



**NOTICE OF  
CITY COUNCIL REGULAR MEETING  
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009  
TUESDAY, APRIL 11, 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	Present	
Bill Webber	City of Celina	Place 1	Present	
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 to order at 5:00 p.m. City Council went directly into the Executive Session portion of the meeting at 5:00 p.m.

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

**A. Library Services Survey (Library Board-Jaworski)**

President of the Library Board Janet Jaworski presented the recent Library Services Survey.

**B. Downtown Parking (Bise)**

No presentation made.

**C. Engineering Update (Johnson)**

Director of Engineering Gabe Johnson updated the City Council on current infrastructure and development projects.

**D. Splash and Blast event (Terry)**

Mayor Terry asked for input regarding the continuation of this event.

**E. Discussion of new windows for City Hall Annex**

Director of Planning and Development Services Helen-Eve Liebman presented examples of double-hung windows recommended by the Historic Commission as replacements for the stained-glass windows taken out by the First United Methodist Church in the council chambers.

**F. Update on new Planning and Zoning Commission meeting time.**

Director of Planning and Development Services Helen-Eve Liebman informed the City Council of the new start time for Planning and Zoning Commission meetings of 5:30 p.m.

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

Interim City Manager Rick Chaffin introduced new Assistant to the City Manager Paul DeBuff. No other discussion took place.

III. **EXECUTIVE SESSION:**

Executive Session was taken first on the agenda at 5:00 p.m. with Interim City Manager Rick Chaffin, City Attorneys Lance Vanzant and Julie Fort and Consultants Mary and Trent Petty. Mayor Terry recused himself from items B and C during executive session due to a conflict of interest. Mayor Terry returned to the meeting following action on the executive session items.

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 551.074, Personnel Matters, to deliberate the appointment, employment,

evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

- A. Discussion regarding a resolution authorizing the Mayor to execute a Development, Settlement, and Annexation Agreement by and between the City of Celina, Texas, and Dynavest Joint Venture. (Dynavest)

(2017-16R)

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

- B. Discussion regarding a resolution of the City Council of the City of Celina, Texas, hereby authorizing the Mayor Pro Tem of the City of Celina, Texas, to execute a Facilities Agreement by and between the City of Celina, CADG Sutton Fields, LLC, and Mustang Special Utility District, and providing an effective date. (Sutton Fields)

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Andy Hopkins, Place 3
<b>SECONDER:</b>	Mindy Koehne, Place 5
<b>AYES:</b>	Koehne, Hopkins, Webber, Roberts, Anderson
<b>ABSENT:</b>	Nabors

- C. Discussion regarding a resolution of the City Council of the City of Celina, Texas, hereby authorizing the Mayor Pro Tem of the City of Celina, Texas, to execute an Interlocal Agreement for Billing Services and provision of Retail Water Service by and between the City of Celina and Mustang Special Utility District ("MSUD"); and providing and effective date. (Sutton Fields II)

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

#### D. Main Street Manager

Councilman Hopkins moved to approve action regarding the Main Street Manager as discussed in Executive Session.

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

Reconvene into Open Session:

The City Council reconvened into Open Session at 6:17 p.m.

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

#### IV. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Terry led the pledges of allegiance. Corbett Howard gave the invocation

#### V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

None given.

#### VI. OPEN FORUM:

Eric Reish of 5300 Oak Bend Trail spoke to the council regarding damage to the entry of Twelve Oaks subdivision. He asked for assistance from the city.

David Garrett of 6409 Dykes Way said that Eric covered what he wanted to say.

Charles Haley of 3090 Pecan Grove spoke regarding the damage to the entry of Twelve Oaks subdivision and asked the council to consider what can be done to put it back as it was.

Bill Morris of 5485 Oak Bend Trail said the subdivision (Twelve Oakds) has endured 14 months of construction and asked the city to do what's right.

Lerla Crook of 512 W. Main asked the council for protection of older homes (in the downtown area) from new construction by considering larger variances next to old homes and to consider grandfathering older homes from future fees and regulation.

Kay Willard of 604 S. Georgia asked when it will be proposed to do something about drainage, ditches, sidewalks and streets (in the downtown area).

Beverly Hays of 302 E. Walnut asked the council for historical considerations in the old downtown area.

#### VII. CONSENT AGENDA:

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

A. Minutes Approval:

1. City Council - Regular Meeting - Mar 14, 2017 5:00 PM

- B. Consider and act upon an Interlocal Agreement by and between the City of Allen and the City of Celina authorizing the cities to enter into a cooperative purchasing program allowing each party to purchase goods and services under each other's competitively bid contracts pursuant to Chapter 271 of the Texas Local Government Code. (Metdker)
- C. Consider and act upon a Final Plat for The Tractor Supply Addition, being approximately 3.714 acres situated in the Collin County School Survey, Abstract No. 167, City of Celina, Collin County, Texas, comprised of one (1) lot. The property is located west of Preston Road, east of South Oklahoma Dr. (Business 289), and south of Ash Street. (Tractor Supply Final Plat) (Liebman)
- D. Consider and act upon an ordinance denying the proposed change in rates of Oncor Electric Delivery Company LLC, finding and determining that the meeting at which this ordinance is passed is open to the public as required by law, and declaring an emergency.
- E. Consider and act upon a Construction Plat for Light Farms Grange 4A, being approximately 15.73 acres situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas, comprised of 39 residential lots, and three (3) open space areas. The property is located west of Light Farms Way, east of Dallas Parkway, south of County Road 51, and north of Frontier Parkway. (Light Farms Grange 4A Construction Plat) (Liebman)
- F. Consider and act upon a Final Plat for Creeks of Legacy Phase 2B, being approximately 39.331 acres situated in the F.D. Gary Survey, Abstract No. 361, City of Celina, Collin County, Texas, comprised of 83 residential lots, one (1) non-residential lot, and one (1) Home Owners Association Lot. The property is located north of Frontier Parkway, west of Dallas Parkway, south of Clear Creek Parkway, and east of Doe Branch Boulevard. (Creeks of Legacy 2B Final Plat) (Liebman)
- G. Consider and act upon a contractor change order with Wilson Contractor Services, LLC. in the maximum amount of \$37,050, for Construction Services for the Southeast Sector Water Line. (Johnson)
- H. Consider and act to authorize the City Manager to execute Work Order #9 between the City of Celina and Garver, LLC in the amount of \$1,212,365 for professional services relating to Celina Road and Downtown Pump Station improvements. (Fourmentin)
- I. Consider and act to authorize the City Manager to execute a contract between the City of Celina and SPI Asphalt Inc. in the amount of \$1,306,235.43 for the construction of the 2017 Street Improvement Project. (Fourmentin)

- J. Consider and act upon a contract change order by and between the City of Celina and Freese and Nichols, Inc. for the Engineering Design for the Merritt Erosion Project. (Johnson)
- K. 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)
- L. Consider and act upon a resolution authorizing the City Manager to negotiate and execute a Professional Services Agreement for Mosquito Services with PRP services LLC. D/B/A Municipal Mosquito. (Mosquito Control Services) (Liebman)
- M. Consider and act upon a resolution of the City of Celina, Texas, in opposition to a revenue cap and legislative interference with local services. (Chaffin)
- N. Consider and act to authorize the City Manager to sign a Chapter 43 Pre-Annexation agreement by and between the City of Celina and Lewis Dickerson on a 19.241 acre tract situated in the I.C. Williamson Survey. (Lewis Dickerson Chapter 43) (Liebman)
- O. Consider and act to authorize the City Manager to sign a Chapter 43 Pre-Annexation agreement by and between the City of Celina and Lewis Dickerson on a 29.215 acre tract situated in the I.C. Williamson Survey. (Dickerson Chapter 43) (Liebman)
- P. Consider and act to authorize the City Manager to sign a Chapter 43 Pre-Annexation agreement by and between the City of Celina and Blake Dickerson on a 9.748 acre tract situated in the I.C. Williamson Survey. (Dickerson Chapter 43) (Liebman)
- Q. Consider and act to authorize the City Manager to sign a Chapter 43 Pre-Annexation agreement by and between the City of Celina and Sandra Osborne on a 14.5 acre tract situated in the B.B.B. & C. RY CO. Survey. (Osborne Chapter 43) (Liebman)
- R. Consider and act to authorize the City Manager to sign a Chapter 43 Pre-Annexation agreement by and between the City of Celina and Sandra Osborne on a 14.0 acre tract of land situated in the S. McCullough Survey. (Osborne Chapter 43) (Liebman)
- S. Consider and act to authorize the City Manager to sign a Chapter 43 Pre-Annexation agreement by and between the City of Celina and SBS Prosper 62 LTD. on a 9.26 acre tract situated in the I.C. Williamson Survey. (SBS Prosper Chapter 43) (Liebman)

**VIII. PUBLIC HEARING/ACTION:**

- A. 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 10.03.083: General Development Plan. (GDP Ordinance Amendment) (Liebman)

(2017-18) Mayor Terry opened the hearing at 7:06 pm. No public comment received. The hearing was closed at 7:08 pm.

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

B. The Celina City Council will conduct 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 this time due to a conflict of interest with items B and C. Mayor Pro Tem Anderson opened the hearing. No public comment was received. The hearing was continued to May 9th.

C. The Celina City Council will conduct a public hearing to consider testimony regarding an amendment to the Sutton Fields II Public Improvement District Service and Assessment Plans (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. No public comment was received. The hearing was continued to May 9th.

**IX. ACTION ITEM:**

A. The Celina City Council will act upon an ordinance amending the City of Celina’s Code of Ordinances Chapter 3: Building Regulations, Article 3.10: Streets and Sidewalks, Division 2: Address Numbers. (Cluster Mailbox Ordinance Amendment) (Liebman)

Mayor Terry returned to the meeting at this time. (2017-19)

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

B. Consider and take action on replacement windows for the City Hall Annex, located at 112 N. Colorado Dr. (City Hall Annex Windows) (Liebman)

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

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)

Councilman Webber moved to continue this item to the May 9th regular city council meeting.

<b>RESULT:</b>	<b>TABLED [UNANIMOUS]</b>	<b>Next: 5/9/2017 5:00 PM</b>
<b>MOVER:</b>	Bill Webber, Place 1	
<b>SECONDER:</b>	Carmen Roberts, Place 4	
<b>AYES:</b>	Koehne, Hopkins, Webber, Roberts, Anderson	
<b>ABSENT:</b>	Nabors	

D. Consider and act upon public support to El Puente De Celina Cinco de Mayo Scholarship in the name of the City of Celina. (Terry)

Board Members of El Puente de Celina introduced themselves and asked the City Council for five thousand dollars. Councilman Hopkins moved to provide "in kind" support by providing police, fire and a waiver of the (special event) permit fee.

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

**X. ADJOURNMENT:**

There being no further comment Mayor Terry adjourned the meeting at 7:31 pm.

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Sean Terry, Mayor

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

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Date Minutes Approved