



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JULY 14, 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	Absent	
Chad Anderson	City of Celina	Place 6	Absent	
Sean Terry	City of Celina	Mayor	Present	

Mayor Sean Terry called the meeting to order at 5:31 p.m.

II. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Terry led the pledges of allegiance. Pastor John Baldwin of First United Methodist Church gave the invocation.

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Presentation regarding the Downtown Master Plan Annual Update. (Barton)

Downtown Development Manager Rebecca Barton presented the update.

B. Discussion regarding the Sign Ordinance. (McAfee)

Director of Development Services Dusty McAfee summarized proposed changes to the ordinance.

C. Discussion regarding the Noise Ordinance, (construction activity). (McAfee)

Director of Development Services Dusty McAfee summarized proposed changes to the ordinance.

D. Discussion regarding artificial turf on Downtown Square. (Webb)

Director of Parks Cody Webb outlined benefits of installing artificial turf on the Downtown Square.

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

No other items were discussed.

- F. Staff Reports

V. OPEN FORUM:

No public comment was received.

VI. EXECUTIVE SESSION:

The Celina City Council convened into Executive Session at 5:31 p.m. with City Manager Jason Laumer, City Attorney Trey Sargent and Director of Development Services Dusty McAfee.

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, pending or contemplated litigation.

Section 551.072, Deliberations Regarding Real Property, to deliberate the purchase, exchange, lease or value of real property and Section 551.087, Deliberation Regarding Economic Development Negotiation.

- A. Discussion regarding economic funding under Chapter 380 of the Texas Local Government Code (Three Five Capital) (McAfee)
- B. Discussion regarding PUC Docket No. 49225 (Light Farms Ratepayers) and Collin County Cause No. 471-02643-2020, 471st District Court (Collin County MUD No. 1).
- C. Discussion regarding Waste Connections contract extension.
- D. Discussion regarding possible services agreement with Denton Fresh Water Supply District #10.
- E. Discussion regarding acquisition of Downtown Linear Park land.
- F. Discussion regarding an agreement by and between the City of Celina and Smiley Water Control and Improvement District No. 1, Smiley Water Control and Improvement District No. 2, Smiley Road, Ltd., Green Meadows Communities Inc., Mustang Special Utility District, and Green Meadows Master Community Inc.
- G. Discussion regarding an amendment to an existing development agreement for Green meadows, between the City of Celina and Smiley Water Control and Improvement (District No. 1), Smiley Water Control and Improvement District No. 2 (District No. 2), Smiley Road, Ltd., and Green Meadows Communities Inc.

Reconvene Into Open Session

The City Council reconvened into Open Session at 6:34 p.m.

- H. Consider and act on authorizing staff to prepare notices for public hearings on entering a strategic partnership agreement with Collin County MUD No. 1 and for legal counsel and staff to prepare all documents needed for potential settlement of PUC Docket No. 49225 (Light Farms Ratepayers) and Collin County Cause No. 471-02643-2020, 471st District Court (Collin County MUD No. 1).

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

- I. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Smiley Water Control and Improvement District No. 1, Smiley Water Control and Improvement District No. 2, Smiley Road, Ltd., Green Meadows Communities Inc., Mustang Special Utility District, and Green Meadows Master Community Inc. ("HOA"). (Green Meadows Supplement) (McAfee)

RESULT: APPROVED [UNANIMOUS]
MOVER: Wayne Nabors, Place 2
SECONDER: Justin Steiner, Place 1
AYES: Steiner, Nabors, Hopkins, Roberts
ABSENT: Koehne, Anderson

- J. Consider and act upon a request to amend an existing development agreement for Green meadows, between the City of Celina and Smiley Water Control and Improvement (District No. 1), Smiley Water Control and Improvement District No. 2 (District No. 2), Smiley Road, Ltd., and Green Meadows Communities Inc. (Green Meadows Third Amendment to DA) (McAfee)

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

No other items were acted upon.

VII. CONSENT AGENDA:

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

- A. Minutes Approval:

1. City Council - Regular Meeting - Jun 9, 2020 5:00 PM

- B. Consider and act upon an ordinance amending the City's Code of Ordinances, Chapter 3: Building Regulations, Article 3.02: Technical and Construction Codes and Standards. (2017 NEC Amendment) (McAfee)

(2020-43)

- C. Consider and act upon a Service Agreement for C-3 annexed Property between the City of Celina and the owner of approximately 58 acres within the Extraterritorial Jurisdiction, generally located east of Dallas Parkway and approximately 2,000 feet south of Glendenning Parkway. (Dickerson Tract Annexation Service Plan) (Mohan)
- D. Consider and act upon a Service Agreement for C-3 annexed Property between the City of Celina and the owner of approximately 49 acres within the Extraterritorial Jurisdiction, generally located east of the BNSF Railroad and north of Malone Street. (Northside at Rollertown Annexation Service Plan) (Mohan)
- E. Consider and act to authorize the Mayor Pro-Tem to execute Landowner Agreements, a NIA#4 Improvements Reimbursement Agreement, and a NIA#4 Improvements Construction, Funding, and Acquisition Agreement by and between the City of Celina and MM Sutton Fields 4A-4B, LLC and/or CADG Sutton Fields II, LLC. (Sutton Fields NIA 4- PID - Miscellaneous Agreements) (Pouladi)
- F. Consider and act upon an ordinance of the City of Celina, Texas amending ordinance 2019-39 which adopted and approved the budget for fiscal year beginning October 1, 2019 and ending September 30, 2020, and make appropriations for each department, project and account, by adopting an amended 2019-2020 budget for the City of Celina, Texas, reallocating funds between accounts, attached hereto and incorporated into this ordinance. (Bromiley)

(2020-44)

- G. Consider and act to authorize an agreement for engineering services for Ownsby Parkway (Preston Rd to CR 83) Phase 1 Improvements and Ownsby Parkway (CR 83 to Coit Rd) Phase 2 Improvements with Peloton Land Services for an amount not to exceed \$160,000. (Berry)
- H. Consider and act upon a resolution of the City Council authorizing the execution by the City Of Celina, Texas of conveyance documents and documents necessary to effectuate the acquisition of property. (Brawner)

(2020-41R)

- I. Consider and act upon a Memorandum of Understanding by and between the City of Celina and Eland Energy Inc. (Brawner)
- J. Consider and act upon an Interlocal Agreement between Celina ISD and City for Joint Fiber to develop potential cost share with fiber network. (Brawner)
- K. Consider and act upon an Interlocal Agreement between Celina ISD and City for a shared parking agreement at 205 S Colorado. (Brawner)
- L. Consider and act upon an Interlocal Agreement between Celina ISD and City for drainage and landscaping at Celina Elementary located at 550 S Utah Drive. (Brawner)
- M. Consider and act upon an agreement by and between the City of Celina and Celina Real Estate LLP to allow for installation of wireless communication equipment to provide Wi-Fi on the Downtown Square at 229 Pecan St. (Brawner/Mendez)

- N. Consider and act upon an resolution of the City of Celina, Texas, ordering and calling a general election to be held in the City of Celina on the 3rd day of November, 2020, for the purpose of electing a mayor, a council member for place 4, and a council member for place 5, each for a three-year term; making provisions for the conduct and giving notice of the election; providing the candidate filings received for the postponed May 2, 2020 election remain valid for the November 3 2020 election and the filing period will not be re-opened; designating polling places; designating dates and hours for early voting; designating the date and hours on election day. (Tarrant)

(2020-42R)

- O. Consider and act upon an Authorization for the City Manager to enter into an Agreement with Hill & Wilkinson to remodel portions of Celina City Hall for \$161,506.00. (Brawner)
- P. Consider and act upon an ordinance of the City of Celina, Texas, adopting the School Zone Ordinance more particularly described in exhibit "A & B" and graphically depicted in exhibit "C". (Brawner)

(2020-45)

- Q. Consider and act upon approval of a new Personnel Policies and Procedures. (Jeter)
- R. Consider and act to execute an agreement between the Texas Department of Transportation and the City of Celina to contribute right of way funds for the widening and realignment of FM 1461. (Brawner)

(2020-45R) (Resolution authorizing execution of the agreement)

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct the first of three public hearings to annex approximately 963 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: (20-04 Annexation First Public Hearing) (Mohan)

Mayor Terry opened the hearing at 6:37 p.m. No public comment was received. The hearing was closed at 6:39 p.m.

- B. The Celina City Council will conduct a public hearing to consider and act upon a development agreement on approximately 79 acres of land, generally located at the southeast corner of future Glendenning Parkway and Smiley Road, within the Extraterritorial Jurisdiction (ETJ). (Founder's Square Development Agreement) (McAfee)

Mayor Terry opened the hearing at 6:39 p.m. No public comment was received. The hearing was closed at 6:41 p.m.

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

- C. The Celina City Council will conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 58 acres within the Extraterritorial Jurisdiction, generally located east of Dallas Parkway and approximately 2,000 feet south of Glendenning Parkway. (Dickerson Tract Annexation) (Mohan)

(2020-46) Mayor Terry opened the hearing at 6:41 p.m. No public comment was received. The hearing was closed at 6:45 p.m.

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

- D. The Celina City Council will conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 58 acres to Planned Development (PD) with Dallas North Tollway Overlay District (DNTD) base zoning, generally located east of Dallas Parkway and approximately 2,000 feet south of Glendenning Parkway. (Dickerson Tract Planned Development) (Mohan)

(2020-47) Mayor Terry opened the hearing at 6:45 p.m. No public comment was received. The hearing was closed at 6:46 p.m.

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

- E. The Celina City Council will conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 49 acres within the Extraterritorial Jurisdiction, generally located east of the BNSF Railroad and north of Malone Street. (Northside at Rollertown Annexation) (Mohan)

(2020-48) Mayor Terry opened the hearing at 6:46 p.m. No public comment was received. The hearing was closed at 6:49 p.m.

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

- F. The Celina City Council will conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 131 acres to Planned Development (PD) with Mixed-Use (MU) base zoning, generally located east of the BNSF Railroad and north of Malone Street. (Northside at Rollertown Planned Development) (Mohan)

(2020-49) Sean Terry opened the hearing at 6:49 p.m. No public comment was received. The hearing was closed at 6:50 p.m.

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

- G. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final The Lakes at Mustang Ranch Public Improvement District Service and Assessment Plan – Updated for Phase #4, including the Phase #4 assessment roll; making a finding of special benefit to property within Phase #4 of The Lakes at Mustang Ranch Public Improvement District; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments levied against Phase #4 assessed property in accordance with Chapter 372 Texas Local Government Code, as amended. (Mustang Lakes Phase 4- PID Levy) (Pouladi)

(2020-50) Mayor Terry opened the hearing at 6:50 p.m. No public comment was received. The hearing was closed at 6:52 p.m.

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

- H. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final Amended and Restated Sutton Fields II Public Improvement District Service and Assessment Plan – Updated for NIA#4, including the NIA#4 assessment roll; making a finding of special benefit to property within NIA #4 of the Sutton Fields II Public Improvement District; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments levied against NIA #4 assessed property in accordance with Chapter 372 Texas Local Government Code, as amended. (Sutton Fields NIA #4- PID Levy) (McAfee)

(2020-51) Mayor Terry recused himself from item H and left the dais. Deputy Mayor Pro Tem Wayne Nabors opened the hearing at 6:52 p.m. No public comment was received. The hearing was closed at 6:54 p.m. Mayor Terry returned to the dais at this time.

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

IX. ACTION ITEM:

- A. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, updating the Small Business Assistance Program to provide for Phase 2 immediate, short-term financial aid to qualified small businesses in the City of Celina; providing Phase 2 program and application eligibility criteria and other requirements; delegating authority to the City Manager to administer the program; and providing for an effective date. (Stovall)

(2020-43R)

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

- B. Consider and act upon a resolution of intent to annex 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 Resolution) (Mohan)

(2020-44R)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Justin Steiner, Place 1
AYES:	Steiner, Nabors, Hopkins, Roberts
ABSENT:	Koehne, Anderson

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 7:03 p.m.

Sean Terry, Mayor

Secretary

Date Minutes Approved