



**NOTICE OF
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
Tuesday, April 10, 2018 AT 5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Attendee Name	Organization	Title	Status	Arrived
Mindy Koehne	City of Celina	Place 5	Present	
Andy Hopkins	City of Celina	Place 3	Present	
Bill Webber	City of Celina	Place 1	Late	5:15 PM
Carmen Roberts	City of Celina	Place 4	Present	
Chad Anderson	City of Celina	Place 6	Present	
Wayne Nabors	City of Celina	Place 2	Absent	
Sean Terry	City of Celina	Mayor	Present	

Mayor Terry called the meeting together at 5:15 PM.

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Presentation of the 2017 Police Department Annual Report (Griggs)

Police Chief Tony Griggs presented the annual police department report.

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

No other items were discussed.

III. EXECUTIVE SESSION:

The City Council adjourned into executive session at 5:27 p.m.

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 551.087, Deliberation Regarding Economic Development Negotiation.

A. Discussion regarding the offer of financial incentives to Keller Williams Realty. (Laumer)

B. Discussion regarding potential economic development agreements. (Laumer)

Reconvene Into Open Session

The City Council reconvened into open session at 6:10 p.m.

- C. Consider and act upon any items discussed in executive session.

No action taken.

IV. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Terry led the pledges of allegiance and gave the invocation.

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

Mayor Terry read the Fair Housing Proclamation.

- A. Proclamation of April as Fair Housing month (Brawner)

VI. OPEN FORUM:

No public comment was received.

VII. CONSENT AGENDA:

RESULT:	ADOPTED [4 TO 0]
MOVER:	Bill Webber, Place 1
SECONDER:	Andy Hopkins, Place 3
AYES:	Hopkins, Webber, Roberts, Anderson
ABSTAIN:	Koehne
ABSENT:	Nabors

- A. Minutes Approval:

1. City Council - Regular Meeting - Mar 13, 2018 5:00 PM
2. City Council - Special Meeting - Mar 23, 2018 3:00 PM

- B. Consider and act to authorize the City Manager to negotiate and execute an agreement by and between the City of Celina and Blais & Associates to provide grant management services for the City. (Laumer)
- C. Consider and act to authorize the City Manager to execute Amendment #1 to the Mustang Lakes Development Agreement. (Laumer)
- D. Consider and act to authorize the City Manager to negotiate and execute an agreement by and between the City of Celina and Willdan Financial Services/Economists.com to provide a water and wastewater rate analysis and long-term financial plan for the City. (Laumer)
- E. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and DC Ranch Homeowner's Association regarding street lighting installation and maintenance and cost reimbursement. (Laumer)

- F. Consider and act upon a petition from JDG Land Holding for the voluntary annexation of an approximately 4.70 acre tract of land situated in the Preston 450 Addition, Lot 42, Collin County, Texas and set two public hearing dates on May 8, 2018 at 5:00 p.m. and on June 12, 2018 at 5:00 p.m. at 112 N. Colorado Street, Celina, TX 75009. The property is generally located on the west side of Preston Road, approximately 300 feet north of Mark Alexander. (GG&S Annexation) (Rodriguez)
- G. Consider and act upon a Final Plat for Light Farms Elementary School #2, being an 11.0 acre tract of land, and rights-of-way for Bridgewater Blvd. and Montgomery Lane, being ±4.27 acre tract of land of land, both tracts situated in the John Ragsdale Survey, Abstract No. 734, City of Celina, Collin County, Texas. The property is generally located west of Prairie Crossing, south of Light Farms Way, east of Dallas Parkway and north of Frontier Parkway, and containing 1 school lots. (Light Farms Elementary School #2, Bridgewater Blvd. and Montgomery Lane Final Plat) (Jackson)
- H. Consider and act to authorize the City Manager to negotiate and execute a contract by and between the City of Celina and Ideation, LLC. for Planning Consultant services regarding a Downtown Plan. (Jackson)
- I. 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)
- J. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2018 (The Columns Public Improvement District Project) and approving and authorizing related agreements. (The Columns PID Bonds) (DeBuff)
- (2018-17)
- K. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, accepting and approving a Service and Assessment Plan and Assessment Roll for The Columns 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 the method of assessment and the payment of the Assessments, in accordance with Chapter 372, Texas Local Government Code, as amended; and providing penalties and interest on delinquent assessments. (The Columns SAP & Levy) (DeBuff)
- (2018-18)
- L. Consider and act upon an ordinance granting to Atmos Energy Corporation, a Texas and Virginia Corporation, its successors and assigns, a franchise to construct, maintain, and operate pipelines and equipment in the City of Celina, Collin County, Texas, for the transportation, delivery, sale, and distribution of gas in, out of, and through said City for all purposes; providing for the payment of a fee or charge for the use of the public rights-of-ways; and providing that such fee shall be in lieu of other fees and charges, excepting ad valorem taxes; and repealing all previous gas franchise ordinances. (Atmos Franchise) (DeBuff)
- (2018-19)

- M. Consider and act upon authorizing and executing an Interlocal Purchasing Agreement by and between the City of Celina and Collin County for services related to road improvements. (Fourmentin)
- N. Consider and act to authorize the City Manager to negotiate and execute a lease agreement by and between the City of Celina and New Cingular Wireless PCS, LLC located at the Light Farms elevated storage tower. (Fourmentin)
- O. Consider and act upon an ordinance amending the City's Code of Ordinances, Appendix A, Fee Schedule, to adopt revised fees for building permits and inspections, water deposits and miscellaneous development abatement fees. (Hernandez)

(2018-20)

- P. 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. (Toutouchian)

(2018-10R)

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider testimony regarding the proposed assessments to be levied against the assessable property within The Columns Public Improvement District (PID) and a final Service and Assessment Plan, pursuant to the provisions of Chapter 372 of the Texas Local Government Code. The property is a ±48.784 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, City of Celina, Collin County, Texas and being a portion of those tracts of land conveyed to Lucas Celina 209, LTD, Collin County, Texas, and is generally located south of County Road 51, north of Punk Carter Parkway, east of Dallas Parkway, and west of Light Farms Way. (The Columns) (DeBuff)

Public Hearing Item A was taken before the Consent Agenda. Mayor Terry recused himself at this time due to a conflict of interest. Mayor Pro Tem Anderson opened the hearing at 6:14 p.m. No public comment was received. The hearing was closed at 6:16 p.m.

- 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 244.136 acre tract of land, situated in the Shelby Glass Survey, Abstract No. 346 and the J. Calhill Survey, Abstract No. 171, Collin County, Texas, from PD-65, Planned Development No. 65 zoning district to PD-65, Planned Development No. 65 zoning district to amend certain development standards. The tract is located north of Ownsby Parkway and east of Carter Ranch. (Bluewood - PD-65) (Jackson)

(2018-21) Mayor Terry opened the hearing at 6:17 p.m. Elaine Ford with Hillwood, 3000 Turtle Creek, Dallas, Texas, explained some of the amendments. No other public comment was received. The hearing closed at 6:24 p.m.

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

- C. The Celina City Council will conduct a public hearing to consider testimony on the proposed voluntary annexation of a tract of land located within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas, more particularly described as a 10.346 acres situated in 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) (Rodriguez)

Mayor Terry opened the hearing at 6:24 p.m. No public comment was received. The hearing closed at 6:25 p.m.

- D. Conduct a public hearing to consider testimony and act upon a residential replat for Lots 19A & 19B of Preston Park Estates, Phase II being an approximately 8.64 acre tract of land, situated in the B.E. Blackwell Survey, Abstract No. 1073, Collin County, Texas, City of Celina ETJ. The property is generally located west of CR 132, south and east of CR 106, and north of CR 102 (Preston Park Estates Phase 2 Replat) (Rodriguez)

Mayor Terry opened the hearing at 6:26 p.m. No public comment was received. The hearing was closed at 6:26 p.m.

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

IX. ACTION ITEM:

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 6:27 p.m.

Sean Terry, Mayor

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

Date Minutes Approved