



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, MARCH 10, 2020
5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Attendee Name	Organization	Title	Status	Arrived
Justin Steiner	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 5:03 p.m.

II. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Terry led the pledges of allegiance. First United Methodist Church Pastor John Baldwin gave the invocation.

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

Mayor Terry presented the proclamation to Purchasing Manager Dawn Berry.

- A. Public Procurement Month (Berry)

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Introduction of new employees. (Griggs)

Police Chief Tony Griggs introduced new officer Shane DiGeorge.

- B. Downtown Elevated Storage Tank Award. (Brawner)

Mayor Terry presented the award to City Engineer Swapna Konda.

- C. Discussion regarding any and/or all agenda items.

No other items were discussed.

- D. Staff Reports attached

V. OPEN FORUM:

Nurse Practitioner Oleta Schranz of 4142 Peregrine spoke about her intentions to serve her local patients and re-open her practice soon in a new location.

Marilu Madrigal stated that she owns a piece of property on E. Oak Street with the intentions of building a home for her retirement. She received a letter from the city to purchase her property for inclusion in a park and asks that the City Council consider excluding her property from being a part of that park.

VI. EXECUTIVE SESSION:

The Celina City Council convened into Executive Session at 5:19 with City Manager Jason Laumer and City Attorney Trey Sargent. Mayor Terry recused himself from the discussion on Items D and E.

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.

- A. Discussion regarding Dynavest Development Agreement.
- B. Discussion regarding Celina 115 Development Agreement.
- C. Discussion regarding Green Meadows Development Agreement.
- D. Discussion regarding Edgewood Development Agreement.
- E. Discussion regarding Mobberly Development Agreement for fire service and related items.
- F. Discussion regarding real property located west of Preston Road and north of Kathie Court.

Reconvene Into Open Session

The City Council reconvened into Open Session at 6:00 p.m.

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

No action was taken out of executive session.

VII. CONSENT AGENDA:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Carmen Roberts, Place 4
AYES:	Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson

- A. Minutes Approval:

- 1. City Council - Regular Meeting - Feb 11, 2020 5:00 PM
- 2. City Council - Finance & Government Committee Meeting - Feb 6, 2020 5:30 PM

- B. Consider and act upon approval of a Joint General Election Contract for election services by and among the City of Celina, Collin County Elections Administrator, and political subdivisions of Collin County, and a Joint General Election Agreement by and among the City of Celina, Denton County Elections Administrator and political subdivisions of Denton County. (Tarrant)
- C. Consider and act upon appointment of Lisa Ferguson and Leah Smith to the Celina Library Board. (Tarrant)
- D. Consider and act upon an ordinance of the City of Celina, Texas amending ordinance 2019-39 which adopted and approved the budget for fiscal year beginning October 1, 2019 and ending September 30, 2020, and make appropriations for each department, project and account, by adopting an amended 2019-2020 budget for the City of Celina, Texas, reallocating funds between accounts, attached hereto and incorporated into this ordinance. (Stovall)

(2020-08)

- E. Consider and act to award bid 2020-0027 for the Preston Road Water and Sewer Lines to Quality Excavation, Ltd., in an amount not to exceed \$1,488,533.02 plus a ten percent contingency for a total of \$1,637,386.32. (Berry)
- F. Consider and act upon an ordinance of the City of Celina, Texas, authorizing the future release of the Celina Titus, LLC Southeast Sector Phase 5B Sewer Easement. (Brawner)

(2020-09)

- G. Consider and act upon an ordinance of the City of Celina, Texas, authorizing the future release of the Old Wastewater Treatment Plant Easement. (Brawner)

(2020-10)

- H. Consider and act to award bid 2020-0026 for the Shawnee Trail Lift Station #1 Improvements to Quality Excavation, Ltd. in an amount not to exceed \$126,572.00 plus a ten percent contingency of \$12,657.20 for a total of \$139,229.20. (Berry)
- I. Consider and act upon a resolution of the City Council of the City of Celina, Texas hereby revising the City of Celina's street name approval policy; providing for an effective date hereof. (Colakovic)

(2020-11R)

- J. Consider and act upon a resolution authorizing continued participation with the Steering Committee of Cities served by Oncor; and authorizing the payment of seven cents per capita to the steering committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC. (Toutounchian)

(2020-12R)

- K. Consider and act upon an ordinance of the City of Celina, Texas, granting to SiEnergy, L.P. a franchise to furnish and supply gas to the general public in the City of Celina, Collin and Denton Counties, Texas, and to transport, deliver, sell, and distribute gas in and out of and through said municipality for all purposes; providing for the payment of a fee or charge for the use of the streets, alleys, and public ways. (SiEnergy Gas Franchise Agreement) (Toutounchian)

(2020-11)

- L. Consider and act upon a resolution of the City Council of the City of Celina, Texas approving and authorizing the Mayor to execute a “PID Reimbursement Agreement” between the City of Celina, Texas and Westgate HS Celina Investments, L.P., a Texas limited partnership. (Celina Hills PID Reimb. Agreement) (DeBuff)

(2020-13R)

- M. Consider and act upon a request for a development agreement for Gateway South; generally located west of Oklahoma Drive and 2,000 feet north of Glendenning Parkway, within the City Limits. (Gateway South DA) (McAfee)
- N. Consider and act upon an ordinance adding a new section to the City’s Code of Ordinances Chapter 13: Utilities; Article 13.03: Water and Sewers, to be entitled Residential Sanitary Sewer Connection policy. (Septic to Sewer Ordinance) (McAfee)

(2020-12)

- O. Consider and act upon approval of the Boards & Commissions Policy. (McAfee)
- P. Consider and act upon an ordinance amending the City's Code of Ordinances, Chapter 1: General Provisions, Article 1.04 Boards, Commissions, and Committees. (Fine Arts Ordinance) (Barton)

(2020-13)

- Q. Consider and act upon a service agreement for C-3 annexed property between the City of Celina and the owner of an approximately 30 acre tract of land within the Extraterritorial Jurisdiction; generally located approximately 1,000 feet south of Glendenning Parkway and approximately 1,400 feet west of Old Log Trail. (Glen Crossing West Annexation Service Agreement) (Mohan)
- R. Consider and act upon a service agreement for C-3 annexed property between the City of Celina and the owner of an approximately 26 acre tract of land within the Extraterritorial Jurisdiction; generally located approximately 2,600 feet east of Preston Road and north of FM 455. (Crosswood Creek Annexation Service Agreement) (Mohan)
- S. Consider and act upon a resolution of the City of Celina, Texas approving and authorizing the Mayor to execute a “First Amendment to PID Disbursement Agreement Glen Crossing Public Improvement District Phase #2 Project” between the City of Celina, Texas and W/J CR 55 LP, a Texas Limited Partnership. (Glen Crossing PID Disbursement Agreement Amendment) (DeBuff)

(2020-14R)

- T. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Celina Tollway 80 for Right of Way Dedication and Roadway Impact Fee Credit. (Brawner)
- U. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Texas Republic Realty for Right of Way Dedication and Roadway Impact Fee Credit. (Brawner)

- V. Consider and act to authorize the purchase of two vehicles for the Police Department from Caldwell Country Chevrolet in an amount not to exceed \$69,560.00 plus \$75,900.00 to various vendors to outfit the units for a total of \$145,460.00. (Berry)

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of an approximately 30 acre tract of land within the Extraterritorial Jurisdiction; generally located approximately 1,000 feet south of Glendenning Parkway and approximately 1,400 feet west of Old Log Trail. (Glen Crossing West Annexation) (Mohan)

(2020-14) Mayor Terry opened the hearing at 6:01 p.m. No public comment was received. The hearing was closed at 6:03 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Carmen Roberts, Place 4
SECONDER:	Andy Hopkins, Place 3
AYES:	Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson

- B. The Celina City Council will conduct a public hearing to consider 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 zoning approximately 30 acres of land to Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, generally located approximately 1,000 feet south of Glendenning Parkway and approximately 1,400 feet west of Old Log Trail. (Glen Crossing West Zoning) (Mohan)

(2020-15) Mayor Terry opened the hearing at 6:03 p.m. No public comment was received. The hearing was closed at 6:04 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Carmen Roberts, Place 4
AYES:	Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson

- C. The Celina City Council will conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of an approximately 26 acre tract of land within the Extraterritorial Jurisdiction; generally located approximately 2,600 feet east of Preston Road and north of FM 455. (Crosswood Creek Annexation) (Mohan)

(2020-16) Councilwoman Koehne recused herself from this discussion and vote. Mayor Terry opened the hearing at 6:04 p.m. No public comment was received. The hearing was closed at 6:06 p.m.

RESULT:	APPROVED [5 TO 0]
MOVER:	Carmen Roberts, Place 4
SECONDER:	Chad Anderson, Place 6
AYES:	Steiner, Nabors, Hopkins, Roberts, Anderson
RECUSED:	Koehne

- D. The Celina City Council will conduct a public hearing to consider 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 zoning approximately 26 acres of land to Planned Development (PD) with Single-Family Residential Estate District (SF-E) base zoning, generally located approximately 2,600 feet east of Preston Road and north of FM 455. (Crosswood Creek Zoning) (Mohan)

(2020-17) Councilwoman Koehne recused herself from this discussion and vote. Mayor Terry opened the hearing at 6:06 p.m. No public comment was received. The hearing was closed at 6:07 p.m.

RESULT:	APPROVED [5 TO 0]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Carmen Roberts, Place 4
AYES:	Steiner, Nabors, Hopkins, Roberts, Anderson
RECUSED:	Koehne

- E. The Celina City Council will conduct a public hearing to consider and act upon a Development Agreement including the adoption of Development Regulations, for a wedding venue on approximately 11 acres of land, generally located approximately 3,000 feet east of Preston Road and south of Sunset Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Celina Wedding Venue DA) (McAfee)

Mayor Terry opened the hearing at 6:07 p.m. No public comment was received. The hearing was closed at 6:15 p.m.

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

- F. The Celina City Council will conduct a public hearing to consider and act upon a Development Agreement including the adoption of Development Regulations, for a mixed-use development on approximately 61 acres of land, generally located north of FM 455 and east of Preston Road, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Ousley DA) (McAfee)

Councilwoman Koehne recused herself from this discussion and vote. Mayor Terry opened the hearing at 6:16 p.m. Tod Daake representing the applicant requested a favorable consideration from the City Council. The hearing was closed at 6:22 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Justin Steiner, Place 1
SECONDER:	Andy Hopkins, Place 3
AYES:	Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson

IX. ACTION ITEM:

- A. The Celina City Council will consider and act upon a Development Agreement on a piece of property, generally located east of FM 1385 and north of FM 428, within the Extraterritorial Jurisdiction (ETJ). (Edgewood Creek Development Agreement) (McAfee)

Mayor Terry recused himself from this discussion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Carmen Roberts, Place 4
AYES:	Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson

- B. The Celina City Council will consider and act upon a Development Agreement on a piece of property, generally located east of FM 1385 and south of Mobberly Road. (Mobberly Development Agreement) (McAfee)

Mayor Terry recused himself from this discussion.

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

- C. Consider and act upon a resolution of intent to annex approximately 59 acres, describing the municipal services to be provided to the area and the time in which municipal services will be provided, calling a public hearing, directing notices to be provided, directing that a petition for annexation of the area be prepared and opportunity to sign provided, providing for matters related thereto for the following areas: (20-02 Annexation Resolution) (McAfee)

(2020-15R)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Carmen Roberts, Place 4
AYES:	Steiner, Nabors, Hopkins, Roberts, Koehne, Anderson

1) Collin CAD Property ID 2776103, being an approximate 0.39 acre tract of land in Collin County, Texas, legally described as Abstract No. 943 in the C. Williamson Survey, Tract 28; generally located approximately 1,650 feet east of County Road 52 and approximately 1,800 feet south of FM 428

2) Collin CAD Property ID 1634592, being an approximate 10.34 acre tract of land in Collin County, Texas, legally described as Abstract No. 167 in the Collin County School Land #14 Survey, Tract 83; generally located approximately 1,650 feet east of County Road 52 and approximately 1,800 feet south of FM 428

- 3) Collin CAD Property ID 2776102, being an approximate 0.536 acre tract of land in Collin County, Texas, legally described as Abstract No. 943 in the C. Williamson Survey, Tract 27; generally located approximately 1,650 feet east of County Road 52 and approximately 2,400 feet south of FM 428
- 4) Collin CAD Property ID 2120667, being an approximate 18.251 acre tract of land in Collin County, Texas, legally described as Abstract No. 167 in the Collin County School Land #14 Survey, Tract 61; generally located approximately 1,650 feet east of County Road 52 and approximately 2,400 feet south of FM 428
- 5) Denton CAD Property ID 196342, being an approximate 5.51 acre tract of land in Denton County, Texas, legally described as Abstract No. 1104 in the J. Ray Survey, Tract 5A; generally located approximately 1,500 feet south of FM 428 and approximately 3,600 feet east of FM 1385
- 6) Denton CAD Property ID 515317, being an approximate 1.78 acre tract of land in Denton County, Texas, legally described as Abstract No. 1104 in the J. Ray Survey, Tract 4A; generally located approximately 800 feet south of FM 428 and approximately 2,700 feet east of FM 1385
- 7) Denton CAD Property ID 75818, being an approximate 3.574 acre tract of land in Denton County, Texas, legally described as Abstract No. 1104 in the J. Ray Survey, Tract 2, and Abstract No. 1106 in the Old DCAD Survey, Tract 3C, 4B, 5B; generally located south of FM 428 and approximately 2,300 feet east of FM 1385
- 8) Collin CAD Property ID 2510786, being an approximate 8.00 acre tract of land in Collin County, Texas, legally described as Abstract No. 945 in the Coleman Watson Survey, Tract 64; generally located west of Custer Road and approximately 400 feet north of Choate Parkway
- 9) Collin CAD Property ID 2616659, being an approximate 3.594 acre tract of land in Collin County, Texas, legally described as Abstract No. 945 in the Coleman Watson Survey (Raelene Addition); generally located north of Choate Parkway and approximately 550 feet west of Custer Road
- 10) Collin CAD Property ID 2617829, being an approximate 2.954 acre tract of land in Collin County, Texas, legally described as Abstract No. 1030 in the Jonathan Westover Survey, Tract 6; generally located approximately 300 feet south of Choate Parkway and approximately 1,300 feet east of County Road 86, and
- 11) Collin CAD Property ID 2647903, being an approximate 3.23 acre tract of land in Collin County, Texas, legally described as Abstract No. 779 in the Levin Routh Survey, Tract 12; generally located at southwest corner of Custer Road and Sunset Boulevard.

X. ADJOURNMENT:

There being no further discussion Mayor Terry adjourned the meeting at 6:28 p.m.

Sean Terry, Mayor

Secretary

Date Minutes Approved