



**NOTICE OF
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
Tuesday, May 8, 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 5:00 p.m.

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Presentation regarding remodel concepts for city facilities. (DeBuff, VAI Architects)

Barton Drake and Tracy Parfitt with VAI Architects introduced their company and initial drawings for city building renovations.

B. Discussion regarding open container policy for the downtown square. (Jackson)

Director of Development Services Alexis Jackson presented options for a potential open container policy on the downtown square.

C. Discussion regarding updates to the Subdivision Ordinance. (Jackson)

Director of Development Services Alexis Jackson highlighted updates to the subdivision ordinance.

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

No other items were discussed.

III. EXECUTIVE SESSION:

The City Council convened into executive session at 5:22 p.m. with City Attorneys Julie Fort and Lance Vance and City Manager Jason Laumer.

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 the Glen Crossing Public Improvement District and related bond sales.
- B. Discussion regarding an agreement between the City of Celina and Mark and Jennifer Matie for compensation for damage caused by Kodiak Trenching and Boring, LLC as a result of construction for the Southeast Sector Sewer Line construction.
- C. Discussion regarding a resolution 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 and related matters.

Reconvene Into Open Session

The City Council reconvened into open session at 6:00 p.m.

- D. Consider and act upon Glen Crossing Public Improvement District and related bond sales.

No action taken.

- E. Consider and act upon an agreement between the City of Celina and Mark and Jennifer Matie for compensation for damage caused by Kodiak Trenching and Boring, LLC as a result of construction for the Southeast Sector Sewer Line construction.

Councilman Hopkins moved to approve the agreement as discussed in executive session.

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

- F. Consider and act upon a resolution 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 and related matters.

No action taken.

IV. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Terry led the pledges of allegiance. Deputy Mayor Pro Tem Nabors gave the invocation.

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

- A. Historic Preservation Month Proclamation. (Barton)

Mayor Terry presented the proclamation to Downtown Development Manager Rebecca Barton and Main Street Board Member Jack Ousley.

- B. Celina Main Street Program's 2018 National Accreditation. (Barton)

Mayor Terry recognized the Main Street Program for the National Accreditation award.

C. National Public Works Week in the City of Celina. (Fourmentin)

D. Mustang Lakes Master Planned Community of the Year Recognition. (Terry)

Mayor Terry recognized the Mustang Lakes Development for their recent Community awards.

VI. OPEN FORUM:

Suzanne D'Amico requested a meeting to discuss permit and impact fees with staff and the city council.

VII. CONSENT AGENDA:

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

A. Minutes Approval:

1. City Council - Regular Meeting - Apr 10, 2018 5:00 PM
2. City Council - Worksession - Apr 20, 2018 10:00 AM

B. Consider and act upon a Final Plat for Light Farms Brenham Neighborhood, being an approximately 26.15 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas, generally located north of Frontier Parkway, south of CR 51, west of the BNSF Railroad, and east of Dallas Parkway, containing 127 residential lots, and seven open space lots. (Light Farms Brenham) (Jackson)

C. Consider and act upon a Final Plat for Lilyana Phase 2A-1, being an approximately 21.347 acre tract of land in the Johnathan Westhover Survey, Abstract No. 1030 and the W. Wilhite Survey, Abstract No. 1002, Collin County, Texas. The property is generally located north of FM 1461 (Frontier Parkway) and west of CR 84 (Wells Road). (Lilyana Phase 2A-1 Final Plat) (Jackson)

D. Consider and act upon a resolution of the City Council of the City of Celina, Texas, changing the names of three county roads: CR 1117, (Old Log Trail), CR 103, and CR 105 (Bobcat Trail). (County Road Name Changes) (Jackson)

(2018-11R)

E. Consider and act to authorize the City Manager to negotiate and execute a Professional Services Agreement for Mosquito Services with PRP services LLC. D/B/A Municipal Mosquito. (Mosquito Control Services) (Jackson)

F. Consider and act upon a Master Services Agreement (MSA) contract by and between the City of Celina and Lee Engineering for Engineering and Surveying Services. (Brawner)

G. Consider and act to authorize the City Manager to negotiate and execute an interlocal agreement by and among the City of Celina and the Town of Prosper and Collin County for construction of Frontier Parkway from Preston Road to Dallas North Tollway. (Brawner)

- H. Consider and act upon a Master Services Agreement (MSA) contract by and between the City of Celina and D&S Engineering Labs, LLC for Professional Engineering Services. (Brawner)
- I. Consider and act upon a Master Services Agreement (MSA) contract by and between the City of Celina and Pacheco Koch Consulting Engineers, Inc. for Engineering and Surveying Services. (Brawner)
- J. Consider and act to authorize the City Manager to Execute a Memorandum of Understanding by and between the City of Celina and MM Columns to pay the City \$210,245.40 for regional sewer. (Brawner)
- K. Consider and act to authorize the City Manager to Execute a Memorandum of Understanding by and between the City of Celina and LFC Devco Sweetwater, LLC to pay \$247,427.59 for regional sewer. (Brawner)
- L. Consider and act to authorize the City Manager to execute a contract between the City of Celina and Landmark Structures in the amount of 4,193,700.00 for the SE Sector 2MG EST & Waterline Improvements. (Brawner)
- M. Consider and act on a resolution of the City of Celina, Texas approving and authorizing the City Manager to execute a reimbursement letter for development fees between the City of Celina, Texas and Prosper Independent School District. (Laumer)
- (2018-12R)
- N. Consider and act to authorize the City Manager to execute Amendment #1 to the Cambridge Crossing Development Agreement. (Laumer)
- O. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Legend Contracting, Inc. regarding impact fee assessments. (Westgate Impact Fees) (Laumer)
- P. Consider and act to authorize the City Manager to execute Amendment #1 to the Bluewood Development Agreement. (Laumer)
- Q. Consider and act upon a resolution approving the Core Values for the City of Celina. (Laumer)
- (2018-13R)
- R. Consider and act upon an ordinance of the City of Celina, Texas, freezing ad valorem taxes for residence homesteads owned by the disabled or by persons sixty-five (65) years of age and older, beginning with the tax year 2018. (Senior Tax Freeze) (DeBuff)
- (2018-22)
- S. Consider and act to authorize the City Manager to negotiate and execute a contract by and between the City of Celina and Brown Reynolds Watford Architects, Inc. for Professional Services related to the design of Fire Stations 2, 3 and 4. (BRW Feasibility Study Contract) (DeBuff)

- T. Consider and act to authorize the City Manager to negotiate and execute a contract by and between the City of Celina and VAI Architects, Inc. for Professional Services related to the design of the City Hall, Annex and EDC renovations. (VAI design contract) (DeBuff)
- U. Consider and act upon a resolution of the City of Celina, Texas determining the costs of certain public improvements to be financed within Phase #2 of the Glen Crossing Public Improvement District; approving a preliminary updated service plan and assessment plan, including proposed Phase #2 assessment roll; directing the filing of the proposed Phase #2 assessment roll with the City Secretary to make available for public inspection; noticing a public hearing for June 12, 2018 to consider an ordinance levying assessments on property located within Phase #2 of the Glen Crossing Public Improvement District. (Glen Crossing PID Costs & Hearing) (DeBuff)

(2018-14R)

- V. Consider and act upon a resolution of the City of Celina, Texas determining the costs of certain public improvements to be financed by the Wells South Public Improvement District; approving a Preliminary Service Plan and Assessment Plan update, including a proposed Neighborhood Improvement Area #2 assessment roll; directing the filing of the proposed neighborhood improvement area #2 assessment roll with the City Secretary to make available for public inspection; noticing a public hearing for June 12, 2018 to consider an ordinance levying assessments on property located within a portion of Neighborhood Improvement Area #2 of the Wells South Public Improvement District. (Lilyana PID Costs & Hearing) (DeBuff)

(2018-15R)

- W. Consider and act upon a resolution finding that Oncor Electric Delivery Company LLC's application for approval of a distribution cost recovery factor pursuant to 16 Tex. Admin. Code § 25.243 to increase distribution rates within the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the Company. (Oncor Rate Increase Denial) (DeBuff)

(2018-16R)

- X. 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)
- Y. Consider and act upon nomination of Will Sowell, Mayor Pro Tem of the City of Frisco, as primary representative and Ray Smith, Mayor of the Town of Prosper, as alternate representative for the Regional Transportation Council (RTC), the transportation policy body for the North Central Texas Council of Governments (NCTCOG). (Terry)

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider testimony for the proposed voluntary annexation and act upon an ordinance adopting the annexation of certain territory contiguous to and adjoining the City of Celina, Texas, to wit: a 10.346 acre tract of land out of the M.L. Ousley, J.C. Floyd, and the J.M Floyd Survey, Abstract No. 1053, Collin County, Texas, and generally located west of Business 289 (N. Louisiana Street) and approximately 740 feet north of County Road 95. (Celina 10 Industrial Park) (Jackson)

(2018-23) Mayor Terry opened the hearing at 6:11 p.m. No public comment was received. The hearing was closed at 6:11 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
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 10.346 acre tract of land situated in the M.L. Ousley, J.C. Floyd, and the J.M Floyd Survey, Abstract No. 1053, Collin County, Texas, from AG, Agricultural zoning district to PD, Planned Development No. 91 zoning district. The tract is located on the west side of Business 289 approximately 740 feet north of CR 95. (Celina 10 - PD-91) (Jackson)

(2018-24) Mayor Terry opened the hearing at 6:14 p.m. No public comment was received. The hearing was closed at 6:16 p.m.

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

- C. Conduct a public hearing to consider testimony and act upon an ordinance amending the City's Code of Ordinances, Chapter 14: Zoning, Article 14.01.007, Definitions, by adding a definition for "Front Facade." (Zoning Ordinance Amendment) (Jackson)

(2018-25) Mayor Terry opened the hearing at 6:20 p.m. Suzanne D'Amico asked council to consider the width of the lot with this. The hearing was closed at 6:20 p.m.

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

- D. The Celina City Council will conduct a public hearing to consider testimony regarding a voluntary annexation request from JDG Land Holding Co. for an approximately 4.7 acre tract of land located in the M.E.P. & P.R.R. Survey, Abstract No. 653, Tract 42, Collin County, Texas. The property is generally located on the west side of Preston Road north of Business 289 (N Louisiana Dr.). (GG&S Annexation) (Jackson)

Mayor Terry opened the hearing at 6:22 p.m. No public comment was received. The hearing was closed at 6:23 p.m.

IX. ACTION ITEM:

- A. Consider and act upon an ordinance of the City of Celina, Texas amending ordinance 2018-53 which adopted and approved the budget for fiscal year beginning October 1, 2017 and ending September 30, 2018, and make appropriations for each department, project and account, by adopting an amended mid-fiscal year 2017-2018 budget for the City of Celina, Texas, reallocating funds between accounts pursuant to exhibit "A", attached hereto and incorporated into this ordinance. (Toutounchian)

(2018-26)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Webber, Place 1
SECONDER:	Carmen Roberts, Place 4
AYES:	Webber, Nabors, Hopkins, Roberts, Koehne, Anderson

- B. Consider and act upon a resolution approving and authorizing publication of notice of intention to issue certificates of obligation and all matters incident and related thereto. (Toutounchian)

(2018-17R)

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

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 6:26 p.m.

Sean Terry, Mayor

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

Date Minutes Approved