



**CITY COUNCIL REGULAR MEETING
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
TUESDAY, MARCH 19, 2019
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	Absent	
Andy Hopkins	City of Celina	Place 3	Present	
Carmen Roberts	City of Celina	Board Member	Present	
Mindy Koehne	City of Celina	Board Member	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. Pastor Jerry Butler with Cottage Hill First United Methodist Church gave the invocation.

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

IV. OPEN FORUM:

No public comment was received.

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Comprehensive Plan Advisory Committee. (McAfee, Nusser)

Abra Nusser with Ideation Planning reviewed the process and timeline for completing the update of the Comprehensive Plan.

B. Fiscal Year 2017/2018 Audit presentation. (Toutouchian)

Auditor Tommy Nelson of Scott, Singleton, Fincher presented a summary of the recently completed Fiscal Year 2018 Financial Audit.

C. Fire Department recognitions. (Metdker)

None given at this time.

D. 2942 : Future Land Use Plan. (McAfee)

Director of Development Services Dusty McAfee went over what is involved in bringing the Future Land Use Plan current with the City Council.

E. Arterial Street Lighting. (Brawner)

Director of Engineering Kim Brawner presented street lighting options to the city council.

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

No other items were discussed.

G. Staff Reports attached

VI. EXECUTIVE SESSION:

The City Council adjourned into Executive Session at 5:48 p.m. with City Attorneys Trey Sargent and Julie Fort, 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 551.072, Deliberations Regarding Real Property, to deliberate the purchase, exchange, lease or value of real property related to:

- A. Agreement for extension of 120-day deadline to offer a Utility Service Agreement and memorandum of understanding regarding basic deal points of a development agreement to be negotiated with Dynavest Joint Venture.
- B. Response to a petition for service from Dynavest Joint Venture and the City's offer of a Utility Service Agreement
- C. Resolution supporting proposed legislation related to the creation of the North Celina Municipal Management District #3.
- D. Potential acquisition of real property for park facilities in the area between Preston Road and S. Louisiana Drive.
- E. Potential acquisition of real property for park or other public use near the corner of CR 132 and CR 134.
- F. Appeal of outside city water ratepayers, PUC Docket #49225.
- G. Second Amendment to Old Celina Reimbursement Agreement, TIRZ #5.

Reconvene Into Open Session

The City Council reconvened into Open Session at 6:47 p.m.

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

Items A, B, C & G were acted upon.

A. Councilman Hopkins moved that subject to the changes discussed in executive session, if Dynavest is willing to extend the time to finalize a contract for water and wastewater service, the city manager is authorized

to enter the extension agreement with Dynavest Joint Venture to extend the time, and if necessary join in an application with Dynavest Joint Venture requesting approval of the extension by TCEQ if Dynavest Joint Venture executes this agreement by March 29, 2019, and if so executed, that the basic deal points be used as a general framework for negotiating a development agreement. Councilman Webber seconded. Motion carried. 5-yes;0-no.

B. Councilman Hopkins moved that subject to the changes discussed in executive session, the Utility Service Agreement with Dynavest Joint Venture is approved and should be executed by the Mayor if the extension agreement approved as Item 6A on this agenda is not executed by Dynavest Joint Venture by March 29, 2019. Councilman Webber seconded. Motion carried. 5-yes;0-no.

C. **(2019-18R)** Councilman Hopkins moved that subject to the changes discussed in executive session, the resolution in support of creating a Municipal Management District on the Dynavest Joint Venture property is approved with acknowledgement that Dynavest might alter the MMD name, subject to all conditions listed in the resolution, final approval of exhibit B thereto being approved by the City Manager and that Dynavest execute the extension agreement approved as item 6A on this agenda by March 29, 2019. Councilman Webber seconded. Motion carried. 5-yes;0-no.

G. Councilman Anderson moved to approve (Second Amendment to Old Celina Reimbursement Agreement, TIRZ #5). Councilwoman Koehne seconded. Motion carried. 5-yes;0-no.

VII. CONSENT AGENDA:

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

A. Minutes Approval:

1. City Council - Regular Meeting - Feb 12, 2019 5:00 PM

B. **2019-12R** - Consider and act upon a resolution of the City Council of the City of Celina, Texas, approving amended and restated organizational bylaws of the Celina Economic Development Corporation. (Jackson)

C. **2019-13R** - 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 North 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 April 9, 2019 to consider an ordinance levying assessments on property located within a portion of Neighborhood Improvement Area #2 of the Wells North Public Improvement District, generally located at the southwestern corner of CR 86 and Choate Parkway. (Bluewood Costs Determining Resolution) (DeBuff)

D. Consider and act upon a Master Services Agreement (MSA) contract by and between the City of Celina and KSA Engineers, Inc. for Engineering and Surveying Services. (Brawner)

E. Consider and act to authorize the City Manager to execute a contract between the City of Celina and Condie Construction Co., Inc in the amount of \$2,006,055.00 for the construction of 30-inch and 24-inch water lines and reject the bid from Interstate Pipeline Construction, LLC. (Brawner)

- F. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Norris D Texas, LLC for Parks Master Plan. (Berry)
- G. **2019-14R** - Consider and act upon a resolution accepting a petition from the City of Celina for the voluntary annexation of an approximately 81.3 acre tract of land, Collin County, Texas and setting two public hearing dates for April 9, 2019 at 5:00 p.m. and May 14, 2019 at 5:00 p.m. at the CISD Administration Building Board Room located at 205 S. Colorado Street, Celina, Texas. The property is generally located on the Dallas North Tollway, in between Light Farms Way and County Road 51. (NTTA ROW Annexation Resolution) (Mohan)
- H. Consider and act to authorize the use of contingency funds for the SE Sector 5B sewer line project. (Berry)
- I. Consider and act to authorize the City Manager to execute a development agreement by and between the City of Celina and All Storage Celina, LLC for sanitary sewer service easement. (Laumer)

VIII. PUBLIC HEARING/ACTION:

- A. **2019 - 5** - The City Council will conduct the second of two public hearings, consider and act upon an ordinance of the City of Celina, Texas, adopting the annexation of certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being an approximately 4.0 acre tract of land located in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas, and being more particularly described by metes and bounds in Exhibit "A" and graphically depicted in Exhibit "B" attached hereto and incorporated herein, such tract is generally located on the north side of Light Farms Way approximately 350 feet east of the Dallas North Tollway. (Fire Station No. 2 Annexation) (McAfee)

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

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

- B. **2019 - 6** - The 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 of an approximately 4 acre tract of land to CF, Community Facilities zoning district, generally located on the north side of Light Farms Way and approximately 350 feet east of the Dallas North Tollway. (Fire Station No. 2 Zoning) (McAfee)

Mayor Terry opened the hearing at 6:52 p.m. No public comment was received. The hearing closed at 6:53 p.m.

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

- C. **2019 - 7** - The Celina City Council will conduct a public hearing to consider testimony, and act upon an ordinance adopting the Trails Master Plan. (Trails Master Plan) (McAfee)

Mayor Terry opened the hearing at 6:53 p.m. Rick Leisner with Norris Design gave a short presentation to City Council on the plan. No public comment was received. The hearing was closed at 7:01 p.m.

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

- D. **2019 - 8** - The Celina City Council will conduct a public hearing and act upon an ordinance of the City Council of the City of Celina, Texas, amending the City's Code of Ordinances, Appendix A: Fee Schedule, Utility Rates. (DeBuff)

Mayor Terry opened the hearing at 7:01 p.m. No public comment was received. The hearing was closed at 7:04 p.m.

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

IX. ACTION ITEM:

- A. Consider and act upon approval of the 2017-2018 Fiscal Year Audit. (Toutouchian)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Chad Anderson, Place 6
AYES:	Webber, Hopkins, Roberts, Koehne, Anderson
ABSENT:	Nabors

- B. **2019-15R** - Consider and act upon a resolution City Council of the City of Celina Texas, setting forth locations for future Fire Stations and Police Stations. (DeBuff)

RESULT: APPROVED [UNANIMOUS]
MOVER: Andy Hopkins, Place 3
SECONDER: Carmen Roberts, Board Member
AYES: Webber, Hopkins, Roberts, Koehne, Anderson
ABSENT: Nabors

- C. **2019-16R** - Consider and act upon an Office of the Governor Criminal Justice Division grant resolution of support. (Griggs)

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

- D. **2019-17R** - Consider and act upon a resolution of the City Council of the City of Celina approving the application for grant funds for the Celina Road ground storage tank from the Bureau of Reclamation Watersmart: Drought Resiliency Project Grant Program for Fiscal Year 2019. (Brawner)

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

- E. **2019 - 9** - Consider and act upon an ordinance amending the City's Code of Ordinances; Chapter 3: Building Regulations; Division 1, Section 3.02.001 Enforcement; and Section 3.02.003 Adoption by Reference of 2018 Model Codes. (McAfee)

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

X. **ADJOURNMENT:**

There being no further comment Mayor Terry adjourned the meeting at 7:12 p.m.

Sean Terry, Mayor

Secretary

Date Minutes Approved