



**NOTICE OF
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
Tuesday, July 10, 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	Absent	
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 p.m.

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Tax rate/budget adoption schedule review (Toutouchian)

Director of Finance Jay Toutouchian discussed the special meetings and hearings needed in August to complete the tax rate and budget adoption this year.

B. Discussion of Proposed Downtown Plaza (Brawner)

Julie with Garthoff Design presented proposed plans for a Downtown Plaza in the alley behind Carmella Winery.

C. Old Celina Park Update (Brawner)

Dennis Sims with Duncan, Sims and Stoffels presented drawings for the proposed layout of additional soccer and baseball fields for the Old Celina Park.

D. Rehabilitation of Downtown Elevated Storage Tank (Brawner)

Director of Public Works Alan Fourmentin presented ideas for painting and lighting the old original water tower on Elm Street.

E. Discussion regarding any and/or all agenda items

No other items were discussed.

III. EXECUTIVE SESSION:

The Celina City Council adjourned into Executive Session at 5:30 p.m. with City Manager Jason Laumer, City Attorney Trey Sargent and City Attorney Julie Fort (Items A, B and D).

Mayor Terry and Councilwoman Koehne recused themselves from the discussion at 6:08 p.m. on item C due to a conflict of interest.

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 a resolution of the City Council of the City of Celina, Texas, hereby authorizing the Mayor to execute a CCN purchase agreement by and between the City of Celina and Marilee Special Utility District (“MSUD”).
- B. Discussion regarding a resolution of the City Council of the City of Celina, Texas, hereby authorizing the Mayor to execute an interlocal agreement by and between the City of Celina and Mustang Special Utility District (“MSUD”) governing water and sewer service area and the expansion of the Sandbrock Wastewater Treatment Plant.
- C. Discussion regarding a facilities agreement with CTMG Frontier 80 LLC, CADG Frontier 192 LLC, and First Texas Homes Inc. (Creeks of Legacy).
- D. Discussion regarding city’s regulations and obligations regarding the Gigabit City project.

Reconvene Into Open Session:

The Celina City Council reconvened into Open Session at 6:15 p.m.

- E. Consider and act upon item A.

(2018-23R) Councilman Hopkins moved to approve item A noting that metes and bounds will be added to the exhibits.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Chad Anderson, Place 6
AYES:	Nabors, Hopkins, Roberts, Koehne, Anderson
ABSENT:	Webber

- F. Consider and act upon item B.

(2018-24R)

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

- G. Consider and act upon item C.

No action was taken on item C.

H. Consider and act upon item D.

No action was taken on item D.

IV. PLEDGE OF ALLEGIANCE/INVOCATION:

Ten year old Catie Buffer from Columbus, Ohio, led the United States pledge of allegiance. Mayor Terry led the Texas pledge of allegiance. Councilman Nabors gave the invocation.

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

VI. OPEN FORUM:

Suzanne D'Amico asked for a meeting with the city council regarding impact, capital and building fees due to the increase in building costs.

VII. CONSENT AGENDA:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Chad Anderson, Place 6
AYES:	Nabors, Hopkins, Roberts, Koehne, Anderson
ABSENT:	Webber

A. Minutes Approval:

1. City Council - Regular Meeting - Jun 12, 2018 5:00 PM

B. Consider and act upon a Chapter 43 and Chapter 212 Pre-Annexation Agreement by and between the City of Celina, Texas and Timothy Martgan regarding an approximately 29.9897 acre tract of land situated in the Robert Cowan Survey, Tract 23. (Martgan Pre-Annexation Agreement) (Jackson)

C. Consider and act upon an ordinance of the City Council of Celina, Texas, disannexing land; an approximately 29.9897 acre tract situated in the Robert Cowan Survey, Tract 23. (Martgan Deannexation) (Jackson)

(2018-29)

D. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, amending the City's code of ordinances, Appendix A: Fee Schedule, to adopt revised fees for building permits and engineering permits; providing for incorporation of premises. (Fee Update) (Hernandez)

(2018-30)

E. Consider and act upon a resolution of the City of Celina, Texas determining the costs of certain public improvements to be financed by the Cambridge Crossing 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 14, 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. (Cambridge Crossing PID CDR & SAP approval) (DeBuff)

(2018-25R)

- F. Consider and act upon a resolution authorizing and directing appropriate City officials, consultants, and advisors to proceed with the preparation of financing documents relating to the Cambridge Crossing Public Improvement District and resolving matters incident and related thereto. (DeBuff)

(2018-26R)

- G. Consider and act to authorize the City Manager to apply for Grant funds, enter into a contract and commit local matching funds for the Texas Water Development Board (TWDB) 2018 Flood Protection Grant. (Brawner)

(2018-27R)

- H. Consider and act upon a construction plat for Sutton Fields Phase 2A, being an approximately 22.782 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, the Carrol Jackson Survey, Abstract No. 1546, Thomas B. Cox Survey, Abstract No. 309, and the Jacob Rue Survey, Abstract No. 1109 in Denton County, containing 103 residential lots and two (2) common area lots, and generally located north of Parvin Road and east of FM 1385. (Sutton Fields Phase 2A Construction Plat) (Jackson)
- I. Consider and act upon a construction plat for Sutton Fields Phase 2B, being an approximately 50.579 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, the Carrol Jackson Survey, Abstract No. 1546, and the Jacob Rue Survey, Abstract No. 1109, Denton County, Texas; containing 265 residential lots and four (4) common area lots, and generally located north of Parvin Road and east of FM 1385 (Sutton Fields Phase 2B Construction Plat) (Jackson)
- J. Consider and act upon a Construction Plat for Frontier Retail Partners; being an approximately 10.36 acre tract of land situated in the Johnathan Westover Survey, Abstract No. 1030, Collin County, Texas, and generally located at the northeast corner of County Road 83 (Coit Road) and FM 1461 (Frontier Parkway). (Lilyana/Frontier Retail Construction Plat) (Jackson)
- K. 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)
- L. Consider and act upon a Long Term Capital Plan and Long Term Financial Plan. (Toutouchian)

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance of the City Council of the City of Celina, Texas accepting and approving a Wells South Public Improvement Service and Assessment Plan Update, including the Assessment Rolls, as the annual service plan update for the Wells South Public Improvement District; making a finding of Special Benefit to the assessed property in the District, levying special assessments against a portion of the property within Neighborhood Improvement Area #2 of the District as shown on the Neighborhood Improvement Area #2 Assessment Roll; and, establishing a lien on such property. (Wells South) (DeBuff)

(2018-31) Mayor Terry opened the hearing at 6:36 p.m. Corey Admire with Shupe, Ventura Law firm, 9406 Biscayne, Dallas, Texas, spoke in favor of the plan. Dale Bainum of 3541 Heritage Trail, Celina, Texas, asked if this assessment was only for those inside the development. The hearing was closed at 6:37 p.m.

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

- B. The Celina City Council will conduct a public hearing to consider proposed assessments to be levied against the assessable property within the Glen 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 109.090 acres of land generally located in the area encompassed directly south of CR 55, north of CR 53, directly adjacent to the west of CR 1117, and east of Private Road 5281 and CR 52. (Glen Crossing Public Hearing) (DeBuff)

Mayor Terry opened the hearing at 6:37 p.m. No public comments were received. Councilman Hopkins moved to continue the hearing to the September 11th meeting.

RESULT:	TABLED [UNANIMOUS]	Next: 9/11/2018 5:00 PM
MOVER:	Andy Hopkins, Place 3	
SECONDER:	Wayne Nabors, Place 2	
AYES:	Nabors, Hopkins, Roberts, Koehne, Anderson	
ABSENT:	Webber	

- C. The Celina City Council will conduct a public hearing to consider and act upon a commercial replat for Mobility Credit Union being a replat of lots 1A,1B, & 1C of the Central Business Park Addition, an approximately 0.517 acre of land situated in the John Willock Survey, Abstract No. 975, Collin County, Texas, and generally located on the south side of Walnut Street and west of Louisiana Street. The plat is comprised of one commercial lot. (Mobility Credit Union Replat) (Jackson)

Mayor Terry opened the hearing at 6:40 p.m. No public comments were received. The hearing was closed at 6:40 p.m.

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

- 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) (Jackson)

(2018-32) Mayor Terry opened the hearing at 6:41 p.m. No public comments were received. The hearing was closed at 6:43 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mindy Koehne, Place 5
SECONDER:	Chad Anderson, Place 6
AYES:	Nabors, Hopkins, Roberts, Koehne, Anderson
ABSENT:	Webber

- E. 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 3: Building Regulations, Article 3.09, Driveways and Parking Lots, to modify the requirements for parking lots for non-profit organizations and to bring certain driveway and parking lot construction standards into compliance with the adopted Engineering Design Standards. (Parking Lot Standards) (Brawner)

(2018-33) Mayor Terry opened the hearing at 6:43 p.m. No public comments were received. The hearing was closed 6:45 p.m.

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

- F. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance amending the City's Comprehensive Plan, Ordinance 2013-06; to amend the City's Master Thoroughfare documents and exhibits. (Thoroughfare Plan Amendments) (Brawner)

(2018-34) Mayor Terry opened the public hearing at 6:45 p.m. No public comments were received. The hearing was closed at 6:56 p.m.

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

- G. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance amending PD-46, Planned Development Zoning District No. 46; being an approximately 368 acre tract of land situated in the Wm. Davenport Survey, Abstract No. 262 and the F.D. Gray Survey, Abstract Number 361, Collin County, Texas and the J. McKinn Survey, Abstract No. 889, the Wm. Phillips Survey, Abstract No. 1029 and the A. Thomasson Survey, Abstract No. 1265, Denton County, Texas; the property is generally located on the west and east sides of N. Legacy Drive and north of Frontier Parkway (CR 5). (Creeks of Legacy PD Amendment) (Jackson)

(2018-35) This item was taken as the first public hearing at 6:21 p.m. Mayor Terry and Councilwoman Koehne recused themselves from this item due to a conflict of interest. Mayor Pro Tem Anderson opened the hearing. Eric Hinklin of Frisco, Texas, representing the applicant spoke in favor of this item. The hearing was closed at 6:34 p.m.

RESULT:	APPROVED [4 TO 0]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Andy Hopkins, Place 3
AYES:	Nabors, Hopkins, Roberts, Anderson
ABSENT:	Webber
RECUSED:	Koehne

IX. ACTION ITEM:

- A. Consider and act upon a resolution authorizing the Mayor Pro-Tem to execute a letter agreement mutually terminating a facilities agreement between the City of Celina, Texas and CTMG Frontier 80 LLC, CADG Frontier 192 LLC, and First Texas Homes Inc. (Creeks of Legacy) (Jackson)

(2018-28R) Mayor Terry and Councilwoman Koehne recused themselves from this item due to a conflict of interest. They returned at 6:34 p.m.

RESULT:	APPROVED [4 TO 0]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Andy Hopkins, Place 3
AYES:	Nabors, Hopkins, Roberts, Anderson
ABSENT:	Webber
RECUSED:	Koehne

- B. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, accepting and approving a revised Engineering Design Standards, Specifications and Standard Details and allowing the City Manager or his designee to make modifications/revisions as necessary. (Brawner)

(2018-36)

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

- C. Consider and act to adopt the Strategic Plan through Fiscal Year 2020 for the City of Celina. (Jackson)

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

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 7:00 p.m.

Sean Terry, Mayor

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

Date Minutes Approved