



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, AUGUST 11, 2020
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 Sean Terry called the meeting to order at 5:00 pm.

II. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Terry led the pledges of allegiance. Pastor Ed Price with Cottage Hill First United Methodist Church gave the invocation.

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. Professional Engineers Day. (Glasgow)

Mayor Terry presented a proclamation of recognition to the city engineering staff and Chris Warfield Store Manager of Celina Brookshire Grocery #73.

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Introduction of new employees. (Stovall,Griggs)

Assistant City Manager Karla Stovall introduced Director of Marketing Donna Lynch. Assistant to the City Manager Drew Jenks introduced Management Assistant Lalaina Alvarez.

B. 2020 Community Survey. (Nusser)

Abra Nusser with Kimley Horn summarized results of the 2020 Community Survey.

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

No other items were discussed.

D. Staff Reports

V. **OPEN FORUM:**

Those speaking in reference to future annexation agreement letters received:

Heather Hix, 9081 CR 133, asked what happens if they don't sign the future annexation agreement and said she was looking for more information.

Douglas Cobb, 9699 CR 132, asked what is the city's intention and what is the timeframe?

John Huse, 9107 CR 133, asked if they could still build on their property with this agreement and stated that they want to stay as they are and don't want to be annexed into the city.

Michael Herbert, 8601 CR 134, said when he received the letter he thought it was a threat. He asked if the city will continue to be open and transparent, can the relationship continue as it is, and is the driving force keeping out certain (undesirable) things?

Kathy Pearce, 2424 PR 5674, was concerned with the contents of the letter and said they moved to Celina to live in the country and asked if 20 to 25 years is a more realistic goal?

Dale Bainum, 3541 Heritage Trail, said he would like to know the city's strategies for these annexations and would like the city to be more forward and communicate on the budget.

Police Officer Chase Guidera read a letter of thanks to the community, city and command staff for their support during these times of political unrest related to police departments.

Police Officer Tim Hale echoed the thanks to city council and community stated by Officer Guidera, and was appreciative of the leadership, dignity and respect with which the department operates under Chief Griggs and command staff.

VI. **EXECUTIVE SESSION:**

The Celina City Council adjourned into Executive Session at 5:55 p.m. with City Manager Jason Laumer, City Attorney Lance Vanzant and Director of Economic Development Alexis Jackson (Item A).

The Celina City Council will convene into Executive Session pursuant to Texas Government Code 551.072, Deliberations Regarding Real Property, to deliberate the purchase, exchange, lease or value of real property, 551.087, Deliberation Regarding Economic Development Negotiation and 551.074 Personnel Matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.

- A. Discussion regarding Economic Development project update. (Jackson)
- B. Discussion regarding purchase of a certain 187 acre tract for park and other municipal purposes.
- C. Discussion regarding City Manager's annual evaluation.

Reconvene Into Open Session

The City Council reconvened into Open Session at 7:05 p.m.

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

Item B-Councilman Hopkins moved to authorize the City Manager to acquire property under the terms discussed in Executive Session. Justin Steiner seconded. Motion carried. 6-yes;0-no.

Item C-Councilman Hopkins moved to approve the City Manager's annual evaluation as discussed in Executive Session. Justin Steiner seconded. Motion carried. 6-yes;0-no.

VII. **CONSENT AGENDA:**

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

A. Minutes Approval:

1. City Council - Regular Meeting - Jul 14, 2020 5:00 PM
2. City Council - Special Meeting and Worksession - Jul 31, 2020 9:00 AM

B. Consider and act upon approval of a Joint General Election Contract for election services by and among the City of Celina, Collin County Elections Administrator, and political subdivisions of Collin County, and a Joint General Election Agreement by and among the City of Celina, Denton County Elections Administrator and political subdivisions of Denton County. (Tarrant)

C. Consider and act to amend the 2019-2021 EDC Budget. (Jackson)
(2020-46R)

D. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Celina Real Estate LP for economic incentive funding under Chapter 380 of the Texas Local Government Code. (Buff City Soap – DIP) (Barton)

E. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Three Five Capital, LLC for economic incentive funding under Chapter 380 of the Texas Local Government Code. (Three Five Capital DA) (Mohan)

F. Consider and act upon an ordinance amending the City's Code of Ordinances, Chapter 3: Building Regulations, Article 3.07: Signs. (Sign Ordinance Amendment) (McAfee)
(2020-52)

G. Consider and act upon an ordinance amending the City's Code of Ordinances, Chapter 8: Offenses and Nuisances, Article 8.04: Noise. (Noise Ordinance (Construction Activity) Amendment) (McAfee)
(2020-53)

H. Consider and act upon a Service Agreement for C-3 annexed Property between the City of Celina and the owner of approximately 149 acres within the Extraterritorial Jurisdiction, generally located at the northeast corner of FM 1385 and Punk Carter Parkway. (Edgewood Commercial - Annexation Service Plan) (Mohan)

I. Consider and act upon a request for an amendment to Sutton Fields Development Agreement; generally located at the northeast corner of FM 1385 and Parvin Road. (Sutton Fields Land Plan - DA Amendment) (Mohan)

- J. Consider and act upon a resolution of the City of Celina, Texas determining the costs of NIA #3 improvements to be financed by the Wells South Public Improvement District; approving an updated a preliminary amended and restated service plan and assessment plan, including a proposed NIA #3 assessment roll; directing the filing of the proposed NIA #3 assessment roll with the City Secretary; providing for noticing and calling a public hearing for September 8, 2020 to consider an ordinance levying assessments on property located within Neighborhood Improvement Area #3 of the Wells South Public Improvement District. (Wells South NIA#3-PID – Pre-SAP) (Pouladi)

(2020-47R)

- K. Consider and act upon a resolution of the City of Celina, Texas determining the costs of NIA #5A improvements to be financed by the Sutton Fields Public II Improvement District; approving an updated a preliminary amended and restated service plan and assessment plan, including a proposed NIA#5A assessment roll; directing the filing of the proposed NIA#5A assessment roll with the City Secretary; providing for noticing and calling a public hearing for September 8, 2020 to consider an ordinance levying assessments on property located within Neighborhood Improvement Area #5A of the Sutton Fields II Public Improvement District. (Sutton Fields NIA#5A- PID – Pre-SAP) (Pouladi)

(2020-48R)

- L. Authorize the City Manager to enter into an agreements by and between the City of Celina and Freese and Nichols, Inc for the Traditions Trail Flood Study for \$44,000 (Brawner)
- M. Consider and act upon a Development Agreement on roadway improvements to County Road 53. (Martin Marietta Development Agreement) (Glasgow)
- N. Consider and act to authorize the City Manager to execute a agreement for installation of synthetic turf from Masters of Turf USA, LLC through an interlocal agreement with Sourcewell, contract 060518-SII in an amount not to exceed \$90,541.25 plus ten percent contingency in the amount of \$9,054.13 for a total amount of \$99,595.38. (Berry)
- O. Consider and Act to Authorize the City Manager to enter into an Agreement to provide Engineering and GIS services for Denton County Freshwater District #10 in the amount of \$145,800 (Brawner)
- P. Consider and act to authorize City Manager to negotiate contingency terms and to enter into an agreement with McMahon Contracting, LP. for construction services of Choate Parkway Improvements \$3,169,245.94 plus ten percent contingency \$316,924.59 for a total not to exceed. \$3,486,170.53. (Berry)
- Q. Consider and act to authorize an agreement for engineering services for the design of a roundabout at the intersection of Coit Road (CR 90) and Sunset Blvd (CR 91) with Kimley-Horn and Associates, Inc. for an amount not to exceed \$139,500. (Berry)
- R. Consider and act on the 2020-21 annual service plan update for the Lakes at Mustang Ranch Public Improvement District. (Jenks)
- S. Consider and act on the 2020-21 annual service plan update for the Sutton Fields II Public Improvement District. (Jenks)
- T. Consider and act on the 2020-21 annual service plan update for the Parks at Wilson Creek Public Improvement District. (Jenks)

- U. Consider and act on the 2020-21 annual service plan update for the Wells South Public Improvement District. (Jenks)
- V. Consider and act on the 2020-21 annual service plan update for the Wells North Public Improvement District. (Jenks)
- W. Consider and act on the 2020-21 annual service plan update for the Ownsby Farms Public Improvement District. (Jenks)
- X. Consider and act on the 2020-21 annual service plan update for the Glen Crossing Public Improvement District. (Jenks)
- Y. Consider and act on the 2020-21 annual service plan update for the Chalk Hill Public Improvement District No. 2. (Jenks)
- Z. Consider and act on the 2020-21 annual service plan update for The Columns Public Improvement District. (Jenks)
- AA. Consider and act on the 2020-21 annual service plan update for the Cambridge Crossing Public Improvement District. (Jenks)
- AB. Consider and act on the 2020-21 annual service plan update for the Glen Crossing West Public Improvement District. (Jenks)
- AC. Consider and act to authorize City Manager to negotiate contingency terms and to enter into an agreement for Amendment 1 to the contract by and between the City of Celina and Half & 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 \$58,391 and to ratify \$17,268.00 of the not to exceed amount. (Berry)
- AD. Consider and act upon an Interlocal Dispatch Services Agreement by and between the City of Celina and Collin County. (Griggs)
- AE. Consider and act on the 2020-21 annual service plan update for the Creeks of Legacy Public Improvement District. (Jenks)

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing, in accordance with Section 43.0751(d) of the Texas Local Government Code, to provide members of the public the opportunity to present testimony or evidence regarding the proposed Strategic Partnership Agreement between the City and the Collin County Municipal Utility District, No. 1 (the "District"), which agreement provides for the City's full purpose annexation of all land within the District and conversion of the District into a limited district, with such annexation and conversion not to occur before December 31, 2027. ON THE FULL-PURPOSE ANNEXATION CONVERSION DATE, THE LAND INCLUDED WITHIN THE BOUNDARIES OF THE DISTRICT SHALL BE DEEMED TO BE WITHIN THE FULL-PURPOSE BOUNDARY LIMITS OF THE CITY WITHOUT THE NEED FOR FURTHER ACTION BY THE CITY COUNCIL OF THE CITY, INCLUDING ISSUING NOTICE OR CONDUCTING PUBLIC HEARINGS OR AN ELECTION WITHIN THE DISTRICT ON THE QUESTION OF ANNEXATION. (Stovall)

Mayor Terry opened the hearing at 7:07 p.m. No public comment was received. The hearing was closed at 7:08 p.m.

- B. The Celina City Council will conduct the first of three public hearings to consider testimony regarding the annexation of approximately 700 acres, describing the municipal services to be provided to the area and the time in which municipal services will be provided, calling a public hearing, directing notices to be provided, directing that a petition for annexation of the area be prepared and opportunity to sign provided, providing for matters related thereto for the following areas: (20-05 Annexation First Public Hearing) (Mohan)

Mayor Terry opened the hearing at 7:08 p.m. No public comment was received. The hearing was closed at 7:10 p.m.

- C. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance on the voluntary annexation of approximately 149 acres within the Extraterritorial Jurisdiction, generally located at the northeast corner of FM 1385 and Punk Carter Parkway. (Edgewood Commercial - Annexation) (Mohan)

(2020-54) Mayor Terry opened the hearing at 7:11p.m. No public comment was received. The hearing closed at 7:12 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
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 Comprehensive Zoning Ordinance, by zoning an approximately 149 acre tract of land to Commercial, Office, & Retail District (C), generally located at the northeast corner of FM 1385 and Punk Carter Parkway. (Edgewood Commercial - Zoning) (Mohan)

(2020-55) Mayor Terry opened the hearing at 7:12 p.m. No public comment was received. The hearing was closed at 7:13 p.m.

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

- E. The Celina City Council will conduct a public hearing to consider testimony and act upon a Development Agreement on approximately 42 acres of land, generally located north of future Glendenning Parkway and approximately 1,200 feet west of Coit Road. (Miller Tract - Development Agreement) (Mohan)

Mayor Terry opened the hearing at 7:14 p.m. No public comment was received. The hearing was closed at 7:15 p.m.

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

- F. The Celina City Council will conduct a public hearing to consider testimony and act upon a development agreement on approximately 15 acres of land, generally located north of Frontier Parkway and approximately 600 feet east of Smiley Road. (Frontier Mini Storage - Development Agreement) (McAfee)

Mayor Terry opened the hearing at 7:15 p.m. No public comment was received. The hearing was closed at 7:20 p.m.

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

IX. ACTION ITEM:

- A. Consider and act upon a resolution taking a record vote to place a proposal for adoption of the Fiscal Year 2020-2021 budget and tax rate on the September 8, 2020 agenda; specifying the proposed property tax rate; establishing date for public hearing on the proposed property tax rate; and providing for publication as provided by the Texas Property Tax Code. (Bromiley)

(2020-49R) The mayor called roll to take a record vote on this item.

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

- B. Consider and act upon an ordinance of the City of Celina, Texas approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Refunding Bonds, Series 2020 (The Lakes at Mustang Ranch Public Improvement District Phase #1 Project); approving and authorizing related agreements, an amended and restated service and assessment plan, the release of a portion of previously levied assessments, and the redemption of certain refunded bonds on their redemption date; and providing an effective date. (The Lakes at Mustang Ranch PID Phase 1 Bond Refunding) (Pouladi)

(2020-56) Jason Hughes with Hilltop Securities summarized the refunding issue and interest rates.

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

- C. Consider and act upon an ordinance of the City of Celina, Texas approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2020 (Creeks of Legacy Public Improvement District Phase #3 Project); approving and authorizing related agreements and an amended and restated service and assessment plan; and providing an effective date. (Creeks of Legacy PID Phase 3 Bond) (Pouladi)

(2020-57) Mayor Terry recused himself from this item (7:27 p.m.) Jason Hughes with Hilltop Securities summarized the issue.

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

X. ADJOURNMENT:

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

Sean Terry, Mayor

Secretary

Date Minutes Approved