



**CITY COUNCIL REGULAR MEETING  
CELINA ISD ADMIN BLDG., BOARD ROOM  
205 S. COLORADO STREET  
TUESDAY, FEBRUARY 12, 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 | Present | 5:10 PM |
| 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 Sean Terry called the meeting to order at 5:00 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:**

**IV. OPEN FORUM:**

No public input was received.

**V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:**

**A. New employee introductions. (McAfee) (Shaw)**

Director of Development Services Dusty McAfee introduced Building Inspectors Jerry Carnes, Casey Barney and Planning Manager Madhuri Mohan. Director of Library Services Linda Shaw introduced Youth Services Librarian Amy Staples.

**B. Master Trails Plan Presentation. (Norris Design)**

Rick Leisner and Johnathan West with Norris Design gave a brief presentation.

**C. Discussion regarding 2015 Model Code. (McAfee)**

Director of Development Services Dusty McAfee presented data on adopting the updated code.

D. Comprehensive Plan update. (McAfee)

Director of Development Services Dusty McAfee referenced Ideation Planning as the company to update the plan.

E. General locations for future fire and police stations. (Metdker, Griggs, DeBuff)

A map with general locations for future stations was presented to 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 convened into Executive Session at 5:24 p.m. with City Attorney Trey Sargent 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.

A. Discussion regarding a resolution supporting proposed legislation related to the creation of the North Celina Municipal Management District #3 (Dynavest).

Reconvene Into Open Session

The City Council reconvened into open session at 5:50 p.m.

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

No action was taken out of Executive Session.

**VII. CONSENT AGENDA:**

|                  |                                                    |
|------------------|----------------------------------------------------|
| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                         |
| <b>MOVER:</b>    | Bill Webber, Place 1                               |
| <b>SECONDER:</b> | Andy Hopkins, Place 3                              |
| <b>AYES:</b>     | Webber, Nabors, Hopkins, Roberts, Koehne, Anderson |

A. Minutes Approval:

1. City Council - Regular Meeting - Jan 8, 2019 5:00 PM
2. City Council - Special Meeting - Jan 22, 2019 5:00 PM

B. Consider and act upon approval of a Joint General Election Contract for election services by and among the City of Celina, Celina Independent School District and 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. (Faulkner)

- C. Consider and act upon a Professional Service Agreement with Ideation Planning, LLC for a Comprehensive Plan and authorize and empower the City Manager to execute the same. (Comprehensive Plan) (McAfee)
- D. Consider and act to appoint Corbett Howard as the City-appointed director for Celina Municipal Management District No. 2 Board of Directors for a term ending May 1, 2022. (Laumer)
- E. Consider and act to authorize the City Manager to execute a contract by and between the City of Celina and Archer Western Construction LLC in the amount of \$3,656,576.99 for the construction of improvements to the Celina Road and Downtown Pump Stations. (Brawner)
- F. Consider and act to authorize the Mayor to execute a contract by and between the City of Celina and Marilee Special Utility District for the fifth addendum to the Full and Final Settlement Agreement and Release executed on April 24, 2001. (Laumer)
- G. Consider and act to authorize the City Manager to execute a contract between the City of Celina and McKee Utility Contractors in the amount of \$3,525,254.00 for the construction of 36-inch and 30-inch water line and appurtenances (Brawner)
- H. Consider and act to authorize the City Manager to execute a contract between the City of Celina and Viking Industrial Painting in the amount of \$459,800.00 (includes 10% contingency) for the Downtown elevated storage tank repair and rehab project. (Brawner)

#### **VIII. PUBLIC HEARING/ACTION:**

- A. The City Council will conduct the second of two public hearings, 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 7.426 acre tract of land generally located on the north side of Frontier Parkway and approximately 900 feet east of Prairie Crossing. (All Storage Annexation) (McAfee)

(2019-03) Mayor Terry opened the hearing at 5:52 p.m. Art Anderson, representing the application spoke in support. No other public comment was received. The hearing was closed at 5:58 p.m.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                        |
| <b>MOVER:</b>    | Chad Anderson, Place 6                             |
| <b>SECONDER:</b> | Wayne Nabors, Place 2                              |
| <b>AYES:</b>     | Webber, Nabors, Hopkins, Roberts, Koehne, Anderson |

- 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 of an approximately 7.4 acre tract of land from AG, Agricultural zoning district to PD, Planned Development District No. 95 (PD-95) with a base zoning designation of RO, Retail Office zoning, generally located on the north side of Frontier Parkway approximately 900 feet east of Prairie Crossing. (All Storage Celina Zoning Request) (McAfee)

(2019-04) Mayor Terry opened the hearing at 5:58 p.m. Art Anderson, representing the applicant, spoke in support. No other public comment was received. The hearing was closed at 6:03 p.m.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                        |
| <b>MOVER:</b>    | Andy Hopkins, Place 3                              |
| <b>SECONDER:</b> | Wayne Nabors, Place 2                              |
| <b>AYES:</b>     | Webber, Nabors, Hopkins, Roberts, Koehne, Anderson |

- C. The City Council will conduct the first of two public hearings on the City-Initiated annexation of an approximately 4.0 acre tract of land owned by the City of Celina, and generally located on the north side of Light Farms Way and approximately 350 feet east of the Dallas North Tollway. (Fire Station No. 2 Annexation) (McAfee)

Mayor Terry opened the hearing at 6:03 p.m. No public comment was received. The hearing was closed at 6:05 p.m.

**IX. ACTION ITEM:**

- A. Consider and act upon a resolution declaring an expectation to reimburse expenditures with proceeds of future debt, and all matters incident and related thereto. (Toutounchian)

(2019-09R)

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                        |
| <b>MOVER:</b>    | Andy Hopkins, Place 3                              |
| <b>SECONDER:</b> | Chad Anderson, Place 6                             |
| <b>AYES:</b>     | Webber, Nabors, Hopkins, Roberts, Koehne, Anderson |

- B. Consider and act to authorize the City Manager to execute a contract between the City of Celina and Lee Engineering in the amount of \$88,091.00 for the design of Preston Road lights from Frontier Pkwy to CR 94. (Brawner)

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                        |
| <b>MOVER:</b>    | Carmen Roberts, Place 4                            |
| <b>SECONDER:</b> | Wayne Nabors, Place 2                              |
| <b>AYES:</b>     | Webber, Nabors, Hopkins, Roberts, Koehne, Anderson |

- C. Consider and act to authorize the City Manager to execute an amendment to the Construction Manager at Risk Agreement to Establish the Guaranteed Maximum Price for by and between the City of Celina and Hill & Wilkinson in the amount of \$6,669,613.00 (Brawner)

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                        |
| <b>MOVER:</b>    | Carmen Roberts, Place 4                            |
| <b>SECONDER:</b> | Chad Anderson, Place 6                             |
| <b>AYES:</b>     | Webber, Nabors, Hopkins, Roberts, Koehne, Anderson |

- D. Consider and act upon an Office of the Governor Criminal Justice Program (JAG) grant resolution of support. (Griggs)

(2019-10R)

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                        |
| <b>MOVER:</b>    | Bill Webber, Place 1                               |
| <b>SECONDER:</b> | Chad Anderson, Place 6                             |
| <b>AYES:</b>     | Webber, Nabors, Hopkins, Roberts, Koehne, Anderson |

- E. Consider and act upon a resolution of the City of Celina Texas supporting the creation of the Celina Municipal Management District Number 3. (Sorrells MMD) (Laumer)

(2019-11R) Councilwoman Mindy Koehne recused herself from this discussion at 6:17 p.m.

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|------------------|----------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                        |
| <b>MOVER:</b>    | Andy Hopkins, Place 3                              |
| <b>SECONDER:</b> | Carmen Roberts, Place 4                            |
| <b>AYES:</b>     | Webber, Nabors, Hopkins, Roberts, Koehne, Anderson |

X. **ADJOURNMENT:**

There being no further discussion Mayor Terry adjourned the meeting at 6:18 p.m.

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Sean Terry, Mayor

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date Minutes Approved