



**NOTICE OF
CITY COUNCIL REGULAR MEETING
CITY COUNCIL CHAMBERS 112 N. COLORADO ST, CELINA, TX 75009
TUESDAY, APRIL 12, 2016 AT 5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Attendee Name	Organization	Title	Status	Arrived
Wayne Nabors	City of Celina	Place 2	Absent	
Carmen Roberts	City of Celina	Place 4	Present	
Lori Vaden	City of Celina	Place 5	Absent	
Chad Anderson	City of Celina	Place 6	Present	
Andy Hopkins	City of Celina	Place 3	Absent	
Erik Geiger	City of Celina	Place 1	Present	
Sean Terry	City of Celina	Mayor	Present	

Mayor Terry called the meeting to order at 5:05 PM.

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Engineering update (Johnson)

Director of Public Works Gabe Johnson introduced Vice President and Senior Project Manager for Garver, LLC, to provide information regarding their proposed services contract.

B. Police Use of Force Policy (Griggs)

III. EXECUTIVE SESSION:

The City Council convened into executive session at 5:37 PM with City Manager Mike Foremane and City Attorney Lance Vanzant.

The Celina City Council will convene into Executive Session pursuant to Texas Government Code 551.072, Deliberations Regarding Real Property, to deliberate the purchase, exchange, lease or value of real property.

A. 111 W. Pecan

B. Reconvene, consider and act upon any items discussed in executive session.

The City Council reconvened into open session at 6:00 PM. No action was taken.

IV. PLEDGE OF ALLEGIANCE/INVOCATION 6:00 PM:

Mayor Terry led the pledges of allegiance. Corbett Howard gave the invocation.

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:**A. Old Celina Park 10 Year Anniversary Presentation**

Director of Parks and Recreation Cody Webb introduced and presented plaques to former Council Members Corbett Howard, Billie Ray Huddleston, current and former Park Board Members Steve Carey, Amy Fortenberry, Mark Palmer, Tawnia King, and former City Administrator Scott Albert for helping to design, and create The Old Celina Park.

B. Collin McKinney Sestercentennial Proclamation**VI. OPEN FORUM:**

Richard Waina of 3795 Dove Creek said that he is not in agreement with the location of the Kiosk sign in Preston Hills subdivision noting that he believes it is in violation of current regulations.

Tom Dover of 3621 Preston Hills said that he is not in agreement with the placement of the Kiosk sign in Preston Hills and asked that the regulations not be changed to bring the sign into compliance.

Tony Mendez of 404 E. Ash said that the recent installation of No Parking signs on his street does not leave enough parking space at his home for family or visitors. He asked what can be done and suggested a possible alleyway.

Rob Bonton of 2802 Old Stables stated he was not in favor of the stormwater bill and has not given his consent to this "tax." He said "citizens were not asked." He believes there is confusion on the proposal.

VII. CONSENT AGENDA:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Erik Geiger, Place 1
SECONDER:	Chad Anderson, Place 6
AYES:	Roberts, Anderson, Geiger
ABSENT:	Nabors, Vaden, Hopkins

A. Minutes Approval:

1. City Council - Regular Meeting - Mar 8, 2016 5:00 PM
2. City Council - Special Meeting - Mar 29, 2016 4:00 PM

- B. Consider an 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 Hold Harmless agreement by and between the City of Celina and Old Celina LTD., Rex Glendenning, Sherese Glendenning, Clay Glendenning, Alex Snodgrass, and Madison Glendenning ,for setting up and launching a fireworks display sponsored by Celina limited to the time period beginning June 22, 2016 and ending June 29, 2016. (Matehuala)

(2016-23R)

- C. The Celina City Council will Consider and act upon an ordinance adopting the voluntary annexation of a ± 43.0 acre tract of land and the adjacent right of way situated in the McKinzie Wilhite Survey, Tract 3, Abstract No. 1008; a ± 115.5 acre tract of land and the adjacent right of way situated in the McKinzie Wilhite Survey, Abstract Nos. 1008 & 1009; and a ± 49.0 acre tract of land and the adjacent right of way situated in the McKinzie Wilhite Survey, Abstract No. 1009; The properties are contiguous to and adjoining the City and are generally located east and west of CR 86, north of CR 83, and south of CR 88 (CR86 Voluntary Annexations) (Liebman)

(2016-26)

- D. Consider and act upon an ordinance adopting the annexation of a ± 10 acre tract of land situated in the Collin County School Land Survey #14, Tract 3, Abstract No. 167 and generally located at the northeast corner of Frontier Parkway and the BNSF Railroad, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Mahard Tract) (Liebman)
- E. Consider and act to authorize the City Manager to execute an agreement with Republic Property Group for Proportional Cost Sharing of the SE Sector Sewer line. (Johnson)
- F. Consider and act to authorize the City Manager to execute a contract Change Order No. 3 with Wilson Contractor Services in the amount of \$214,225.66 for construction of the Southeast Sector Water Lines W1 and W2. (Johnson)
- G. Consider and act upon amending the City's Code of Ordinances Section 6 Ambulance Services. (Mills)

(2016-28) An ordinance amending the City's Code of Ordinances, Chapter 6: Health and Sanitation, Article 6:05: Ambulance Service.

- H. Consider and act upon a Construction Plat for Light Farms, The Eastland Neighborhood being approximately 47.35 acres situated in the Collin County School Land Survey #14, comprising of 156 residential lots and eight (8) open space lots. The property is generally located north of Frontier Parkway, west of Worthington Way and east of the BNSF Railroad. (Light Farms Eastland) (Liebman)
- I. Consider and act upon a Construction Plat for Light Farms, The Sage Neighborhood, Phase 2 being approximately 31.40 acres situated in the John Ragsdale Survey, Abstract No. 734, comprising of 153 residential lots and ten (10) open space lots. The property is generally located north of Frontier Parkway, east of Worthington Way and west of Preston Road. (Light Farms Sage II) (Liebman)
- J. Consider and act upon a Construction Plat for Light Farms, The Cypress Neighborhood, Phase 2 being approximately 37 acres situated in the Collin County School Land Survey #14, comprising of 147 residential lots and Thirteen (13) open space lots. The property is generally located north of Frontier Parkway, west of Worthington Way and east of the BNSF Railroad. (Light Farms Cypress II) (Liebman)

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 71.289 acre tract of land from an SF-R Single Family Residential zoning district to a PD-Planned Development zoning district with base zoning designation of SF-R Single Family Residential. The property is situated in Tract 23 of the Collin County School Lane Survey #14, Abstract No. 167 and generally located east of SH 289 (Preston Road), north of CR 89 and south of Sunset Boulevard. (Hillside Village)(Liebman)

(2016-29) 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 of land that is an approximately 71.289 acre tract of land situated in Collin County School land Survey #14, Abstract No. 167, Collin County, Texas; as incorporated herein to be zoned "PD" Planned Development District Number 66 with a base zoning of SF-R, Single Family Residential District.

Mayor Terry opened the hearing at 6:22 PM. Applicant Scott Norris of Addison, Texas, stated that he was present and available to answer any questions. No public comment was received. Mayor Terry closed the hearing at 6:25 PM.

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

- B. The Celina City Council will conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 31.894 acre tract of land from an AG-Agricultural zoning district to a PD-Planned Development zoning district with base zoning designation of MU-2–Regional Mixed Use. The property is situated in Tract 56 of the Collin County School Lane Survey #14, Abstract No. 167 and generally located at the northwest corner of SH 289 (Preston Road) and Frontier Parkway. (Keeran Tract) (Liebman)

(2016-30) 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 of land that is an approximately 31.894 acre tract of land situated in Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas; as described and depicted in exhibit "A: attached hereto and incorporated herein to be zoned "PD" Planned Development District Number 67 with a base zoning of RO, Retail Office District.

Mayor Terry opened the hearing at 6:25 PM. Dale Bainum of 3541 Heritage Trail asked about the 220,000 square foot proposal for a big box store. Mayor Terry closed the hearing at 6:29 PM.

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

- C. The Celina City Council will conduct a public hearing on the proposed involuntary annexation of DC Ranch Phase 1 & 2, a residential subdivision comprised of 130 lots and approximately 165 acres situated in Collin County, Texas and is generally located at the south east corner of CR 97 (Future Coit Road) and CR 134. (DC Ranch) (Liebman)

Mayor Terry opened the hearing at 6:30 PM. Rachel Archer of 1818 Canyon Road asked if they would be provided city services and if the city could help enforce a construction entrance for homebuilders. Jerrid Clark

of 1875 Cattle Street had concerns about dangerous construction traffic. Mayor Terry closed the public hearing at 6:35 PM.

- D. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance to amend the City's Comprehensive Master Plan, Ordinance No. 2013-06; the City's Master Thoroughfare Plan and Master Land Use Plan exhibits. (Thoroughfare Plan Amendments) (Liebman)

Mayor Terry opened the hearing at 6:35 PM. Dale Bainum of 3541 Heritage Trail asked about the narrowing of the right-of-way on CR 83. Staff cited a traffic impact analysis report and a compromise with the Wells North property owner. Mayor Terry closed the hearing at 6:45 PM.

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

- E. The Celina City Council will conduct two (2) public hearings at 6:00 p.m. and 6:05 p.m. on the proposed annexation of portions of right-of-way adjacent to the annexation for the O'Donnell Tract: being a 1.315 acre strip of land in the William Stapp Survey, Abstract No. 834 (CR 128); being a 1.231 acre strip of land in the Benjamin Haile Survey, Abstract No. 397 (CR 130 – west portion); being a 1.147 acre strip of land in the Benjamin Haile Survey, Abstract No. 397 and the William Stapp Survey, Abstract No. 834 (CR 130 – east portion); being a 0.491 acre strip of land in the B.B.B. and C.R.R. Company Survey, Abstract No. 130 (CR 131); being a 1.314 acre strip of land in the Benjamin Haile Survey, Abstract No. 397 and the B.B.B. and C.R.R. Company Survey, Abstract No. 130 (CR 132); and being a 0.843 acre strip of land in the John Culwell Survey, Abstract No. 208 (CR 133). (County Roads adjacent to O'Donnell Tract) (Liebman)

Mayor Terry opened the first hearing at 6:43 PM. No public comment was received. Mayor Terry closed the hearing at 6:44 PM.

Mayor Terry opened the second hearing at 6:44 PM. No public comment was received. Mayor Terry closed the hearing at 6:45 PM.

- F. 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, Texas, for a zoning amendment request for an approximately 639 acre tract of land from a PD-Planned Development Zoning District No. 40 (PD-40), Regional Mixed Use Zoning District (MU-2), and an AG-Agricultural Zoning District to a PD-Planned Development District No. 40 (PD-40). The property is situated in the Richard Alderson Survey, Abstract No. 7; the F. D. Gary Survey, Abstract No. 360; the I.C. Williamson Survey, Abstract No. 943, and the T. Staten Survey, Abstract No. 806, Collin County, Texas and is generally located on the north and south sides of the future Collin County Outer Loop, east of CR 6 (Legacy Drive), north of the future Punk Carter Parkway alignment and west of the Dallas North Tollway. (Cambridge Crossing) (Liebman)

(2016-32) Mayor Terry opened the hearing at 6:45 PM. Dale Bainum of 3541 Heritage Trail asked how kids will get to school with the outer loop dissecting the property. Matt Alexander representing the applicant noted that there will be another school on the south site. Mayor Terry closed the hearing at 6:50 PM.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Erik Geiger, Place 1
SECONDER:	Carmen Roberts, Place 4
AYES:	Roberts, Anderson, Geiger
ABSENT:	Nabors, Vaden, Hopkins

- G. The Celina City Council will Conduct a Public Hearing to consider testimony and take action regarding a Development Agreement for G-Bar 7, being a ±119.138 acre tract of land located in the Collin County School Land Survey, Abstract No. 167 Celina, Texas and generally located south of CR 55, north of CR 53, east of CR 52 and west of the BNSF railroad & CR 1117. (G-Bar 7) Liebman

Mayor Terry opened the hearing at 6:50 PM. No public comment was received. Mayor Terry closed the hearing at 6:52 PM.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chad Anderson, Place 6
SECONDER:	Erik Geiger, Place 1
AYES:	Roberts, Anderson, Geiger
ABSENT:	Nabors, Vaden, Hopkins

- H. The Celina City Council will conduct a public hearing to consider testimony and act on a resolution creating the G-Bar 7 Public Improvement District (PID) in accordance with Chapter 372 of the Texas Local Government Code; being an approximately 109.090 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167 and generally located south of CR 55, north of CR 53, west of CR 1117, and east of CR 52, within the City of Celina, Texas (G-Bar7 PID) (Liebman)

(2016-24R) Mayor Terry opened the hearing at 6:53 PM. Dale Bainum of 3541 Heritage Trail asked how many of these PIDS can the city float? Mayor Terry closed the hearing at 6:56 PM.

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

- I. Consider and act upon a Resolution of the City Council of the City of Celina, Texas setting a public hearing under Sec. 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone within the City of Celina, Texas generally located at the southwest corner of County Road 55 and County Road 1117 and consisting of approximately ±41.499 acres of land located in the Collin County School Land Survey #14, Abstract No. 167; authorizing the issuance of notice by the city secretary of Celina, Texas, regarding the public hearing; and directing the city to prepare a preliminary reinvestment zone financing plan. (G Bar 7 TIRZ) (Liebman)

(2016-25R)

- J. 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 for a zoning amendment request for a ± 96.712 acre tract of land to amend PD#45 - Planned Development #45 situated in the W.H. Ratton Survey, Abstract No. 753 and the L.M. Boyd Survey, Abstract No. 48, Collin County, Texas. The property is generally located on the east side of SH 289 (Preston Road), west of CR 97, north of CR 100 and south of CR 134. (Westgate 96) (Liebman)

City Planner Ben Rodriguez noted that item J has been withdrawn by the property owner.

- K. The Celina City Council will conduct a public hearing to consider testimony and act upon a replat of Lots 1R, 2R, 3R, and 4R, Block 1 of the TXI Addition, being a replat of TXI Addition, Lots 1, 2, 3, and 4, Block 1, being an 89.562 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167, and generally located south of CR 53 and approximately 1,350 feet west of Preston Road (State Highway 289). (Liebman)

Mayor Terry opened the hearing at 6:58 PM. No public comment was received. Mayor Terry closed the hearing at 6:59 PM.

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

IX. ACTION ITEM:

- A. Consider and act upon a resolution of the City Council of the City of Celina, Texas, setting a date, time and place (Tuesday, May 10, 2016 at 6:00 p.m. & Tuesday, May 10, 2016 at 6:05 p.m.) for public hearings on the proposed involuntary annexation of a ± 10 acre tract of land situated in Tract 6 of the McKinzie Wilhite Survey, Abstract No. A1008 and being generally located north of CR 83, south of CR 88, west of CR 86, and East of Carter Ranch Drive (Farmers Bank Tract) (Liebman)

(2016-26R)

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

- B. Consider and act upon an ordinance amending Section 3.07.018(9) of the Code of Ordinances regarding Kiosk Signs and authorize the City Manager to execute an amendment to the Home Builder Kiosk Sign Program contract with NSP. (Kiosk Signs) (Liebman)

RESULT:	DEFEATED [2 TO 1]
MOVER:	Carmen Roberts, Place 4
SECONDER:	Chad Anderson, Place 6
AYES:	Roberts, Anderson
NAYS:	Geiger
ABSENT:	Nabors, Vaden, Hopkins

- C. Consider and act upon award of a proposal and qualifications for the City of Celina Design Build Projects and authorize the City Manager to negotiate and execute a contract. (Montgomery)

Councilwoman Roberts moved to award the contract to Hill and Wilkinson as the design build firm. (former church building, Kirk Hall, City Hall Phase II and County Road 106)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Carmen Roberts, Place 4
SECONDER:	Erik Geiger, Place 1
AYES:	Roberts, Anderson, Geiger
ABSENT:	Nabors, Vaden, Hopkins

- D. Consider and act upon a contract by and between the City of Celina and Garver, LLC in the amount of \$688,943.00 for engineering water and wastewater services. (Fourmentin)

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

- E. Consider and act upon public support to El Puente De Celina Cinco de Mayo Scholarship in the name of the City of Celina. (Foreman)

Members of the El Puente De Celina committee spoke and requested \$5000.00 in support. Councilwoman Roberts moved to provide \$2000.00 of support.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Carmen Roberts, Place 4
SECONDER:	Erik Geiger, Place 1
AYES:	Roberts, Anderson, Geiger
ABSENT:	Nabors, Vaden, Hopkins

- F. Consider and act upon approval of a request from 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 in and around the area commonly known as the Celina square during Cinco De Mayo on Saturday, May 7, 2016 from 2:00 P.M. to 10:00 P.M. (Matehuala)

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

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 7:23 PM.

Sean Terry, Mayor

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

Date Minutes Approved