



**CITY COUNCIL REGULAR MEETING
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
TUESDAY, SEPTEMBER 10, 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 Terry called the meeting to order at 5:00 p.m.

II. PLEDGE OF ALLEGIANCE/INVOCATION:

Pastor Lykins of First Baptist Church gave the invocation. Mayor Terry led the pledges of allegiance.

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

- A. Arbor Day Proclamation
- B. Constitution Week Proclamation
- C. Presentation of Capital Credit Check from CoServ. (DeBuff)

Donna Wood with CoServ presented a re-bate check for \$1,800 to the City.

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Discussion regarding water rates, seasonal usage and conservation. (DeBuff)

Director of Administrative Services Paul DeBuff gave a short presentation on water rates and usage.
Mayor Terry called for Open Forum comments at this time.

Those present and speaking:

Brittany Stephens of 3010 Seattle Slew Drive stated that her August bill jumped from 2100 gallons to 34,000 gallons when nothing changed in their household.

Jeremy Bailey of 101 Mustang Court said that his July bill was 50,000 gallons and he was told he had a leak.

George Quintana of 925 Bluebird Way said he had a 7,000 gallon bill for three consecutive months and it then went up by 3,000 gallons.

Michael Singelton of 709 Breadlow said his bills keep going higher and higher.

Joseph Ramero of 2909 Twin Eagles Drive used 21,000 gallons in 15 days and was told he is using water from 9 pm to 4 am. He would like someone to come out and check their system.

Daniel Gaul of 2031 Cattle Drive stated that his water bills went up even though the household occupancy went down. Wants to know the percent of households that go over the 30k gallon threshold.

Linda Pierson of 1320 Grassland is upset by their \$350 water bill when they were gone for 3 weeks. She thinks the Light Farms deal should be re-visited.

Michelle Gunderson of 829 Glen Crossing said the city needs to do more research. Her irrigation is shut off and the bill is showing usage.

Jason Hutchings of 708 Glen Crossing has a \$365 water bill this month and made no changes. He said the City needs to be concerned about the overall cost of water.

Glen Hauer of 4132 Winstead says his bill is \$250 and builders need to educate people on the use of sprinklers.

Dale Bainum of 3541 Heritage says the meter numbers need to be lined up with the correct bill. In the past, his bill was tied to his neighbor's usage.

A gentleman asked that citizens be notified when the pressure is increased so that they may adjust their usage.

David Lettium of the Dallas Builders Association referenced the new subdivision ordinance, noting that some paving, and subgrading design standards can drive up costs.

Scott Griggs introduced himself as a candidate for Collin County Tax Assessor/Collector.

B. Discussion regarding zoning ordinance amendment. (Wilson)

C. Discussion regarding Parks Master Plan update. (Norris Design)

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

No other items were discussed at this time.

E. Staff Reports

V. OPEN FORUM:

Open Forum comments were taken after Worksession "A".

VI. EXECUTIVE SESSION:

The Celina City Council convened into Executive Session with City Attorney Lance Vanzant and City Manager Jason Laumer at 6:36 p.m. Councilwoman Koehne recused herself from item B. Mayor Terry recused himself from item D.

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

A. Discussion regarding an Economic Development loan to North Preston Lakes HOA for internet infrastructure.

B. Discussion regarding potential brewery downtown.

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.

C. Discussion regarding a third amendment to the agreement by and between the City of Celina and Old Celina, Ltd for Old Celina TIRZ #5.

- D. Discussion regarding potential development agreement for 100 acres north of FM 455 and west of FM 2478.
- E. Discussion regarding potential development agreements for property located west of Preston Road and north of Frontier Parkway.
- F. Discussion regarding The Cottages development agreement amendment.
- G. Discussion regarding a resolution authorizing use of eminent domain to condemn public water and wastewater line easements and temporary construction easements in real properties as portions of tracts of land generally described as being located in the John Cahill Survey, Lindsey Lewis Survey, Jonathan Westover Survey, Preston Hills Addition, and the Collin County School Land #14 Survey generally located on the east side of Preston Road (SH 289) beginning approximately 450 feet north of Ownsby

(2019-48R)

Parkway and extending south to Frontier Parkway (FM 1461) and then east along the north side of Frontier Parkway (FM 1461) to approximately Preston Hills Circle (Brawner)

- H. Discussion regarding Interlocal Agreements with Celina Independent School District.

Reconvene Into Open Session

The City Council reconvened into Open Session at 7:48 p.m.

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

Councilman Hopkins moved to approve item C. Councilwoman Roberts seconded. Motion carried. 6-yes;0-no.

Councilman Steiner moved to approve item G (2019-48R). Councilwoman Roberts seconded. Motion carried. 6-yes;0-no.

VII. CONSENT AGENDA:

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

A. Minutes Approval:

1. City Council - Regular Meeting - Aug 13, 2019 5:00 PM
2. City Council - Public Hearing - Aug 20, 2019 5:00 PM
3. City Council - Public Hearing and Special Meeting - Aug 27, 2019 5:00 PM

- B. Consider and act upon approval of appointments, re-appointments and removals from city boards and commissions, Economic Development Corporation and Community Development Corporation. (City Secretary)

- C. Consider and act upon interlocal agreements by and between the City of Celina and Collin County for Animal Control Services and Animal Shelter Use/Facility Construction. (Toutounchian)
- D. Consider and act upon an ordinance amending the City's Code of Ordinances, Chapter 1, to add and adopt the Tree Care Ordinance. (Tree Care Ordinance) (McAfee)
(2019-30)
- E. Consider and act upon an ordinance amending the City's Code of Ordinances, Appendix A: Fee Schedule to update the Master Fee Chart. (Master Fee Chart Revision) (McAfee)
(2019-31)
- F. Consider and act upon a request for a Development Agreement for Wellspring Estates; generally located north of Frontier Parkway and west of future Custer Road. (Wellspring Estates Development Agreement) (McAfee)
- G. Consider and act upon a request for a Development Agreement for the Monschke Tract; generally located 2,000 feet south of FM 428 and east of future Legacy Drive. (The Monschke Tract Development Agreement) (McAfee)
- H. Consider and act to authorize the Mayor to execute an agreement by and between the City of Celina and the Celina Economic Development Corporation for sharing administrative services and office space. (DeBuff)
- I. Consider and act upon a resolution of the City Council of the City of Celina to approve an incentive agreement between the City of Celina and Celina Economic Development Corporation for projects within Tax Increment Investment Zone No. Eleven (Downtown). (EDC TIRZ/sales tax agreement) (DeBuff)
(2019-49R)
- J. Consider and act upon a resolution of the City Council of the City of Celina to approve an incentive agreement between the City of Celina and Celina Community Development Corporation for projects within Tax Increment Investment Zone No. Eleven (Downtown). (CDC TIRZ/sales tax agreement) (DeBuff)
(2019-50R)
- K. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, amending the City's Code of Ordinances; Chapter 1 General Provisions; Article 1.12 Special Events; providing for incorporation of premises; providing for findings; providing for amendment to the code of ordinances. (Special Events Waiver) (DeBuff)
(2019-32)

- L. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee (“ACSC”) and Atmos Energy Corp., Mid-Tex Division regarding the company’s 2019 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attached exhibit establishing a benchmark for pensions and retiree medical benefits; approving an attached exhibit regarding amortization of regulatory liability; requiring the company to reimburse ACSC’s reasonable ratemaking expenses; 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; and requiring delivery of this ordinance to the company and the ACSC’s legal counsel. (Atmos Rate Settlement) (DeBuff)

(2019-33)

- M. Consider and act upon an ordinance approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2019 (Sutton Fields II Public Improvement District Neighborhood Improvement Areas #2-3 Project); approving and authorizing related agreements, and providing for an effective date. (Sutton Fields II Bond Ordinance) (DeBuff)

(2019-34)

- N. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Toasted Walnut Table & Market for economic incentive funding under Chapter 380 of the Texas Local Government Code. (DeBuff)

- O. Consider and act upon an Interlocal Cooperation Agreement by and between the City of Celina, Texas, and the Celina Community Development Corporation for the development of Old Celina Park Phase II. (Brawner)

- P. Consider and act upon a resolution of the City of Celina, Texas ratifying and approving the Fiscal Year 2019-2020 budget for the Celina Economic Development Corporation. (Jackson)

(2019-51R)

- Q. Consider and act upon a resolution of the City of Celina, Texas, ratifying and approving the Fiscal Year 2019-2020 budget for the Celina Community Development Corporation. (Toutouchian)

(2019-52R)

- R. Consider and act upon Interlocal Jail Services agreement with Collin County. (Griggs)

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 2019-2020 budget. (Toutouchian)

Mayor Terry opened the hearing at 7:52 p.m. No public comment was received. The hearing was closed at 7:58 p.m.

- B. The Celina City Council will conduct a public hearing and act upon an ordinance amending the Subdivision Regulation Ordinance to cause said ordinance to be in compliance with House Bill 3167, which bill took effect on September 1, 2019. (McAfee)

(2019-35) Mayor Terry opened the hearing at 7:58 p.m. No public comment was received.

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 and act upon an ordinance amending the Zoning Ordinance and Building Codes to cause said ordinance to be in compliance with House Bill 2439 and House Bill 2497, which bills took effect on September 1, 2019. (McAfee)

(2019-36) Mayor Terry opened the hearing at 8:00 p.m. No public comment was received. The hearing was closed at 8:00 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Carmen Roberts, Place 4
AYES:	Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson

- 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. (Subdivision Ordinance Amendments) (McAfee)

(2019-37) Mayor Terry opened the hearing at 8:00 p.m. No public comment was received. The hearing was closed at 8:03 p.m.

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

- E. The Celina City Council will conduct a public hearing 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 40 acre tract of land from Retail District (C-1), to Planned Development (PD) with Mixed-Use Regional District (MU-2) base zoning; generally located 2,000 feet south of FM 428 and east of future Legacy Drive. (Monschke Tract PD Zoning) (McAfee)

(2019-38) Mayor Terry opened the hearing at 8:03 p.m. No public comment was received. The hearing was closed at 8:08 p.m.

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

IX. ACTION ITEM:

- A. Consider and act upon an ordinance of the City of Celina, Texas, adopting and approving the budget for the Fiscal Year 2019-2020 beginning October 1, 2019, and ending September 30, 2020, and making appropriations for each department, project and account; providing for expenditures of funds; providing for filing of documents. (Roll Call) (Toutounchian)

(2019-39) Mayor Terry called roll for the vote.

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

- B. 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, 2019, and ending September 30, 2020, 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 19.75% and will raise taxes for maintenance and operations on a \$100,000.00 home by \$68.26. (Roll Call Vote) (Toutounchian)

(2019-40) Mayor Terry called roll for the vote.

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

- C. Consider and act upon a contract by and between the City of Celina and TRC for Professional Services related to the Design of Punk Carter Parkway between Evergreen Trail and Coit Road (CR 86) in an amount not to exceed \$87,500. (Brawner)

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

- D. Consider and act upon a contract by and between the City of Celina and Halff & Associates for Professional Services related to the Design of Choate Parkway between the Collin County Outer Loop and Kinship Parkway in an amount not to exceed \$315,000. (Brawner)

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

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 8:15 p.m.

Sean Terry, Mayor

Secretary

Date Minutes Approved