



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
TUESDAY, JUNE 11, 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	Council Place 1	Present	
Wayne Nabors	City of Celina	Place 2	Absent	
Andy Hopkins	City of Celina	Place 3	Present	
Carmen Roberts	City of Celina	City Council Place 4	Present	
Mindy Koehne	City of Celina	Council Place 5	Absent	
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. Corbett Howard gave the invocation.

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

IV. OPEN FORUM:

No public comment was received.

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. New employee introductions. (McAfee, Griggs)

Director of Development Services Dusty McAfee introduced new community Services Manager Mike Green. Police Chief Tony Griggs introduced new officers Sean Ward, Christopher Hinshaw and Dustin Suitors.

B. Brand Messaging presentation. (Matehuala)

Alan Cooper and R.O. Eisenberg of Eisenberg & Associates presented their work to date on Celina's Brand Messaging program.

C. Drainage design requirement updates. (Brawner)

City Engineer Catherine O'duro introduced David Rivera and Chris Johnson of Freese & Nichols who presented the drainage update plan.

D. Pavement and subgrade design requirement updates. (Brawner)

Assistant Director of Engineering Andy Glasgow introduced Nathan Ante and Brad Tribble with Kimley-Horn Engineers who presented the new design requirements.

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

No other items were discussed

F. Staff Reports attached

VI. EXECUTIVE SESSION:

The City Council did not convene into Executive Session.

Reconvene Into Open Session

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

VII. CONSENT AGENDA:

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

A. Minutes Approval:

1. City Council - Regular Meeting - May 14, 2019 5:00 PM
2. City Council - Special Meeting - May 28, 2019 5:30 PM

B. Consider and act upon an ordinance of the City of Celina, Texas providing for a reduction of impact fees as described herein for certain property located within the town. (Lamar Bank Impact Fee reduction) (Laumer)

(2019-18)

C. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Hauk Custom Pools, LLC for economic incentive funding under Chapter 380 of the Texas Local Government Code. (Laumer)

D. Consider and act to authorize the award of Bid 2019-0008 to RLC Controls at the unit prices listed for SCADA system maintenance and repairs. (Berry)

E. Consider and act to authorize the City Manager to execute a contract between the City of Celina and Roadway Solutions in the amount of \$114,989.00 plus 10% contingency (\$11,498.90) for the traffic signal installation located at 289 and Fire Station 1, Bid # 2019-0004. (Brawner)

- F. Consider and act to authorize the City Manager to execute a contract between the City of Celina and Green Mound Landscape in the amount of \$303,629.43 which includes 10% contingency for the 2019 Drainage Improvements, Bid # 2019-0009. (Brawner)
- G. Consider and act upon a resolution of the City Council of the City of Celina hereinafter referred to as “Applicant”, designating certain officials as being responsible for action for and on behalf of the “Applicant” in dealing with Collin County, hereinafter referred to as “County”; for the purpose of participating in the “County’s” Parks and Open Space Project Funding Assistance Program. (Brawner)

2019-27R

- H. Consider and act upon a resolution of the City Council of the City of Celina, Texas, accepting a petition to create the Wilson Creek Meadows Public Improvement District and calling for a public hearing. (DeBuff)

2019-28R

- I. Consider and act upon a resolution of the City of Celina, Texas determining the costs of authorized improvements to be financed within the Glen Crossing West Public Improvement District; approving a preliminary service plan and assessment plan, including proposed assessment roll; directing the filing of the proposed assessment roll with the City Secretary to make available for public inspection; noticing a public hearing for July 9, 2019 to consider an ordinance levying assessments on benefitted property located within Glen Crossing West Public Improvement District; directing city staff to publish and mail notice of said public hearing. (Glen Crossing West PID Costs Determining Resolution) (DeBuff)

2019-29R

- J. Consider and act to authorize the City Manager to execute an agreement by and among the City of Celina and James Land & Development, LLC formerly known as Trico Development and Land Company, and Celina 50, LLC for the purpose of the reinstatement of, assignment of, and amendment to an existing development agreement. (The Cottages Development Agreement) (Laumer)
- K. Consider and act to authorize the City Manager to execute an agreement by and among the City of Celina, Texas, the Board of Directors of Tax Increment Reinvestment Zone Number Two, City of Celina, CTMGT Frontier 80, LLC, CADG Creeks of Legacy West, LLC ,and CADG Creeks of Legacy Stonegate, LLC for the purpose of an amendment to an existing development agreement. (Creeks of Legacy Development Agreement Amendment) (Laumer)
- L. Consider and act upon a resolution accepting a petition from Collin County Community College for the voluntary annexation of an approximately 75 acre tract of land, Collin County, Texas, and setting two public hearing dates for July 9, 2019 at 5:00 p.m. and August 13, 2019 at 5:00 p.m. The property is generally located south of Choate Parkway and approximately 2,500 feet east of Preston Road. (CCCC Annexation Resolution) (Mohan)

2019-30R

- M. Consider and act upon an ordinance on the City initiated annexation of an approximately 81.3 acre tract of land, generally located on the Dallas North Tollway, in between Light Farms Way and County Road 51. (NTTA ROW Annexation) (Mohan)

2019-19

- N. Consider and act upon a Development Agreement with First Baptist Church of Celina on an approximately 0.75 acre tract of land, located at 604 N. Ohio Street in the City Limits. (Iglesia Bautista El Calvario Development Agreement) (McAfee)
- O. Consider and act upon an ordinance amending the City's Code of Ordinances, Appendix A: Fee Schedule to provide a comprehensive fee update and on the adoption of a master fee chart. (Master Fee Chart) (McAfee)

2019-20

- P. Consider and act upon a Professional Service Agreement with SAFEbuilt Texas, LLC, and authorize and empower the City Manager to execute same. (SAFEbuilt Building Inspections Contract) (McAfee)
- Q. Consider and act to authorize the City Manager to execute a contract between the City of Celina and Ideation Planning for the preparation of the Downtown Code. (Downtown Celina Zoning Professional Service Agreement) (McAfee)
- R. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and CADG Sutton Fields, LLC for construction, funding and acquisition. (Sutton Fields II) (DeBuff)
- S. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and CADG Sutton Fields, LLC for reimbursement for the financing of public improvements. (Sutton Fields II) (DeBuff)
- T. Consider and act to authorize the City Manager to execute a landowner agreement by and between the City of Celina and CADG Sutton Fields, LLC for the financing of public improvements. (Sutton Fields II) (DeBuff)

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct the first of two public hearings regarding the proposed voluntary annexation of approximately 8.626 acre tract of land within the extraterritorial jurisdiction, generally located south of Choate Parkway and approximately 1,300 feet east of County Road 87. (Huie Property Annexation) (Mohan)

Mayor Terry opened the hearing at 6:09 p.m. No public comment was received. The hearing was closed at 6:09 p.m.

- B. The Celina City Council will conduct a public hearing to consider testimony and act upon a Development Agreement to modify development standards to allow for a master planned single-family residential development on an approximately 186 acre tract of land, generally located east of CR 86 (future Coit Road) and south of Choate Parkway within both the extraterritorial jurisdiction (ETJ) and the City Limits. (Wilson Creek Meadows Revised Development Agreement) (McAfee)

Mayor Terry opened the hearing at 6:09 p.m. Terry Mitchell representing the developer spoke in favor of the development agreement. The hearing was closed at 6:14 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Justin Steiner, Council Place 1
SECONDER:	Chad Anderson, Place 6
AYES:	Steiner, Hopkins, Roberts, Anderson
ABSENT:	Nabors, Koehne

- C. 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 accepting and approving a Service and Assessment Plan and Neighborhood Improvement Area #3 assessment roll for the Sutton Fields II Public Improvement District; making a finding of special benefit to the property in the District; levying special assessments against property within the District and establishing a lien on such property; providing for payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of assessment and the payment of the assessments, providing penalties and interest on delinquent assessments, providing for severability, and providing an effective date. (Sutton Fields II SAP approval, PID levy) (DeBuff)

(2019-21) Mayor Terry recused himself from the discussion for this item. Mayor Pro Tem Anderson opened the hearing at 6:17 p.m. No public comment was received. The hearing was closed at 6:19 p.m.

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

IX. ACTION ITEM:

- A. Consider and act to authorize the City Manager to execute a five year contract between the City of Celina and BKD, LLP in the amount of \$280,000.00 in total (\$52,000 for year one) of the City's Audit Services, Bid 2019-0005. (Berry)

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

- B. Consider and act upon a resolution approving and authorizing publication of notice of intention to issue certificates of obligation. (Toutouchian)

(2019-31R)

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

- C. Consider and act upon a Development Agreement by and between the City of Celina and Westgate HS Celina Investments L.P. (Celina Hills Development Agreement) (DeBuff)

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

- D. Consider and act upon a resolution and agreement by and between the City of Celina and Westgate HS Celina Investments, L.P. for a land purchase by the city of 23.7 acres. (Celina Hills) (DeBuff)

(2019-32R)

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

- E. Consider and act upon a resolution of the City Council of the City of Celina, Texas, accepting a petition to create the Celina Hills Public Improvement District and calling for a public hearing. (Celina Hills PID petition) (DeBuff)

(2019-33R)

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

X. **ADJOURNMENT:**

Sean Terry, Mayor

Secretary

Date Minutes Approved