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**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JUNE 9, 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 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:

A. Tree City USA Membership. (McAfee)

Director of Development Services Dusty McAfee presented the designation along with Planning Manager Madhuri Mohan and Senior Planner Raha Pouladi.

B. Celina Main Street Program's 2020 National Accreditation. (Barton)

Celina has received National Accreditation three years in a row. Downtown Development Director Rebecca Barton presented the award with members of the Main Street Advisory Board.

C. RVs for MDs Proclamation. (Terry)

Mayor Terry presented Emily Phillips, Holly Haggard and Lynn Bender with proclamations in appreciation for their dedication and innovation during the COVID-19 pandemic.

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. 2019 Annual Report presentation. (Griggs)

Police Chief Tony Griggs presented the annual report to the City Council.

B. Introduction of new employees. (Griggs) (Brawner) (Stovall)

Police Chief Tony Griggs introduced new officers Will Stone, Rick Webber and Cameron Codutti. Executive Director of Public Services Kim Brawner introduced Assistant Director of Public Works Andrew Figueroa.

C. Discussion regarding the Entertainment District Special Area Plan. (McAfee)

Director of Development Services Dusty McAfee introduced the plan to City Council.

D. Discussion regarding School Zone Ordinance. (Brawner)

This item was not discussed.

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

F. Staff Reports attached

V. OPEN FORUM:

Debra Davis of 1601 Tapadero Lane made a request for the city to hold a public hearing regarding water and wastewater rates.

VI. EXECUTIVE SESSION:

No Executive Session was held.

Reconvene Into Open Session

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

VII. CONSENT AGENDA:

Councilwoman Koehne abstained due to a conflict of interest.

RESULT:	ADOPTED [4 TO 0]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Justin Steiner, Place 1
AYES:	Steiner, Nabors, Hopkins, Anderson
ABSTAIN:	Koehne

A. Minutes Approval:

1. City Council - Regular Meeting - May 12, 2020 5:00 PM
2. City Council - Special Meeting - May 26, 2020 5:00 PM

B. Consider and act to authorize the City Manager to execute Landowner Agreements, a Phase #3 Improvements Reimbursement Agreement, and a Phase #3 Improvements Construction, Funding, and Acquisition Agreement by and between the City of Celina and CADG Creeks of Legacy West, LLC and/or CADG Creeks of Legacy Stonegate, LLC. (Creeks of Legacy PID Phase #3 Miscellaneous Agreements) (McAfee)

- C. Consider and act upon a resolution of the City of Celina, Texas determining the costs of Phase #4 improvements to be financed by the Mustang Lakes Public Improvement District; approving an updated preliminary service plan and assessment plan, including proposed Phase #4 assessment roll; directing the filing of the proposed Phase #4 assessment roll with the City Secretary; providing for noticing and calling a public hearing for July 14, 2020 to consider an ordinance levying assessments on property located within the Mustang Lakes Public Improvement District. (Mustang Lakes Phase 4- PID – Pre-SAP) (McAfee)

(2020-36R)

- D. Consider and act upon a resolution of the City of Celina, Texas determining the costs of Phase #4 improvements to be financed by the Sutton Fields Public Improvement District; approving an updated preliminary service plan and assessment plan, including proposed Phase #4 assessment roll; directing the filing of the proposed Phase #4 assessment roll with the City Secretary; providing for noticing and calling a public hearing for July 14, 2020 to consider an ordinance levying assessments on property located within the Sutton Fields Public Improvement District. (Sutton Fields Phase 4- PID – Pre-SAP) (McAfee)

(2020-37R)

- E. Consider and act upon a request to amend an existing development agreement for Northside at Rollertown; generally located on the northeast corner of the BNSF Railroad and Malone Street, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Northside at Rollertown - Development Agreement) (Mohan)
- F. Consider and act upon a Service Agreement for C-3 annexed Property between the City of Celina and the owner of an approximately 65 acre tract of land within the Extraterritorial Jurisdiction, generally located south of Glendenning Parkway and west of Huddleston Drive. (Reichman Tract Annexation Service Agreement) (Mohan)
- G. Consider and act upon a Service Agreement for C-3 annexed Property between the City of Celina and the owner of an approximately 35 acre tract of land within the Extraterritorial Jurisdiction, generally located north of FM 455 and east of Preston Road. (Ousley Tract Annexation Service Agreement) (Mohan)
- H. Consider and act to authorize the City Manager to execute an agreement amendment by and between the City of Celina and Toasted Walnut Table & Market for economic incentive funding under Chapter 380 of the Texas Local Government Code. (Barton)
- I. Consider and act to authorize the purchase of Sensus water meters from Aquametric Sales as the sole source provider in an amount not to exceed \$229,225.40. (Berry)
- J. Consider and act to authorize an Economic Development Agreement by and between the City of Celina and the Celina Chamber of Commerce to memorialize their cooperative efforts in promoting and organizing Celina Special Events (Brawner)
- K. Consider and act to authorization the City Manager to execute a contract by and between Old Celina, Ltd. and City of Celina for the utilization of property for the Fireworks show for Splash and Blast 2020. (Webb)

(2020-38R)

- L. Consider and act to award RFQ 2020-0025 for the development of roadway impact fees and to update the roadway ordinance to Kimley-Horn and Associates in an amount not to exceed \$200,000.00 . (Berry)
- M. Consider and act to authorize work order 2020-0007 with Kimley-Horn and Associates, Inc., for design services for the Alley Plaza, Project P14 in an amount not to exceed 139,300.00. (Berry)
- N. 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. (Stovall)
- (2020-37)
- O. Consider and act on a Second Amendment to Tolling Agreement between the City of Celina and Dynavest Joint Venture to toll the 120-day deadline to enter into an agreement for services. (Dynavest Tolling Agreement) (McAfee)

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of an approximately 65 acre tract of land within the Extraterritorial Jurisdiction, generally located south of Glendenning Parkway and west of Huddleston Drive. (Reichman Tract Annexation) (Mohan)

(2020-38) Mayor Terry opened the hearing at 5:41 p.m. No public comment was received. The hearing was closed at 5:43 p.m. Councilwoman Koehne abstained due to a conflict of interest.

RESULT:	APPROVED [4 TO 0]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Wayne Nabors, Place 2
AYES:	Steiner, Nabors, Hopkins, Anderson
ABSTAIN:	Koehne

- B. 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 65 acre tract of land to Mixed-Use District (MU), generally located south of Glendenning Parkway and west of Huddleston Drive. (Reichman Tract Zoning) (Mohan)

(2020-39) Mayor Terry opened the hearing at 5:43 p.m. No public comment was received. The hearing was closed at 5:43 p.m. Councilwoman Koehne abstained due to a conflict of interest.

RESULT:	APPROVED [4 TO 0]
MOVER:	Justin Steiner, Place 1
SECONDER:	Chad Anderson, Place 6
AYES:	Steiner, Nabors, Hopkins, Anderson
ABSTAIN:	Koehne

- C. The Celina City Council will conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of an approximately 35 acre tract of land within the Extraterritorial Jurisdiction, generally located north of FM 455 and east of Preston Road. (Ousley Tract Annexation) (McAfee)

(2020-40) Mayor Terry opened the hearing at 5:44 p.m. No public comment was received. The hearing was closed at 5:45 p.m. Councilwoman Koehne abstained due to a lack of quorum.

RESULT:	APPROVED [4 TO 0]
MOVER:	Chad Anderson, Place 6
SECONDER:	Andy Hopkins, Place 3
AYES:	Steiner, Nabors, Hopkins, Anderson
ABSTAIN:	Koehne

- 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 approximately 53 acre tract of land to Planned Development (PD) with Commercial, Office, & Retail District (C), Multi-Family Districts (MF-2/MF-3), and Single-Family Residential Detached District (SF-R) base zoning, generally located north of FM 455 and east of Preston Road. (Ousley Tract Planned Development) (McAfee)

(2020-41) Mayor Terry opened the hearing at 5:46 p.m. No public comment was received. The hearing was closed at 5:46 p.m. Councilwoman Koehne abstained due to a conflict of interest.

RESULT:	APPROVED [4 TO 0]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Chad Anderson, Place 6
AYES:	Steiner, Nabors, Hopkins, Anderson
ABSTAIN:	Koehne

- E. The Celina City Council will conduct a public hearing to consider testimony and act upon a request for a Development Agreement on approximately 352 acres of land, located in various parts of the City as shown in the attached location map, within the Extraterritorial Jurisdiction (ETJ). (Sangani Properties Development Agreement) (McAfee)

Mayor Terry opened the hearing at 5:47 p.m. No public comment was received. The hearing was closed at 5:52 p.m.

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

- F. 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 Creeks of Legacy Public Improvement District Service and Assessment Plan – Updated for Phase #3, including the Phase #3 assessment roll; making a finding of special benefit to property within Phase #3 of the Creeks of Legacy 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 #3 assessed property in accordance with Chapter 372 Texas Local Government Code, as amended. (Creeks of Legacy PID Phase #3 Levy) (McAfee)

(2020-42) Mayor Pro Tem Anderson opened the hearing at 5:53. No public comment was received. The hearing was closed at 5:54. Mayor Terry recused himself from the discussion on this item.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mindy Koehne, Place 5
SECONDER:	Wayne Nabors, Place 2
AYES:	Steiner, Nabors, Hopkins, Koehne, Anderson

- G. The Celina City Council will conduct a public hearing to consider testimony and act upon a resolution of the City of Celina, Texas authorizing and creating the La Terra Public Improvement District in accordance with Chapter 372 of the Texas Local Government Code; providing for related matters; and providing an effective date. (La Terra PID Creation) (McAfee)

(2020-39R) Mayor Terry opened the hearing at 5:54 p.m. No public comment was received. The hearing was closed at 5:56 p.m. Councilwoman Koehne abstained due to a conflict of interest.

RESULT:	APPROVED [4 TO 0]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Chad Anderson, Place 6
AYES:	Steiner, Nabors, Hopkins, Anderson
ABSTAIN:	Koehne

IX. ACTION ITEM:

- A. Consider and act upon a resolution of intent 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 Resolution) (Mohan)

(2020-40R) Councilman Hopkins temporarily left the chambers at this time and was unable to vote on this item.

RESULT:	APPROVED [4 TO 0]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Mindy Koehne, Place 5
AYES:	Steiner, Nabors, Koehne, Anderson
AWAY:	Hopkins

X. **ADJOURNMENT:**

There being no further comment Mayor Terry adjourned the meeting at 6:00 p.m.

Sean Terry, Mayor

Secretary

Date Minutes Approved