



**NOTICE OF
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
Tuesday, August 14, 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	5:10 PM
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. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Introduction of new employees (Brawner, Cromwell)

Chief Technology Officer Scott Cromwell introduced new Information Technologies Manager Jose Mendez.

B. Discussion regarding architectural design of Fire Stations #2 and #3 by BRW Architects. (Brawner)

A representative from BRW Architects presented some proposed views and layouts of the new fire stations.

C. Discussion regarding Garver LLC services for water improvements. (Brawner)

Lance Klement with Garver presented proposed improvements and expansions to the city's water system.

D. Discussion regarding proposed Dallas North Tollway Overlay District. (Jackson)

Director of Development Services and Brooks Wilson of Wilplan presented some proposed regulations for the overlay district.

E. Discussion regarding Downtown Mural Project. (Jackson)

Director of Development Services Alexis Jackson introduced some sample artwork from artists being considered for the project. Candidate Ronnie Duwe of Duwe Brothers showed the council a few more sketches done by their firm.

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

No other items were discussed.

III. EXECUTIVE SESSION:

The Celina City Council convened into Executive Session at 5:38 p.m. with City Manager Jason Laumer, City Attorney Lance Vanzant, Director of Engineering Kim Brawner (item C) and Chief Technology Officer Scott Cromwell (item B).

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, and 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

- A. City Manager
- B. Discussion regarding city's regulations and obligations with the Gigabit City project.
- C. City of Celina v. SureTec Insurance Company; Cause No. 429-05676-2017

Reconvene Into Open Session:

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

Councilman Hopkins moved to adjust the city manager's contract as discussed (item A). Mayor Pro Tem Anderson seconded. Motion carried. 6-yes;0-no.

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. Proclamation - Special Olympian Jarred Duran

Mayor Terry and Mayor Pro Tem Anderson presented a proclamation to Gold Medal Special Olympian Jarred Duran.

VI. OPEN FORUM:

No public comment was received.

VII. CONSENT AGENDA:

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

A. Minutes Approval:

1. City Council - Regular Meeting - Jul 10, 2018 5:00 PM

- B. Consider and act to authorize the City Manager to negotiate and execute an agreement by and between the City of Celina and Owens Tollway 10, LLC for an easement for Light Farms Way. (Columns/Light Farms Way Easement) (DeBuff)
- C. Consider and act to authorize the City Manager to execute a contract by and between the City of Celina and AUI Partners, LLC for Construction Manager at Risk services for the expansion/construction of Old Celina Park. (DeBuff/Brawner)
- D. Consider and act to authorize the City Manager to execute a contract by and between the City of Celina and Hill & Wilkinson General Contractors for Construction Manager at Risk services for the renovation of the City buildings located at 142 N. Ohio, 302 W. Walnut and 112 N. Colorado. (DeBuff/Brawner)
- E. Consider and act to authorize the City Manager to execute a contract by and between the City of Celina and Hangartner, LLC for Construction Manager at Risk services for the construction of Fire Stations #2, #3 and #4. (DeBuff/Brawner)
- F. Consider and act to authorize the City Manager to execute a contract by and between the City of Celina and BRW Architects, Inc. for architectural design services for Fire Stations #2 and #3. (DeBuff/Brawner)
- G. Consider and act to authorize and execute a contract amendment between the City of Celina and Upper Trinity Regional Water District for regional wastewater treatment capacity at the Doe Branch Reclamation Facility. (Fourmentin)
- H. Consider and act to authorize the City Manager to execute a contract between the City of Celina and Texana Land & Asphalt in the amount of \$527,856.01 (includes 10% contingency) for the 2018 Street Improvements project. (Brawner)
- I. Consider and act to authorize the City Manager to execute Work Order #12 between the City of Celina and Garver, LLC in the amount of \$1,793,044.00 for professional services in relation to the Water Transmission Improvements. (Brawner)
- J. **2018 - 37** - Consider and act upon an ordinance of The City Council of the City Of Celina, Texas, Amending The City's Code Of Ordinances, Chapter1 General provisions; Article 1.09 Discrimination; Division 2 Fair Housing (Brawner)
- K. Consider and act to authorize the City Manager to execute a contract by and between the City of Celina and Dunkin, Sims, and Stoffels, Inc. for \$928,014.00 for the design of Old Celina Park.

- L. Consider and act to authorize the City Manager to negotiate and execute an agreement by and between the City of Celina and Insituform Services in the amount of \$64,990 for cleaning and Closed Circuit Television. (Fourmentin)
- M. Consider and act to authorize the City Manager to negotiate and execute a second tower/ground lease amendment by and between the City of Celina and New Cingular Wireless PCS, LLC. (AT&T) located at the Morgan Lakes elevated storage tower. (Fourmentin)
- N. Consider and act upon approval of appointments, re-appointments and removals from city boards and commissions, Economic Development Corporation and Community Development Corporation (See attached). (Terry)
- O. **2018 - 38** - Consider and act upon an ordinance approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2018 (Creeks of Legacy Public Improvement District Phase #2 Project); and approving and authorizing related agreements. (DeBuff)
- P. **2018 - 39** - Consider and act upon an ordinance approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2018 (Creeks of Legacy Public Improvement District Phase #1b Project); and approving and authorizing related agreements. (DeBuff)
- Q. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Legend Contracting, Inc. regarding impact fee assessments. (Westgate Impact Fees) (Laumer)
- R. **2018-31R** - Consider and act upon a resolution of the City of Celina, Texas approving and authorizing the Mayor to execute the "PID Reimbursement Agreement Cambridge Crossing" between the City of Celina, Texas and Tollway/Outer Loop, L.P., a Texas Limited Partnership. (DeBuff)
- S. **2018 - 40** - Consider and act upon an ordinance approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2018 (Cambridge Crossing Public Improvement District Phase #1 Project); and approving and authorizing related agreements. (DeBuff)
- T. **2018 - 44** - Consider and act upon an ordinance of the City Council of the City of Celina, Texas accepting and approving a Service and Assessment Plan and Phase #1 assessment roll for Cambridge Crossing Public Improvement District; making a finding of special benefit to the property in the Phase #1 of the District; levying assessments against property within the District and establishing a lien on such property; providing for the method of assessment and the payment of the Phase #1 Major Improvement Assessments in accordance with Chapter 372, Texas Local Government Code, as amended. (DeBuff)
- U. **2018 - 41** - Consider and act upon an ordinance of the City Council of the City of Celina, Texas accepting and approving a Service and Assessment Plan and Phases #2-7 assessment roll for Cambridge Crossing Public Improvement District; making a finding of special benefit to the property in the Phases #2-7 of the District; levying assessments against property within the District and establishing a lien on such property; providing for the method of assessment and the payment of the Phases #2-7 Major Improvement Assessments in accordance with Chapter 372, Texas Local Government Code, as amended. (DeBuff)

- V. **2018-32R** - Consider and act upon a resolution of the City of Celina, Texas determining the costs of certain public improvements to be financed by the Sutton Fields 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 August 28, 2018 to consider an ordinance levying assessments on property located within the Cambridge Crossing Public Improvement District; directing city staff to publish and mail notice of said public hearing. (Sutton Fields PID CDR & SAP approval) (DeBuff)
- W. Consider and act to authorize the City Manager to execute an interlocal agreement by and between the City of Celina and the Celina Economic Development Corporation for the creation of and funding for various positions. (Laumer)
- X. **2018 - 45** - Consider and act upon an ordinance approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2018 (Cambridge Crossing Public Improvement District Phase #2-7 Project); and approving and authorizing related agreements. (DeBuff)

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider proposed assessments to be levied against the assessable property within the Cambridge Crossing Public Improvement District pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended. The boundaries of the District include approximately 484.074 acres of land generally located directly north of County Road 7, directly east of County Road 6, south of FM 428, and west of Dallas Parkway. (Cambridge Crossing Public Hearing) (DeBuff)

Item A was taken before the Consent Agenda. Mayor Terry opened the hearing at 6:30 p.m. Corey Admire with Shupe, Ventura Law of Dallas, Texas, spoke on behalf of the developer requesting approval. The hearing was closed at 6:32 p.m.

- B. The City Council will conduct the first of two public hearings on the proposed voluntary annexation of an approximately 8.0 acre tract of land situated in the T. McIntyre Survey, Abstract No. 903, Denton County, Texas, and located on the east side of FM 1385 approximately 1,750 feet north of Crutchfield Road. (Celina West Marketplace Annexation)(Jackson)

Mayor Terry opened the hearing at 6:32 p.m. No public comment was received. The hearing was closed at 6:33 p.m.

IX. ACTION ITEM:

- A. **2018 - 42** - Consider and act upon an ordinance authorizing the issuance of “City of Celina, Texas, General Obligation Refunding Bonds, Series 2018”; specifying the terms and features of said bonds; levying a continuing direct annual Ad Valorem tax for the payment of said bonds; providing for the redemption of certain outstanding obligations of the City; and resolving other matters incident and related to the issuance, sale, payment and delivery of said bonds, including the approval and execution of a Paying Agent/Registrar Agreement and the approval and distribution of a Preliminary Official Statement and an Official Statement; and providing an effective date. (Toutounchian)

Jason Hughes with Hilltop Securities of 1201 Main Street, Dallas, Texas, presented the terms of the bonds.

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

- B. **2018 - 43** - Consider and act upon an ordinance authorizing the issuance of “City of Celina, Texas, Tax and Waterworks and Sewer System (limited pledge) Revenue Certificates of Obligation, Series 2018”; specifying the terms and features of said certificates; providing for the payment of said certificates of obligation by the levy of an ad valorem tax upon all taxable property within the City and a limited pledge of the net revenues derived from the operation of the City’s combined waterworks and sewer system; providing the terms and conditions of such certificates of obligation and resolving other matters incident and relating to the issuance, payment, security, sale and delivery of said certificates of obligation, including the approval and execution of a Paying Agent/Registrar Agreement and the approval and distribution of a Preliminary Official Statement and an Official Statement pertaining thereto. (Toutounchian)

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

- C. Consider and act to authorize the City Manager to execute Work Order #11 between the City of Celina and Garver, LLC in the amount of \$466,188.00 for professional services in relation to the second phase of the Celina Road and Downtown Pump Stations improvements. (Brawner)

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

- D. 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 Greater Celina Chamber of Commerce Oktoberfest Event on Saturday, October 13, 2018 from 11:00am-10:00pm. (Chamber of Commerce)

RESULT:	APPROVED [5 TO 1]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Chad Anderson, Place 6
AYES:	Webber, Hopkins, Roberts, Koehne, Anderson
NAYS:	Nabors

X. **ADJOURNMENT:**

There being no further comment Mayor Terry adjourned the meeting at 6:41 p.m.

Sean Terry, Mayor

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

Date Minutes Approved