



**NOTICE OF
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
Tuesday, June 12, 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	
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 5:03 p.m.

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. New employee introductions. (DeBuff, Jackson)

New Receptionist Brooke Flemming and new Planner Raja Pouladi were introduced.

B. Discussion regarding the development of a Trails Master Plan. (Jackson)

Rick Leisner with Norris Design presented the workplan for designing the Trails Master Plan.

C. Presentation regarding Strategic Plan draft. (Jackson)

Abra Nusser with Ideation Planning presented a draft of the City's Strategic Plan to the City Council.

D. 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 Attorney Lance Vanzant, City Manager Jason Laumer and Director of Engineering Kim Brawner.

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 Texas Government Code 551.072, Deliberations Regarding Real Property, to deliberate the purchase, exchange, lease or value of real property.

- A. Discussion regarding a resolution of the City Council of the City of Celina, Texas finding that a public necessity exists to acquire a public wastewater utility easement in real property as a portion of a tract of land generally described as being located in the Richard Alderson survey, abstract number 7, Collin County, Texas, generally located south of FM 428 and north of Carey Road; providing notice of an official determination to acquire real property for a public utility easement

accepting the appraisal report and acknowledging prior bona fide offers of just compensation made for the easement; authorizing legal counsel to institute eminent domain proceedings on behalf of the City for the acquisition of an easement on said tract as negotiations were unsuccessful; appropriating funds from an effective date.

- B. Discussion regarding Amendment #1 to the Old Celina Reimbursement Agreement. (Laumer)
- C. Discussion regarding a resolution of the City of Celina, Texas, approving and authorizing the city manager to execute an agreement related to the acquisition of real property by the city; authorizing the city manager to negotiate and execute all documents necessary for the City to acquire real estate property for the City of Celina, Texas to serve a municipal purpose; and providing for an effective date.
- D. Discussion regarding Dynavest Joint Venture filing of Petition for Consent to Include Land in a Municipal Utility District. (approximately 1808.10 acres located in Celina's extraterritorial jurisdiction).
- E. Discussion regarding a resolution approving an official annexation policy for the City of Celina. (Laumer)

Reconvene Into Open Session

The City Council reconvened into Open Session at 6:04 p.m.

- F. Consider and act upon item A.

(2018-18R) Councilman Hopkins moved to adopt item A.

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

- G. Consider and act upon item B.

Councilman Nabors moved to approve item B.

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

H. Consider and act upon item C.

(2018-19R) Councilman Webber moved to adopt item C.

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

I. Consider and act upon item D.

No action taken.

J. Consider and act upon item E.

(2018-20R) Councilman Hopkins moved to adopt item E.

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

IV. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Terry led the pledges of allegiance. Pastor Kevin Lykins gave the invocation.

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. Oaths of Office - City Council

City Secretary Vicki Faulkner gave Oaths of Office to Place 2 Councilman Wayne Nabors and, Place 3 Councilman Andy Hopkins.

B. Needum Proclamations

Mayor Terry and Mayor Pro Tem Anderson presented a proclamation to Julie and Tommy Needum as upstanding citizens and parents, and a Hometown Hero proclamation to Firefighter/Paramedic Andrew Needum for his bravery and actions during the accident aboard Southwest Airlines Flight 1380 from New York to Dallas in April. A key to the city was also presented to Julie and Tommy Needum and Stephanie and Andrew Needum.

C. Sons of the American Revolution Presentation to Andrew Needum

Nathan White and David Kinzey with the local chapter of the Sons of the American Revolution presented a medal to Firefighter/Paramedic Andrew Needum.

Jason Browning with the Collin County Fire Marshal's Office representing the Collin County Commissioner's Court presented a proclamation to Firefighter/Paramedic Andrew Needum.

VI. OPEN FORUM:

Philip Ferguson of 1344 Bateman, representing the Heritage Subdivision HOA, asked that the city consider placing basketball courts at the Old Celina Park as there seemed to be a lot of interest in the sport among young citizens. He stated that many come to play on their neighborhood's court that do not live in the neighborhood causing a situation where they are asked to leave.

VII. CONSENT AGENDA:

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

A. Minutes Approval:

1. City Council - Regular Meeting - May 8, 2018 5:00 PM
2. City Council - Canvass - May 16, 2018 12:00 PM

B. Consider and act upon a resolution of the City Council of the City of Celina, Texas, changing the name of portions of County Road 84 to "Wells Road." (County Road Name Change) (Jackson)

(2018-21R)

- C. Consider and act upon a Construction Plat for Mustang Lakes Phase 3A and an Amended Plat of Lot 3X, Block J of Mustang Lakes Phase 2B being an approximately 108.700 acre tract of land situated in the Coleman Watson Survey, Abstract No. 946, Collin County, Texas, generally located west of FM 2478 (Custer Road) and north of FM 1461 (Frontier Parkway). The plat is comprised of 251 residential lots and thirteen (13) open space lots. (Mustang Lakes Phase 3A) (Jackson)
- D. Consider and act upon a Construction Plat for Mustang Lakes Phase 3B being an approximately 25.679 acre tract of land situated in the Coleman Watson Survey, Abstract No. 946, Collin County, Texas, generally located west of FM 2478 (Custer Road), north of FM 1461 (Frontier Parkway), south of County Road 88, and east of County Road 84. The plat is comprised of 109 residential lots, and seven (7) open space lots. (Mustang Lakes Phase 3B) (Jackson)
- E. Consider and act upon a Final Plat for Light Farms The Sweetwater Neighborhood, being an approximately 38.40 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas, generally located north of Frontier Parkway, south of County Road 51, west of the BNSF Railroad, and east of Dallas North Parkway, containing 179 residential lots, and five (5) open space lots. (Light Farms Sweetwater) (Jackson)
- F. Consider and act upon a Final Plat for Creeks of Legacy West Phase 1 being an approximately 54.260 acre tract of land situated in the J McKinn Survey, Abstract No. 889, the W. Phillips Survey, Abstract No. 1029 and the A. Thomasson Survey, Abstract No. 1265, Collin County, Texas, and generally located at the northwest corner of Frontier Parkway and Legacy Drive. The plat is comprised of 188 residential lots, and nine (9) open space lots. (Creeks of Legacy West Phase 1) (Jackson)

- G. Consider and act upon a Construction Plat for Phase 1 of Greenway 63, being an approximately 35.900 acre tract of land in the I. C. Williamson Survey, Abstract No. 943, Collin County, Texas. The property is generally located east of County Road 52 west of BNSF Rail Road and north of County Road 51, south of FM 428. The plat is comprised of 130 residential lots and twenty-four (24) common area/HOA lots. (Greenway 63) (Jackson)
- H. Consider and act upon a Final Plat for Buffalo Ridge Phase 2 being an approximately 29.661 acre tract of land situated in the L. M. Boyd Survey, Abstract No. 48, Collin County, Texas, generally located north of County Road 100, east of Preston Road, west of County Road 99, and south of County Road 134. The plat is comprised of 98 residential lots, and four (4) open space lots. (Buffalo Ridge Phase 2) (Jackson)
- I. Consider and act to authorize the City Manager to negotiate and execute an agreement by and between the City of Celina and Norris Design to develop a Trails Master Plan for a not to exceed amount of \$59,980. (Jackson)
- J. Consider and act to authorize the City Manager to negotiate and execute an agreement by and between the City of Celina and E.L. Marks to waive fees related to water meter installation. (E.L. Marks Fee Waiver) (Laumer)
- K. Consider and act to authorize the City Manager to negotiate and execute an agreement by and between the City of Celina and Lucky Q Investments, LLC to allow temporary gravel parking. (Frontier Golf Carts Parking Waiver) (Laumer)
- L. Consider and act upon increasing authorized demand of purchased water from the Upper Trinity Water District. (Fourmentin)
- M. Consider and act to authorize the City Manager to negotiate and execute a lease agreement by and between the City of Celina and T-Mobile West, LLC (T-Mobile) located at the Light Farms elevated storage tower. (Fourmentin)
- N. Consider and act to authorize the City Manager to execute a contract between the City of Celina and Prime Source Construction in the amount of \$115,700 for roof replacement at City Hall, Senior Center, Library and Police Department. (Fourmentin)
- O. Consider and act upon a Master Services Agreement (MSA) contract by and between the City of Celina and Specialty Land Services LLC for Professional Consulting Services. (Brawner)
- P. Consider and act upon a resolution of the City Council of the City of Celina, Texas, hereby authorizing the city manager of the City of Celina, Texas to execute a License, Indemnification and Hold Harmless Agreement by and between the City of Celina and Rex and Sherese Glendenning for setting up and launching a fireworks display for Celina and its guests, patrons and invitees. (Matehuala)

(2018-22R)

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider, and act upon an ordinance of the City of Celina, Texas, adopting the annexation of certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being an approximately 4.70 acre tract of land located in the M.E.P. and P. Ry. Co. Survey, Abstract No. 653, Tract 12, 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 on the west side of Preston Road (SH 289), and approximately 300 feet north of Mark Alexander Court. (GG&S Annexation) (Jackson)

(2018-27) Mayor Terry opened the hearing at 6:24 p.m. No public comment was received. The hearing was closed at 6:26 p.m.

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

- B. The Celina City Council will conduct a public hearing to consider testimony 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 an approximately 4.70 acre tract of land situated in the M.E.P. and C.Ry.Co. Survey, Abstract No. 653, Collin County, Texas, from AG, Agricultural zoning district to PD, Planned Development zoning district with an underlying zoning designation of RO, Retail Office zoning district, and the Preston Road Overlay. The tract is located on the west side of Preston Road approximately 300 feet north of Mark Alexander Court. (GG&S Zoning) (Jackson)

(2018-28) Mayor Terry opened the hearing at 6:26 p.m. No public comment was received. The hearing was closed at 6:30 p.m.

- C. 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 6:31 p.m. No public comment was received. Councilwoman Koehne moved to continue the public hearing until July 10th at 5 p.m.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Mindy Koehne, Place 5
SECONDER:	Carmen Roberts, Place 4
AYES:	Webber, Nabors, Hopkins, Roberts, Koehne, Anderson

- D. The Celina City Council will conduct a public hearing to consider proposed assessments to be levied against the assessable property within the Wells South 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 400.524 acres of land generally located in the area encompassed by the northeast corner of the intersection of FM 1461 and Coit Road, northwest intersection of FM 1461 and CR 84, and the southwest corner of CR 84 as it turns west. (Lilyana PID Public Hearing) (DeBuff)

Mayor Terry opened the hearing at 6:34 p.m. No public comment was received. Councilman Hopkins moved to continue the hearing until July 10th at 5 p.m.

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

IX. ACTION ITEM:

- A. Consider and act upon acceptance of a bid for a delinquent property tax parcel at 204 S. Arkansas Street from Real Deal International Group, LLC. (Toutounchian)

RESULT:	DEFEATED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Bill Webber, Place 1
AYES:	Webber, Nabors, Hopkins, Roberts, Koehne, Anderson

- B. Consider and act to authorize the City Manager to execute a contract between the City of Celina and Willco Underground in the amount of \$283,364.40 for the Ownsby Parkway East Sanitary Sewer project. (Brawner)

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

- C. Consider and act to authorize the City Manager to negotiate and execute an agreement by and between the City of Celina and TRC Solutions to provide preliminary engineering design for Glendenning Parkway from Preston Road (SH 289) to FM 423. (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 to authorize the City Manager to negotiate and execute an agreement by and between the City of Celina and Dunkin Sims Stoffels Inc. to provide concept design for the expansion of Old Celina Park. (Brawner)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Webber, Place 1
SECONDER:	Andy Hopkins, Place 3
AYES:	Webber, Nabors, Hopkins, Roberts, Koehne, Anderson

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 6:38 p.m.

Sean Terry, Mayor

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

Date Minutes Approved