



**NOTICE OF
CITY COUNCIL REGULAR MEETING
FIRST UNITED METHODIST CHURCH 112 N. COLORADO ST, CELINA, TX 75009
TUESDAY, APRIL 14, 2015 AT 5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Terry called the meeting to order at 5:07 pm.

Attendee Name	Organization	Title	Status	Arrived
Wayne Nabors	City of Celina	Place 2	Absent	
Vincent Ramos	City of Celina	Place 3	Absent	
Carmen Roberts	City of Celina	Place 4	Present	
Lori Vaden	City of Celina	Place 5	Present	
Chad Anderson	City of Celina	Place 6	Present	
Sean Terry	City of Celina	Mayor	Present	

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. New Hire Introduction - Shaw

Director of Library Services Linda Shaw introduced new library employees Bay Henderson and Mary-Lou Ditmore.

B. Eagle Scout Project by Matt Anderson - Liebman

Scout Matt Anderson with Aubrey Troup 372 outlined his Eagle Scout project to beautify a historical marker in Celina.

C. Events Update - Montgomery/Ricketts

D. Citizen Survey Review - Montgomery

E. Update on Keep Celina Beautiful - Norris

F. Engineering Project Update - Johnson

G. Discussion regarding a development agreement for Wells South (CR 84 and east of CR 84) - Liebman

H. Discussion regarding any/all agenda items

Action item D was discussed at this time. Land Use Attorney Julie Fort gave a brief background on the subject.

III. EXECUTIVE SESSION:

City Council convened into executive session at 5:45 pm with City Manager Mike Foreman.

The Celina City Council will convene into Executive Session pursuant to Texas Government code Section 551.074 Personnel, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

A. Mainstreet/Marketing Director

Reconvene into Open Session and act upon items discussed in executive session

City Council reconvened into open session at 6:30 pm. Councilman Anderson moved to approve the Marketing position structure as presented by the City Manager.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Chad Anderson, Place 6
SECONDER:	Carmen Roberts, Place 4
AYES:	Roberts, Vaden, Anderson
ABSENT:	Nabors, Ramos

IV. **PLEDGE OF ALLEGIANCE/INVOCATION:**

Matthew Prather, Grace Bridge

Pastor Prather led the invocation. Mayor Terry led the pledges of allegiance.

V. **PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:**

VI. **OPEN FORUM:**

Kay Willard of 604 S. Georgia Street requested that the city freeze taxes for Senior Citizens by age 65.

Dick Taylor of 3049 Hay Meadow stated that the Wells South Development in his opinion is not a good deal for the city and what it stands for.

Dale Bainum of 3541 Heritage Trail spoke regarding the 77 potential uses in the Mixed Use area of Wells South. He said we should be able to narrow this down as some things he would not want in his neighborhood and will not lend value to his property. He said there are several developments in the FM 1461 area putting in thousands of houses and he thinks the city needs to put together a summary of development so we can see what is coming. It is difficult to understand and he thinks this can better communicate (what is coming). He believes scheduling public hearings back to back does not sound like we are interested in getting public input.

Tom Jenkins of 3657 Heritage Trail spoke regarding Wells South. He is concerned about Twelve Oaks and Preston Hills as one acre developments with new development bringing 5 houses per acre and apartments. He believes this will be detrimental to home values and would like to see the city get larger lots.

Stephen Boger of 3700 Preston Hills Circle would like the city to be fair to current residents. With 5 houses per acre he is concerned about the traffic volume to come. He asked that the city try to keep the residents best interest in mind, their well being and safety. He is against apartments.

Dago Rodriguez with El Puente de Celina introduced participants in the Cinco de Mayo event. He said the event celebrates culture, widens the community circle, and creates scholarships.

Natalie Estrada a former winner of an El Puente scholarship said she is thankful for the opportunity.

Robert with El Puente de Celina spoke about the vendors, food and dancing. He asked the city to assist with the scholarship program. They would like to add more scholarships.

Robert Quick of 3706 Haymeadow said he would hate to see a subdivision the size he's been told to come in. It would be a disgrace. He does not want to be close to apartments and a "Carter Ranch".

VII. **CONSENT AGENDA:**

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Carmen Roberts, Place 4
SECONDER:	Chad Anderson, Place 6
AYES:	Roberts, Vaden, Anderson
ABSENT:	Nabors, Ramos

- A. 1062 : Consider and Act Upon Approval of Meeting Minutes from 03/17/2015 and 03/24/2015. Faulkner
- B. Consider and Act Upon a Resolution Authorizing Continued Participation with the Steering Committee of Cities Served by Oncor; and Authorizing the Payment of 11 Cents Per Capita to the Steering Committee to Fund Regulatory and Legal Proceedings and Activities Related to Oncor Electric Delivery Company, LLC. Toutounchian
- C. Consider and Act Upon an Ordinance Amending the City's Code of Ordinances, Appendix A, Fee Schedule.
- D. Consider and Act Upon a Resolution of the City Council of the City of Celina, Texas, Setting a Date, Time and Place (Tuesday, May 12, 2015 at 6:30 PM & May 12, 2015 at 6:35 PM) for Public Hearings on the Proposed Annexations of Certain Properties by the City and Authorizing and Directing the City Secretary to Publish Notice of Such Public Hearings and Authorizing City Staff to Take All Necessary Actions to Fulfill the Requirements of the Municipal Annexation Act. Liebman
- E. Consider and Act Upon Setting a Date for the 2016 Celina Cajun Festival Event
April 1st and April 2nd

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a Public Hearing to Consider Testimony and Take Action Regarding an Ordinance Amending the City's Code of Ordinances, Chapter 14: Zoning, Article 14.05, Development Standards and Use Regulations, Division 6: Supplemental Regulations, to Add a New Section 14.05.193, Entitled "Hotel/Motel Development" and to Amend Article 14.01: General Provisions, Section 14.01.007: Definitions. Liebman

Mayor Terry opened the hearing. No public comments were received. Mayor Terry closed the hearing.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Carmen Roberts, Place 4
SECONDER:	Chad Anderson, Place 6
AYES:	Roberts, Vaden, Anderson
ABSENT:	Nabors, Ramos

- B. Conduct a Public Hearing to Consider Testimony and Take Action Regarding an Ordinance Amending the City's Code of Ordinances, Chapter 14: Zoning, Article 14.05: Development Standards and Use Regulations, Division 6: Supplemental Regulations, to Add a New Section 14.05.192, Entitled "Private Street Development." Liebman

Mayor Terry opened the hearing. No public comment was received. Mayor Terry closed the hearing.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chad Anderson, Place 6
SECONDER:	Lori Vaden, Place 5
AYES:	Roberts, Vaden, Anderson
ABSENT:	Nabors, Ramos

- C. Conduct a Public Hearing to Consider Testimony and Take Action Regarding an Ordinance Amending the City's Comprehensive Master Plan, Ordinance No. 2013-06, to Amend the City's Master Thoroughfare Plan and Master and Use Plan Exhibits. Liebman

Mayor Terry opened the hearing. No public comment was received. Mayor Terry closed the hearing.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chad Anderson, Place 6
SECONDER:	Lori Vaden, Place 5
AYES:	Roberts, Vaden, Anderson
ABSENT:	Nabors, Ramos

- D. Conduct a Public Hearing to Consider Testimony and Take Action Regarding an Extraterritorial Jurisdiction Development Agreement for Wells South, Approximately 403.1 Acres Generally Located on the North Side of FM 1461 (Frontier Parkway), South and West of County Road 84, and East of CR 83 (Coit Road), Within the Extraterritorial Jurisdiction of the City of Celina, Collin County, Texas. (Wells South) Liebman

Councilwoman Vaden moved to move the hearing for item D to April 28th at 6:00 pm. Mayor Terry opened the hearing for anyone that wanted to speak on this item at this meeting. No public comment was received (Some comments regarding this item were heard during the open forum). Mayor Terry closed the hearing. No action was taken on the development agreement. It will be placed on the April 28th special meeting at 6:00 pm.

RESULT:	TABLED [UNANIMOUS]	Next: 4/28/2015 6:00 PM
MOVER:	Lori Vaden, Place 5	
SECONDER:	Carmen Roberts, Place 4	
AYES:	Roberts, Vaden, Anderson	
ABSENT:	Nabors, Ramos	

- E. Conduct Two Public Hearings at 6:30 P.M. and 6:35 P.M. Regarding an Involuntary Annexation of a ±10 Acre Tract of Land Located in the MEP and P Ry Co Survey, Abstract Number 653, Tract 14, Collin County, Texas. the Property is Generally Located North of Carthage Road, West of SH 289, East of the BNSF Railroad and South of Mark Alexander Ct. (Van Family Trust) Liebman

Mayor Terry opened the 6:00 pm hearing. No public comment was received. Mayor Terry closed the hearing. Mayor Terry opened the 6:30 pm hearing. No public comment was received. Mayor Terry closed the hearing.

- F. Conduct Two Public Hearings at 6:30 P.M. and 6:35 P.M. Regarding an Involuntary Annexation of a ±7.37 Acre Tract of Land Located in the MEP and P Ry Co Survey, Abstract Number 653, Tract 12, Collin County, Texas. the Property is Generally Located North of Carthage Road, West of SH 289, East of the BNSF Railroad and South of Mark Alexander Ct. (Shmaisani) Liebman

Mayor Terry opened the 6:00 pm hearing. No public comment was received. Mayor Terry closed the hearing. Mayor Terry opened the 6:30 pm hearing. No public comment was received. Mayor Terry closed the hearing.

- G. Conduct Two Public Hearings at 6:30 P.M. and 6:35 P.M. Regarding an Involuntary Annexation on a ± 1.025 Acre Tract of Land Located in the MEP and P Ry Co Survey, Abstract Number 653, Tract 13. the Property is Generally Located West of SH289 South of Mark Alexander Ct., East of the BNSF Railroad, and North of E. Carthage Road. (Halford) Liebman

Mayor Terry opened the 6:00 pm hearing. No public comment was received. Mayor Terry closed the hearing.
Mayor Terry opened the 6:30 pm hearing. No public comment was received. Mayor Terry closed the hearing.

- H. Conduct Two Public Hearings at 6:30 P.M. and 6:35 P.M. Regarding an Involuntary Annexation of a ± 8.931 Acre Tract of Land Located in the Tri Dal Addition, Lot 1, Block A. the Property is Generally Located West of SH289, South of Mark Alexander Ct., East of the BNSF Railroad, and North of E. Carthage Road. (Champion) Liebman

Mayor Terry opened the 6:00 pm hearing. No public comment was received. Mayor Terry closed the hearing.
Mayor Terry opened the 6:30 pm hearing. No public comment was received. Mayor Terry closed the hearing.

- I. Conduct Two Public Hearings at 6:30 P.M. and 6:35 P.M. Regarding a Voluntary Annexation Request from Shea Kirkman on Behalf of AVEX for ± 86.64 Acre Tract of Land Located in the John Morton Survey, Abstract Number 791, the Anthony Thomasson Survey, Abstract Number 1265, Denton County, Texas. the Property is Generally Located South of Carey Road, North of Parvin Road and West of CR 6 (Legacy Drive). (Celina 86) Liebman

Mayor Terry opened the 6:00 pm hearing. No public comment was received. Mayor Terry closed the hearing.
Mayor Terry opened the 6:30 pm hearing. No public comment was received. Mayor Terry closed the hearing.

- J. Conduct Two Public Hearings at 6:30 P.M. and 6:35 P.M. Regarding a Voluntary Annexation Request on ± 4.518 Acre Tract of Land Located in the John Ragsdale Survey, Abstract Number 735, Collin County, Texas. the Property is Generally Located North and East of FM 455, West of CR 946 and South of the Grayson/Collin County Line. (Pakvest) Liebman

Mayor Terry opened the 6:00 pm hearing. No public comment was received. Mayor Terry closed the hearing.
Mayor Terry opened the 6:30 pm hearing. No public comment was received. Mayor Terry closed the hearing.

IX. ACTION ITEM:

- A. Consider and Act Upon a Resolution of the City of Celina, Texas, Establishing a Time and Date for Regularly Scheduled Meetings and Work Sessions. Mayor Terry

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Carmen Roberts, Place 4
SECONDER:	Chad Anderson, Place 6
AYES:	Roberts, Vaden, Anderson
ABSENT:	Nabors, Ramos

- B. Consider and Act Upon a Final Plat for Parkside Phase 1, Approximately ± 22.788 Acres Situated in the M.E.P. & P.R.R. CO. Survey, Abstract No. 644. the Property is Generally Located West of Tolleson Drive, South of FM 455, North of W. Sunset Boulevard and East of FM 428. Liebman

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chad Anderson, Place 6
SECONDER:	Lori Vaden, Place 5
AYES:	Roberts, Vaden, Anderson
ABSENT:	Nabors, Ramos

- C. Consider and Act Upon Approval of a Request from Gentle Creek Country Club and the Cinco De Mayo Committee for a Temporary Waiver from Celina Code of Ordinances Chapter 8, Offenses and Nuisances, Article 8.01 General Provisions, Section 8.01.002 Consumption of Alcoholic Beverage in a Public Place, to Allow Them to Serve Alcohol (Gentle Creek Country Club), in and Around the Area Commonly Known as the Celina Square During Cinco De Mayo on Saturday, May 9, 2015 from 2:00 P.M. to 11:00 P.M.

This item was withdrawn by the El Puente de Celina organization. Dago Rodriguez thanked the City Council and City Manager and welcomed everyone to the Cinco de Mayo event.

- D. Consider and Act to Authorize the City Manager to Execute a Memorandum of Understanding (MOU) with the Wellspring Group to Determine the Sequence of Water and Wastewater Events to Service Their Tract.

Land Use Attorney Julie Fort discussed this item during worksession.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chad Anderson, Place 6
SECONDER:	Lori Vaden, Place 5
AYES:	Roberts, Vaden, Anderson
ABSENT:	Nabors, Ramos

- E. Consider and Act Upon Donation of Funds to El Puente De Celina Cinco De Mayo Scholarship. Foreman

Mayor Pro Tem Roberts moved to approve an economic development and public purpose grant in the amount of \$2,000.00 for the El Puente de Celina Cinco de Mayor Scholarship.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Carmen Roberts, Place 4
SECONDER:	Chad Anderson, Place 6
AYES:	Roberts, Vaden, Anderson
ABSENT:	Nabors, Ramos

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 7:22 pm.

Sean Terry, Mayor

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

Date Minutes Approved