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**TIRZ #4 SUTTON FIELDS REGULAR MEETING  
CELINA COUNCIL CHAMBERS  
112 N. COLORADO ST.  
TUESDAY, SEPTEMBER 14, 2021  
4:50 PM**

**AGENDA**

**I. CALL TO ORDER:**

**II. MINUTES:**

- A. TIRZ #4 Sutton Fields - Regular Meeting - Aug 26, 2020 5:05 PM

**III. ACTION ITEMS:**

- A. Consider and act on a resolution of the City of Celina, Texas, approving certain Tax Increment Reinvestment Zone Number Four project expenditures; providing a severability clause; and providing an effective date. (Stovall)

**IV. ADJOURN:**

City Council Chambers is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

The Board reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551. "I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: \_\_\_\_\_ at \_\_\_\_ p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

  
Vicki Tarrant, TRMC  
City Secretary, City of Celina, TX

\_\_\_\_\_  
Date Notice Removed



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**TIRZ #4 SUTTON FIELDS REGULAR MEETING  
CELINA COUNCIL CHAMBERS  
112 N. COLORADO ST.  
WEDNESDAY, AUGUST 26, 2020  
5:05 PM**

**MINUTES**

**I. CALL TO ORDER:**

| Attendee Name  | Organization   | Title   | Status  | Arrived |
|----------------|----------------|---------|---------|---------|
| Sean Terry     | City of Celina | Mayor   | Absent  |         |
| Wayne Nabors   | City of Celina | Place 2 | Present |         |
| Carmen Roberts | City of Celina | Place 4 | Present |         |
| Chad Anderson  | City of Celina | Place 6 | Present |         |
| Andy Hopkins   | City of Celina | Place 3 | Present |         |
| Mindy Koehne   | City of Celina | Place 5 | Present |         |
| Justin Steiner | City of Celina | Place 1 | Present |         |

Mayor Pro Tem Chad Anderson called all the TIRZ #2, #4, #7, #8, #9, #10 board meetings to order at 5:07 p.m.

**II. ACTION ITEMS:**

**A. TIRZ #4 Sutton Fields - Regular Meeting - Sep 12, 2017 5:00 PM**

Councilman Hopkins moved to approve all minutes of TIRZ #2, #4, #7, #8, #9, #10 board meetings tonight.

|                  |                                                     |
|------------------|-----------------------------------------------------|
| <b>RESULT:</b>   | <b>ACCEPTED [UNANIMOUS]</b>                         |
| <b>MOVER:</b>    | Andy Hopkins, Place 3                               |
| <b>SECONDER:</b> | Justin Steiner, Place 1                             |
| <b>AYES:</b>     | Nabors, Roberts, Anderson, Hopkins, Koehne, Steiner |
| <b>ABSENT:</b>   | Terry                                               |

**B. Consider and act upon a Resolution of the Board of Directors of Tax Increment Reinvestment Zone Number Four, City of Celina, Texas, approving certain project expenditures; providing a severability clause; and providing an effective date. (Stovall)**

Councilman Hopkins moved to approve the resolutions of all TIRZ #2, #4, #7, #8, #9, #10 board meetings tonight.

Minutes Acceptance: Minutes of Aug 26, 2020 5:05 PM (Minutes )

|                  |                                                     |
|------------------|-----------------------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                         |
| <b>MOVER:</b>    | Andy Hopkins, Place 3                               |
| <b>SECONDER:</b> | Justin Steiner, Place 1                             |
| <b>AYES:</b>     | Nabors, Roberts, Anderson, Hopkins, Koehne, Steiner |
| <b>ABSENT:</b>   | Terry                                               |

### III. ADJOURN:

Mayor Pro Tem Anderson adjourned all TIRZ #2, #4, #7, #8, #9, #10 board meetings tonight at 5:10 p.m.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

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

Minutes Acceptance: Minutes of Aug 26, 2020 5:05 PM (Minutes )



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Administration  
City of Celina, Texas

## Memorandum

To: **Honorable Mayor Terry and the Celina City Council**  
From: David Amsler, Assistant  
CC: Jason Laumer, City Manager  
Date: September 14, 2021  
Re: TIRZ #4 Project Expenditures

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### **Action Requested:**

Consider and act on a resolution of the City of Celina, Texas, approving certain Tax Increment Reinvestment Zone Number Four project expenditures; providing a severability clause; and providing an effective date. (Stovall)

### **Background Information:**

The Tax Reinvestment Zone Board approved the project expenditures. All project expenditures provided within the Resolution are authorized spending under the Act. This agenda item provides for TIRZ Board's authorization.

### **Board Review/Citizen Input:**

### **Alternatives:**

### **Financial Considerations:**

### **Legal Review:**

### **Supporting Documents:**

Resolution

### **Staff Recommendation:**

Approval

## RESOLUTION TIRZ #4

### A RESOLUTION OF THE BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER FOUR, SUTTON FIELDS, CITY OF CELINA, TEXAS, APPROVING CERTAIN PROJECT EXPENDITURES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the City of Celina, Texas (hereinafter referred to as the “City”), pursuant to Chapter 311 of the Texas Tax Code, as amended (hereinafter referred to as the “Act”), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

**WHEREAS**, in October 2015, pursuant to and as required by the Act, the City has prepared a *Reinvestment Zone Number Four, City of Celina, Preliminary Project and Financing Plan* for a tax increment reinvestment zone containing approximately 129.34 acres of property located within the City of Celina, Texas; and

**WHEREAS**, on November 5, 2015, pursuant to and as required by the Act, the governing body of the City (hereinafter referred to as the “City Council”) approved and adopted by Ordinance 2015-52, providing for the creation of *Tax Increment Reinvestment Zone Number Four, City of Celina, Sutton Fields*. Ordinance 2015-52 designated the contiguous geographic area within the City as a reinvestment zone; created a board of directors for the zone, directed final preparation of a Final Project and Financing Plan; established a tax increment fund for the zone; contained findings related to the creation of the zone; and provided for the date of termination of the zone.

**WHEREAS**, the Board of Directors of Reinvestment Zone Number Four, City of Celina, Texas, desires to authorize through the passage of Resolution on September 14, 2021 for TIRZ # 4, for certain expenditures (1) TIRZ credit Payment from collections FY2019-2020, in the amount not to exceed \$57,662.36 payment in FY2020-2021 and (2) TIRZ credit Payment from collections FY2020-2021 payment in FY 2021-2022 payment in the amount not to exceed \$100,644.74; directly related to facilitate development and encourage development within the zone; all of which the Board found were authorized expenditures under the Act; and

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER FOUR OF THE CITY OF CELINA, TEXAS:**

**SECTION 1.** The findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

**SECTION 2.** the Board of Directors of Reinvestment Zone Number Four, City of Celina, Texas, in accordance with the Act, hereby authorize certain expenditures (1) TIRZ credit Payment from collections FY2019-2020, in the amount not to exceed \$57,662.36 payment in FY2020-2021 and (2) TIRZ credit Payment from collections FY2020-2021 payment in FY 2021-2022 in the

Attachment: TIRZ 4 Board Resolution 2021 (TIRZ #4 Approval)

amount not to exceed \$100,644.74; directly related to facilitate development and encourage development within the zone.

**SECTION 3.** That if any section, article paragraph, sentence, clause, phrase or word in this Resolution, or the application thereto to any persons or circumstances, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Resolution; and the Board of Directors hereby declares it would have passed such remaining portions of this Resolution despite such invalidity, which remaining portions shall remain in full force and effect.

**SECTION 4.** That this Resolution shall become effective from and after its date of passage in accordance with law.

**PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER FOUR, CITY OF CELINA, TEXAS, THIS THE 14th DAY OF SEPTEMBER 2021.**

\_\_\_\_\_  
Board Chairman

**ATTEST:**

\_\_\_\_\_  
Vicki Tarrant, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Lance Vanzant, Attorney for the City

Attachment: TIRZ 4 Board Resolution 2021 (TIRZ #4 Approval)

