



**NOTICE OF
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
TUESDAY, MAY 9, 2017 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	Absent	
Bill Webber	City of Celina	Place 1	Absent	
Carmen Roberts	City of Celina	Place 4	Present	
Chad Anderson	City of Celina	Place 6	Present	
Wayne Nabors	City of Celina	Place 2	Present	
Sean Terry	City of Celina	Mayor	Present	

Mayor Terry called the meeting to order at 5:02 p.m.

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. MADD presentation (Griggs)

Rachel Escondido with the MADD organization presented officers Daniel Schechter, Jeremiah Phillips, Jeremy Wilson, Timothy Hale, Timothy Hebert, and Kyle Peck with awards recognizing their work to curb driving while intoxicated.

B. Flag presentation Congressman John Ratcliffe (Griggs)

Cole Ward representing Congressman John Ratcliffe's office presented a flag to the Celina Police Department in recognition of their exemplary work.

C. STEMI presentation (Metdker)

Connie Henderson, Dr. Liz Fagan from Baylor, Scott and White Hospital in McKinney and Dr. Jeff Beeson (Celina's Medical Director) presented EMS Super Star Awards to Patrick DiCredico and Andrew Needham for their work during a heart attack event. Other firemen present were Keith Brumfield, Carl Kincaid and Randall Talley.

D. Cajun Fest update (Matehuala)

Jessica Matehuala presented an overview of the recent Cajun Fest event on the downtown square.

E. Gigabit Policy (Cromwell)

Gigabit Director Scott Cromwell gave an overview of the project and ordinances for discussion on the agenda.

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

No other items were discussed.

III. EXECUTIVE SESSION:

The City Council adjourned into Executive Session at 5:19 p.m. Mayor Terry recused himself at this time due to a conflict of interest on item A. Mayor Terry joined the Executive Session at 5:38 p.m. for the discussion of item B.

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 amendment to Sutton Fields II Development Agreement, amendment to City of Celina TIRZ #4 Project and Finance Plan, and amendment to Sutton Fields II Service and Assessment Plan.

B. Discussion regarding Gigabit ordinance and fees.

Reconvene into Open Session:

The City Council reconvened into open session at 5:54 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. Corbett Howard gave the invocation.

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

VI. OPEN FORUM:

Those present and speaking were:

Corbett Howard of 1300 Bateman Lane congratulated Mayor Terry, Councilwoman Roberts and Councilwoman Koehne for being re-elected to office.

Joe Stalling of 9004 CR 101 spoke regarding potential drainage concerns with the development of the proposed Eland Ranch Subdivision.

VII. CONSENT AGENDA:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Carmen Roberts, Place 4
SECONDER:	Wayne Nabors, Place 2
AYES:	Koehne, Roberts, Anderson, Nabors
ABSENT:	Hopkins, Webber

A. Minutes Approval:

1. City Council - Regular Meeting - Apr 11, 2017 5:00 PM

(2017-20)

- B. Consider and act upon an ordinance of the City of Celina, Texas amending the City's Code of Ordinances; Chapter 3: Building Regulations, Division 1, Generally; Section 3.02.001: Enforcement; Division 2, Residential Code; Section 3.02.051 Adopted; Amendments and Division 7, Energy Conversation Code; Section 3.02.301, Adopted; Amendments. (2015 Energy Code) (Liebman)

(2017-21)

- C. Consider and act upon an ordinance annexing a ± 1.0 acre tract of land and half of its adjacent right-of-way situated in the C. Watson Survey, Abstract No. 945, Tract 4, Collin County, Texas. The property is contiguous to and adjoining the City and is generally located on the west side of FM 2478, north of Rolling Meadows Estates. (Nguyen Tract) (Liebman)

(2017-21)

- D. Consider and act upon a Final Plat for Heritage Plaza, being approximately 1.965 acres situated in the Collin County School Land Survey, Abstract No. 170, City of Celina, Collin County, Texas. The property is generally located south of Founders Lane, east of Preston Road, and north of County Road 94. (Heritage Plaza Final Plat) (Liebman)

- E. Consider and act upon a Final Plat for Westgate Section Four, being approximately 2.521 acres, situated in the M.E.O. & P & RY. Survey, Abstract No. 644, City of Celina, Collin County, Texas. The property is generally located north of West Sunset Boulevard, west of South Utah Drive. (Westgate Section Four Final Plat) (Liebman)

- F. Consider and act upon a Construction Plat for Buffalo Ridge Phase 1, being approximately 23.505 acres situated in the L.M. Boyd Survey, Abstract No. 48, City of Celina, Collin County, Texas, comprised of 63 residential lots, and five (5) HOA lots. The property is generally located west of County Road 97, south of County Road 134, east of Preston Road, and north of County Road 100. (Buffalo Ridge Ph. 1 Construction Plat) (Liebman)

- G. Consider and act upon a resolution granting support for the renaming portions of CR 55 & CR 98 to Glendenning Parkway. (Liebman)

(2017-22R)

- H. Consider and act upon a resolution of the City of Celina, Texas, appointing Art Maldonado as judge of the Municipal Court of the City of Celina, Texas, setting the compensation of said judge, setting the term of office of said judge, and establishing authority in accordance with State laws and the Home Rule Charter of the City of Celina. (Toutouchian)

(2017-23R)

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct and continue a public hearing to consider testimony regarding an amendment to the Reinvestment Zone Number Four Final Project and Financing Plan and the enlargement of the zone. (Sutton Fields II) (Petty)

Mayor Terry recused himself at 6:00 p.m. due to a conflict of interest with items A and B. Mayor Pro Tem Anderson opened the hearing at 6:00 p.m. No public comment was received.

RESULT:	TABLED [UNANIMOUS]	Next: 5/25/2017 5:00 PM
MOVER:	Wayne Nabors, Place 2	
SECONDER:	Carmen Roberts, Place 4	
AYES:	Koehne, Roberts, Anderson, Nabors	
ABSENT:	Hopkins, Webber	

- B. The Celina City Council will conduct and continue a public hearing to consider testimony regarding an amendment to the Sutton Fields II Public Improvement District Service and Assessment Plan (SAP), dated November 10, 2015 for property within the Sutton Fields II Public Improvement District pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended. (Sutton Fields II) (Petty)

Mayor Pro Tem Anderson opened the hearing at 6:02 p.m. No public comment was received.

RESULT:	TABLED [UNANIMOUS]	Next: 5/25/2017 5:00 PM
MOVER:	Wayne Nabors, Place 2	
SECONDER:	Carmen Roberts, Place 4	
AYES:	Koehne, Roberts, Anderson, Nabors	
ABSENT:	Hopkins, Webber	

- C. The Celina City Council will conduct a public hearing to consider testimony and act upon a consideration of proposed land use regulations for Eland Ranch Extraterritorial Jurisdiction Development Agreement. The property is approximately 316.306 acres situated in the Martha Heron Survey, Abstract No. 415 Collin County, Texas. The property is in the City of Celina’s ETJ generally located north of County Road 96, south of County Road 101, and east of County Road 97. (Eland Ranch Development Agreement) (Liebman)

Mayor Terry returned to the meeting to open the public hearing at 6:04 p.m. Councilwoman Koehne recused herself at this time due to a conflict of interest. Those present and speaking were:
 John (Jack)McGovern of 9020 Prairie Meadow spoke in opposition to the proposed land use.
 Maria Rangel spoke about the city growing too fast and wanting to keep the country lifestyle.
 Frank Abbott of Kimley, Horn (Frisco, TX) represented the applicant and requested approval of the project.
 Councilman Nabors spoke about making sure the city addresses drainage concerns.
 Mayor Terry closed the hearing at 6:18 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Carmen Roberts, Place 4
SECONDER:	Wayne Nabors, Place 2
AYES:	Koehne, Roberts, Anderson, Nabors
ABSENT:	Hopkins, Webber

- D. The Celina City Council will conduct a public hearing to consider testimony and act upon an amendment to the City of Celina’s Code of Ordinances Chapter 10: Subdivision Regulations, Division 3: Procedures, Section 10.03.124: Easements, and Section 10.03.126: Improvements. (Easement Ordinance Amendment) (Liebman/Cromwell)

(2017-22) Councilwoman Koehne returned to the meeting at 6:19 p.m. Mayor Terry opened the public hearing at 6:19 p.m. Those present and speaking were:
 Frank Balda with Hillwood Developments, 3000 Turtle Creek Blvd., Dallas, Texas, requested that the city hold a workshop with all developers regarding this issue. He spoke of concerns with the lack of details in the ordinance including reimbursement.

Jay Pierce of 1988 Canyon Road spoke regarding the need for internet services in DC Ranch.
 Scott Stawski with Celina's Economic Development Corporation spoke about the attempt to provide 100% internet coverage to the city, the method of rollout for the project and the cost of inactivity. He strongly encouraged the city to pass the proposal.
 Jay Jordan of 11201 CR 132 spoke about his struggle to work from home due to the lack of connectivity. He said the city should consider innovation as it drives development and would be something for the city to brag about.
 David Leadl with Dallas Builders Association, 5816 Plano Parkway, Plano, Texas, requested a stakeholders meeting due to concerns from members regarding a guarantee for reimbursement. He is concerned about the infrastructure laid by developers becoming the property of the city and being used to provide benefit elsewhere.
 Pat Vedra with Republic Property Group, 1234 Homestead Court, Light Farms, asked the city to delay so that specifications could be reviewed and they can share lessons they've learned with their network.
 The hearing was closed at 6:44 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Chad Anderson, Place 6
AYES:	Koehne, Roberts, Anderson, Nabors
ABSENT:	Hopkins, Webber

IX. ACTION ITEM:

- A. Consider and act upon a resolution of the City Council of the City of Celina, Texas, setting forth its support to the construction of a grade separated structure on Frontier Parkway. (Johnson)

RESULT:	TABLED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Carmen Roberts, Place 4
AYES:	Koehne, Roberts, Anderson, Nabors
ABSENT:	Hopkins, Webber

- B. Consider and act to authorize a resolution to apply for TxDOT Transportation Alternatives Set-Aside (TA-Set- Aside) grant, upon review and approval of resolution by the City Attorney. (Johnson)

(2017-24R)

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

- C. Consider and act upon a resolution of the City of Celina, Texas, approving and authorizing the Mayor to execute an Agreement regarding the development and financing of infrastructure for Eland Farms between the City of Celina, Texas and Eland Energy, Inc. and Central Frisco, LTD. (Eland) (Petty)

(2017-25R) Councilwoman Koehne recused herself at 7:05 p.m. on this item due to a conflict of interest.

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

- D. Consider and act upon a resolution of the City of Celina, Texas determining the costs of certain public improvements to be financed by the Cambridge Crossing Public Improvement District; approving a Preliminary Service Plan and Assessment Plan, including proposed assessment rolls; directing the filing of the proposed assessment rolls with the City Secretary to make available for public inspections; noticing a public hearing for June 13, 2017 to consider an ordinance levying assessments on property located within the Cambridge Crossing Public Improvement District; directing City staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto. (Cambridge Crossing) (Petty)

(2017-26R) Councilwoman Koehne returned to the meeting at this time (7:07 p.m.).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Chad Anderson, Place 6
AYES:	Koehne, Roberts, Anderson, Nabors
ABSENT:	Hopkins, Webber

- E. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, amending the budget for the fiscal year 2016-2017. (Toutouchian)

(2017-23) Director of Finance Jay Toutouchian noted that the amendment was for the return of \$800,000.00 to the developer for the regional wastewater plant.

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

- F. Consider and act upon an ordinance of the City of Celina, Texas, amending the city’s Code of Ordinances Chapter 9: Personnel, by adding a new Article 9.04: Municipal Retirement System. (Restricted Prior Service Credit) (Millhorn)

(2017-24)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Carmen Roberts, Place 4
AYES:	Koehne, Roberts, Anderson, Nabors
ABSENT:	Hopkins, Webber

G. Consider and act upon an ordinance amending the City of Celina’s Code of Ordinances Chapter 3: Building Regulations, Article 3.02: Technical and construction Codes and Standards, Division 2, Residential Code, section 3.02.051 Adopted, Amendments; to add Subsection 3.02.051(C) relating to Smart Home Connectivity; And an amendment to Chapter 3: Building Regulations, Article 3.02, Technical and Construction Codes and Standards, Division 3, Building Code, section 3.02.101 Adopted, amendments; to add subsection 3.02.101(d) relating to Smart Building Technology Infrastructure Connectivity. (Fiber Optic Building Amendment) (Liebman/Cromwell)

(2017-25)

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

H. Consider and act upon an ordinance amending the City's Code of Ordinances, Appendix A: Fee Schedule. (Gigabit Fees) (Cromwell)

(2017-26)

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

I. Consider and act upon participation in the McKinney Urban Transit District. (Liebman)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mindy Koehne, Place 5
SECONDER:	Carmen Roberts, Place 4
AYES:	Koehne, Roberts, Anderson, Nabors
ABSENT:	Hopkins, Webber

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 7:15 p.m.

Sean Terry, Mayor

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

Date Minutes Approved