider and act upon an interlocal agreement by and between the City of Celina and Collin County for Jail Services. (Griggs)

- M. Consider and act upon an interlocal agreement by and between the City of Celina and Collin County for Dispatch Services. (Griggs)

- N. Consider and act upon a resolution for the submission of a grant application to the Office of the Governor, Criminal Justice Division for the purchase of rifle-resistant body armor. (Griggs)

(2017-49R)

- O. Consider and act upon an interlocal agreement for public improvement assessment collection for Sutton Fields II Public Improvement District between the City of Celina and Denton County. (Toutouchian)

- P. Consider and act upon interlocal agreements for public improvement assessment collection for The Lakes at Mustang Ranch, Parks at Wilson Creek, Ownsby Farms, Creeks of Legacy, Glen Crossing, Wells North and Wells South Public Improvement Districts between the City of Celina and Collin County. (Toutouchian)

- Q. Consider and act upon ordinances of the City Council of the City of Celina, Texas, approving the Annual Service Plan updates, the Service and Assessment Plan and Assessment Rolls for public improvements for the Wells North, Sutton Fields II, Lakes at Mustang Ranch, Parks at Wilson Creek, Ownsby Farms, Creeks of Legacy, and Glen Crossing Public Improvement Districts in accordance with Chapter 372, Texas Local Government Code. (Toutouchian)

(2017-40 Wells North) (2017-41 Sutton Fields II) (2017-42 Lakes at Mustang Ranch) (2017-43 Parks at Wilson Creek) (2017-44 Ownsby Farms) (2017-45 Creeks of Legacy) (2017-46 Glen Crossing)

- R. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, approving the Annual Service Plan update the Service and Assessment Plan and Assessment Roll for public improvements for the Wells South Public Improvement District in accordance with Chapter 372, Texas Local Government Code. (Toutouchian)

(2017-49 Wells South)

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider testimony and receive public input regarding the proposed FY 2017-2018 budget. (Toutouchian)

Mayor Terry opened the hearing at 6:29 p.m. No public comment was received. The hearing was closed at 6:29 p.m.

- B. The Celina City Council will conduct a public hearing to consider testimony on an amendment to Reinvestment Zone Number Four, City of Celina, Texas, Final Project and Financing Plan and act upon an ordinance of the City Council of the City of Celina, Texas, amending the Final Project and Reinvestment Zone Financing Plan for Tax Increment Reinvestment Zone Number Four, City of Celina, Texas. (Sutton Fields II) (Petty)

(2017-48) Mayor Terry recused himself at this time due to a conflict of interest. Mayor Pro Tem Anderson opened the hearing at 6:29 p.m. No public comment was received. The hearing was closed at 6:30 p.m.

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

- C. The Celina City Council will conduct a public hearing to consider testimony on the creation of a Reinvestment Zone consisting of approximately 493.439 acres generally located North of Parvin Road, East of FM 1385, South and North of Crutchfield Road, and West of Crutchfield Road as it turns South and Parvin Road as it turns North and act upon an ordinance of the City Council of the City of Celina, Texas, designating a contiguous geographic area within the city as a Reinvestment Zone pursuant to chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Eight. (Sutton Fields II) (Petty)

(2017-49) Mayor Pro Tem Anderson opened the hearing at 6:30 p.m. No public comment was received. The hearing was closed at 6:32 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Carmen Roberts, Place 4
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 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 ±15.471 acre tract of land from AG, Agricultural zoning district to PD, Planned Development zoning district, with base zoning designations of HI, Heavy Industrial. The property is situated in the Collin County Land #14 Survey, Abstract No. 167, City of Celina, Collin County, Texas. It is generally located north of Frontier Parkway, west of the Burlington Northern Santa Fe Railroad, and east of Prairie Crossing. (Stelzer Tract Rezoning) (Liebman)

(2017-50) Mayor Terry returned to the meeting at this time. Mayor Terry opened the hearing at 6:32 p.m. No public comment was received. The hearing was closed at 6:39 p.m. Councilman Webber moved to approve with the modifications to the landscape buffer (staff comments).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Webber, Place 1
SECONDER:	Carmen Roberts, Place 4
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson, Nabors

- E. 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 ±14.778 acre tract of land from AG, Agricultural zoning district to PD, Planned Development zoning district with base zoning designations of R-O, Retail Office. The property is situated in the L. Lewis Survey, Abstract No. 532, City of Celina, Collin County, Texas. It is generally located south and west of Ownsby Parkway, east of Preston Road, and north of Frontier Parkway. (Moore PD Rezoning) (Liebman)

(2017-51) Mayor Terry opened the hearing at 6:39 p.m. Arlyn Samuelson, Engineer on the project spoke about the access issue. Masoud Najari of Shady Oaks Drive, Denton, Texas said he would like to put a dental office here and is willing to work with the city. He requested approval. The hearing was closed at 7:00 p.m.

RESULT:	APPROVED [5 TO 1]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Chad Anderson, Place 6
AYES:	Koehne, Hopkins, Webber, Anderson, Nabors
NAYS:	Roberts

- F. 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 14.05: Development Standards and Use Regulations, Division 4: Fencing, Walls and Screening Requirements. (Equipment Screening) (Liebman)

(2017-52) Mayor Terry opened the hearing at 7:00 p.m. No public comment was received. The hearing was closed at 7:02 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mindy Koehne, Place 5
SECONDER:	Andy Hopkins, Place 3
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson, Nabors

- G. The Celina City Council will conduct two Public Hearings at 5:00 and 5:05 p.m. to consider testimony on the proposed annexation of an approximately 10.346 acre tract of land and half of adjacent right-of-way situated in the M.L. Ousley, J.C. Floyd, and J.M. Floyd Survey, Abstract No. 1053, Collin County, Texas. The property is generally located north of CR 95, west of Business 289, and south of CR 994. (Celina 10 Annexation) (Liebman)

Mayor Terry opened the first hearing at 7:03 p.m. No public comment was received. The hearing was closed at 7:04 p.m. Mayor Terry opened the second hearing at 7:04 p.m. No public comment was received. The hearing was closed at 7:04 p.m.

- H. Celina City Council will conduct a public hearing and act upon a resolution for the submission of two grant applications to Texas Parks and Wildlife Department for the Old Celina Park expansion project. (Webb)

(2017-50R) Mayor Terry opened the hearing at 7:05 p.m. Assistant Director of Parks Jeff Davis noted that the two grants would be used to improve Old Celina Park. No public comment was received. The hearing was closed at 7:06 p.m.

IX. ACTION ITEM:

- A. 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 Chalk Hill 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. (Chalk Hill) (Petty)

(2017-51R) Mayor Terry recused himself at this time due to a conflict of interest.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Webber, Place 1
SECONDER:	Carmen Roberts, Place 4
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson, Nabors

- B. Consider and act upon a resolution of the City of Celina, Texas, ratifying and approving the fiscal year 2017/2018 budget for the Celina Economic Development Corporation. (Toutouchian)

(2017-52R)

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

- C. Consider and act upon a resolution of the City of Celina, Texas, ratifying and approving the fiscal year 2017/2018 budget for the Celina Community Development Corporation. (Toutouchian)

(2017-53R)

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

- D. Consider and act upon an ordinance of the City of Celina, Texas, adopting and approving the budget for the Fiscal Year 2017/2018 beginning October 1, 2017, and ending September 30, 2018, and making appropriations for each department, project and account; providing for expenditures of funds; providing for filing of documents. (Roll Call) (Toutouchian)

(2017-53) Mayor Terry called the roll for a vote.

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

- E. Consider and act upon ratification of a property tax rate increase reflected in the FY2017/2018 budget. (Roll Call) (Toutounchian)

Mayor Terry called the roll for a vote.

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

- F. Consider and act upon an ordinance of the City of Celina, Texas, fixing and levying municipal Ad Valorem taxes for the fiscal year beginning October 1, 2017, and ending September 30, 2018, and for each fiscal year thereafter until otherwise provided, at a rate of \$.645 per one hundred dollars (\$100.00) assessed valuation on all taxable property within the corporate limits of the city; this tax rate will raise more taxes for maintenance and operations than last year's tax rate; the tax rate will effectively be raised by 17.88 % and will raise taxes for maintenance and operations on a \$100,000.00 home by approximately \$4.53. (Roll Call) (Toutounchian)

2017-54) Mayor Terry called the roll for a vote. Councilman Hopkins moved that the property tax rate be increased by the adoption of a tax rate of 0.645000, which is effectively a 16.64 percent increase in the tax rate.

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

- G. Consider and act upon an ordinance amending the City's Code of Ordinances, Chapter 3: Building Regulations; Article 3.07, Signs; Section 3.07.018 Signs Allowed - permit required, to amend the City's Unified Development Monument Signs regulations. (Unified Monument Sign Ordinance Amendment) (Liebman)

(2017-55)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Mindy Koehne, Place 5
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson, Nabors

- H. Consider and act upon a Final Plat for Mustang Lakes Phase 2A, being a ±58.98 acre tract of land, situated in the Coleman Watson Survey, Abstract No. 945, City of Celina, Collin County, Texas. The property is generally located north of Frontier Parkway, west of FM 2478, south of Choate Parkway, and east of CR 86, containing 239 residential lots and 8 HOA lots. (Mustang Lakes Phase 2A Final Plat) (Liebman)

Deputy Mayor Pro Tem Nabors moved to approve with the condition that the plat not be filed until the public improvements are accepted by the city.

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

- I. Consider and act upon a Construction Plat for Cambridge Crossing Phase 1, being a ±126.676 acre tract of land situated in the Richard Alderson Survey, Abstract No. 7, F.D. Gary Survey, Abstract No. 360, T. Staten Survey, Abstract No. 806, and I.C. Williamson Survey, Abstract 943, City of Celina, Collin County, Texas. The property is generally located south of FM 428, west of Dallas Parkway, north of County Road 7, and east of County Road 6, containing 328 residential lots, 1 school site, and 14 HOA lots. (Cambridge Crossing Phase 1 Construction Plat) (Liebman)

Councilwoman Roberts moved to approve with the condition that the plat not be filed until the public improvements are accepted by the city.

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

- J. Consider and act upon a Construction Plat for Hawthorn Creek Business Park, being a ±5 acre tract of land, situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton County, Texas. The property is generally located north and west of Parvin Road, south of Crutchfield Road, and west of Smiley Road. (Hawthorn Creek Business Park) (Liebman)

Councilman Hopkins moved to approve with the condition that the plat not be filed until the public improvements are accepted by the city.

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

- K. Consider and act upon a request for variance from the City's Code of Ordinances regarding the distribution of alcohol and consumption of same on the downtown square during the Emmitt Smith Charities Bike Race on Saturday, September 30, 2017 from 7:00am-2:00pm. (Matehuala)

Councilman Webber moved to approve with the stipulation that they add the city as an additional insured on the insurance.

RESULT:	APPROVED [5 TO 1]
MOVER:	Bill Webber, Place 1
SECONDER:	Carmen Roberts, Place 4
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson
NAYS:	Nabors

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 7:22 p.m.

Sean Terry, Mayor

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

Date Minutes Approved