



**CITY COUNCIL REGULAR MEETING
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
TUESDAY, AUGUST 13, 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	5:05 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 Sean Terry called the meeting to order at 5:00 p.m.

II. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Terry led the pledges of allegiance. Chris Carter with Movement Church gave the invocation.

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. City Council Place 6 - Chad Anderson

Councilman Chad Anderson took the oath of office for Place 6 following his win during the run-off election.

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Introduction of new employees. (Brawner)

Director of Engineering Kim Brawner introduced Alan Anderson as the new Construction Manager.

B. Discussion regarding a Memorandum of Understanding with Old Celina, Ltd. (Brawner)

Director of Engineering Kim Brawner and applicant Rex Glendenning with Old Celina Ltd., presented options for the construction of Celina Parkway.

C. Discussion and recap of the Texas 86th Legislative Session. (Howard)

Director of Government Affairs Corbett Howard summarized the 86th Legislative Session.

D. Discussion regarding the vision statement of the "Celina 2040 Comprehensive Plan". (Nusser)

Abra Nusser with Ideation planning gave a brief update on the Comprehensive Plan work progress.

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

No other items were discussed.

F. Staff Reports attached

V. OPEN FORUM:

Joyce Sue Maxson of 518 S. Arizona spoke to the City Council about wanting help investigating a burglary that took place in her home.

VI. EXECUTIVE SESSION:

The Celina City Council convened into Executive Session at 6:26 p.m. with City Attorneys Lance Vanzant and Julie Fort (Item D) and City Manager Jason Laumer. Councilwoman Koehne recused herself from 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.

- A. Discussion regarding property acquisition for water and sewer line from Ownsby Parkway to Frontier Parkway.
- B. Discussion regarding potential development agreement on a tract generally located at FM 455 and the future Fred J Smith Parkway.
- C. Discussion regarding Suddenlink project for North Preston Lakes.
- D. Discussion regarding Texas House Bills 2439, 2497, 3167, and new laws from 2019 legislative session, requiring changes to the City's building standards, Subdivision Ordinance processes and Zoning Ordinance matters.

The Celina City Council will convene into Executive Session pursuant to Texas Government Code 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

E. City Manager.

Reconvene Into Open Session

The City Council reconvened into Open Session at 7:33 p.m.

F. Consider and act upon any items discussed in executive session.

Councilman Hopkins moved to approve the City Manager's contract (Item E) as discussed in Executive Session. Mayor Pro Tem Anderson seconded. Motion carried. 6-yes;0-no.

VII. CONSENT AGENDA:

Councilman Hopkins moved to approve the Consent Agenda minus items J and K.

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 - Jul 9, 2019 5:00 PM

- B. Consider and act to authorize the City Manager to terminate the agreement by and between the City of Celina and Hangartner Commercial, Inc. for CMAR Services for Fire Station 3 and 4. (Berry / Brawner)
- C. Consider and act upon approval of branding guidelines and tagline for the City of Celina. (Matehuala)
- D. Consider and act upon a resolution of the City Council of the City of Celina, Texas approving and authorizing the reduction, waiver, and refund of permit fees charged to Prosper ISD for elementary school #12 construction. (DeBuff)

(2019-41R)

- E. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and City Smart Consulting, LLC for the transition of technology-based initiatives to designated city personnel. (DeBuff)
- F. Consider and act upon a resolution adopting the City's Procurement Policy; Incorporating Recitals and providing an effective date. (Berry)

(2019-42R)

- G. Consider and act to authorize the use of contingency funds (365,657.70 10%) for the Celina Road and Downtown Pump Station Improvements, Phase 2. (Berry)
- H. Consider and act upon a resolution authorizing a Neighborhood Vitality Program and setting forth incentives. (Wilson)

(2019-43R)

- I. Consider and act upon a resolution replacing and repealing Neighborhood Empowerment Zone #1 and setting forth incentives. (Wilson)

(2019-44R)

- J. Item J was moved to Items Moved from Executive Session

- K. Item K was moved to Items Moved from Executive Session

- L. Consider and act upon an ordinance amending the City's Code of Ordinances, Chapter 1: General Provisions, Article 1.04, Boards, Commissions, and Committees. (Boards, Commissions, and Committees Amendment) (McAfee)

(2019-25)

- M. Consider and act upon a contract by and between the City of Celina and Peloton for Professional Services related to the Design of a Bridge on Legacy Drive for the Doe Branch Crossing in an amount not to exceed \$456,711.00. (Brawner)
- N. Consider and act to authorize the City Manager to terminate the agreement by and between the City of Celina and Brown, Renyolds and Watford (BRW) Architects, Inc. for Design Services for Fire Station 3. (Berry / Brawner)

VIII. ITEMS MOVED FROM EXECUTIVE SESSION:

1. Motion to remove items J and K from the Consent Agenda

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

2. Consider and act upon a request for a development agreement for the Monschke Tract; generally located 2000 feet south of FM 428 and east of future Legacy Drive. (The Monschke Tract Development Agreement) (McAfee)

RESULT:	NO ACTION
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3. Consider and act upon a request for a development agreement for the Old Celina tract; generally located south of FM 428 and east of future Legacy Drive. (Old Celina) (McAfee)

RESULT:	NO ACTION
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IX. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct the second of two public hearings and act upon an ordinance adopting the annexation of certain territory contiguous to and adjoining the City of Celina to wit: being an approximately 75 acre tract of land, Collin County, Texas, and being more particularly described by metes and bounds in exhibit "A" and graphically depicted in exhibit "B" attached hereto and incorporated herein, such tract is generally located south of Choate Parkway and approximately 2,500 feet east of Preston Road. (Collin College Annexation) (McAfee)

(2019-26) Mayor Terry opened the hearing at 7:43 p.m. No public comment was received. The hearing was closed at 7:44 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Carmen Roberts
AYES:	Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson

- B. 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 designating the zoning of an approximately 75 acre tract of land to Planned Development (PD) with Community Facilities District (CF) base zoning, generally located south of Choate Parkway and approximately 2,500 feet east of Preston Road. (Collin College Zoning) (McAfee)

(2019-27) Mayor Terry opened the hearing at 7:44 p.m. David Dumas and Marilee Moss with Beck Architecture gave a brief presentation on the layout and elevation of the buildings. The hearing was closed at 7:54 p.m.

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

- C. The Celina City Council will conduct a public hearing and act upon an ordinance amending the City's Code of Ordinances, Chapter 10: Subdivision Regulations, Article 10.03, Subdivision Ordinance. (Subdivision Ordinance Amendments) (Wilson)

Mayor Terry opened the hearing at 7:55 p.m. No public comment was received. Councilman Hopkins moved to continue the hearing to the September 10th meeting. Councilwoman Roberts seconded. Motion carried. 6-yes;0-no.

RESULT:	NO ACTION
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- D. The Celina City Council will conduct a public hearing and act upon a request for a Pre-Annexation Development Agreement on an approximately 5.5 acre tract of land; generally located 2,400 feet east of future Coit Road and north of Choate Parkway, within the Extraterritorial Jurisdiction (ETJ). (ETS Celina Development Agreement) (McAfee)

Mayor Terry opened the hearing at 7:56 p.m. No public comment was received. The hearing was closed at 8:00 p.m.

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

- E. The Celina City Council will conduct a public hearing and act upon a resolution of the City of Celina, Texas authorizing and creating the Mustang Lakes (Annex) Public Improvement District in accordance with Chapter 372 of the Texas Local Government Code. (DeBuff)

(2019-45R) Mayor Terry opened the hearing at 8:00 p.m. Roxanne Sheehan, with Shupe, Ventura Law Firm, Biscayne Blvd., Dallas, Texas, representing the applicant requested approval. The hearing was closed at 8:01 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Carmen Roberts, Place 4
SECONDER:	Chad Anderson, Place 6
AYES:	Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson

- F. 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)

Mayor Terry opened the hearing at 8:02 p.m. No public comment was received. Councilwoman Koehne moved to continue the hearing to the September 10th meeting.

RESULT: NO ACTION**Next: 9/10/2019 5:00 PM****X. ACTION ITEM:**

- A. Consider and act upon a request for variance from the City's Code of Ordinances regarding the sale of alcohol and consumption of same on the downtown square during the Greater Celina Chamber of Commerce Oktoberfest Event on Saturday, October 12, 2019 from 11:00am-10:00pm. (Chamber of Commerce)

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Andy Hopkins, Place 3
SECONDER: Justin Steiner, Place 1
AYES: Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson

- B. 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 2019"; 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. (Toutouchian)

(2019-28) Jason Hughes with Hilltop Securities presented the terms of the bond sale to the City Council.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Chad Anderson, Place 6
SECONDER: Carmen Roberts, Place 4
AYES: Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson

XI. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 8:08 p.m.

Sean Terry, Mayor

Secretary

Date Minutes Approved