NOTICE OF
TIRZ #4 SUTTON FIELDS REGULAR MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
THURSDAY, MAY 25, 2017 AT 4:00 PM

AGENDA

I. <u>CALL TO ORDER</u>:

II. <u>ACTION ITEMS</u>:

1. Minutes Approval:

   A. TIRZ #4 Sutton Fields - Regular Meeting - Nov 10, 2015 5:00 PM

2. Consider and act upon a resolution of the Board of Directors for Reinvestment Zone Number Four, City of Celina, Texas approving and recommending the amendment to the Final Project and Reinvestment Zone Financing Plan and enlargement of the zone to the City Council. (Sutton Fields II) (Petty)

III. <u>ADJOURN</u>:

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 City Council 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."

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

____
Date Notice Removed

CELINA TEXAS EST. 1876

NOTICE OF
TIRZ #4 SUTTON FIELDS REGULAR MEETING
CITY COUNCIL CHAMBERS 112 N. COLORADO ST, CELINA, TX 75009
TUESDAY, NOVEMBER 10, 2015 AT 5:00 PM

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Wayne Nabors	City of Celina	Place 2	Present	
Carmen Roberts	City of Celina	Place 4	Present	
Lori Vaden	City of Celina	Place 5	Absent	
Chad Anderson	City of Celina	Place 6	Present	
Mike Foreman	City of Celina	City Manager	Absent	
Andy Hopkins	City of Celina	Place 3	Present	
Erik Geiger	City of Celina	Place 1	Absent	

II. ACTION ITEMS:

1. Consider and act upon appointing officers for Sutton Fields TIRZ #4 Board.

Three motions were made. All were approved.
Wayne Nabors moved to appoint Andy Hopkins as President. Carmen Roberts seconded.
Carmen Roberts moved to appoint Wayne Nabors as Secretary. Andy Hopkins seconded.
Andy Hopkins moved to appoint Carmen Roberts as Treasurer. Carmen Roberts seconded.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Wayne Nabors, Place 2
SECONDER:	Carmen Roberts, Place 4
AYES:	Nabors, Roberts, Anderson, Hopkins
ABSENT:	Vaden, Foreman, Geiger

2. Consider and act upon a resolution of the Sutton Fields TIRZ #4 Board accepting and approving a Final Project and Finance Plan.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Wayne Nabors, Place 2
SECONDER:	Andy Hopkins, Place 3
AYES:	Nabors, Roberts, Anderson, Hopkins
ABSENT:	Vaden, Foreman, Geiger

III. ADJOURN:

There being no further comment Chad Anderson adjourned the meeting.

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Sean Terry, Mayor

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

____
Date Minutes Approved

Planning and Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Mary Petty, Petty & Associates, Inc.
Date:	May 25, 2017
Re:	

Action Requested:
Consider and act upon a resolution of the Board of Directors for Reinvestment Zone Number Four, City of Celina, Texas approving and recommending the amendment to the Final Project and Reinvestment Zone Financing Plan and enlargement of the zone to the City Council. (Sutton Fields II) (Petty)

Background Information:

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:

Staff Recommendation:

CITY OF CELINA, TEXAS

RESOLUTION NO. ______

A RESOLUTION OF THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER FOUR, CITY OF CELINA, TEXAS APPROVING AND RECOMMENDING THE AMENDMENT TO THE FINAL PROJECT AND REINVESTMENT ZONE FINANCING PLAN AND ENLARGEMENT OF THE ZONE TO THE CITY COUNCIL.

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 or its extraterritorial jurisdiction as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, the City Council of the City (the "City Council") approved the creation of *Reinvestment Zone Number Four, City of Celina* (the "Zone"), on November 5, 2015; and

WHEREAS, on May 25, 2017, the Board of Directors for Reinvestment Zone Number Four, City of Celina, Texas (the "Board"), met to consider and recommend to the City Council of the City that the Amendment to the Final Project and Reinvestment Zone Financing Plan, a copy of which is attached hereto as **Exhibit A**, and provides for enlargement of the Zone, should be adopted by City Council ordinance as the amended project plan and reinvestment zone financing plan for the Zone in accordance with Section 311.011 of the Act; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER FOUR, CITY OF CELINA, THAT:

SECTION 1. <u>FINDINGS</u>. Each and every one of the recitals, findings, and determinations contained in the preamble to this Resolution is incorporated into the body of this Resolution as if fully set forth herein and are hereby found and declared to be true and correct legislative findings and are adopted as part of this Resolution for all purposes.

SECTION 2. <u>SUFFICIENCY</u>. The Amendment to the Final Project and Reinvestment Zone Financing Plan has been prepared by the Board and conforms with and satisfies all requirements set forth in Sections 311.011 of the Act. Specifically, the final project plan includes, but is not limited to, (1) a description and map showing existing uses and conditions of real property in the zone and proposed uses of that property, (2) any proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, (3) a list of estimated nonproject costs, and (4) a statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan. The final reinvestment zone financing plan includes, but is not limited to, (1) a detailed list describing the estimated project costs of the zone, including administrative expenses, (2) a statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the zone, (3) a finding that the plan is economically feasible and an economic study, (4) the estimated amount of bond indebtedness to be incurred, (5) the estimated time when related costs or monetary obligations are to be incurred, (6) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the zone that levies taxes on real property in the zone, (7) the current total appraised value of taxable real property in the zone, (8) the estimated captured appraised valued of the zone during each year of its existence, and (9) the duration of the zone.

SECTION 3. FEASIBILITY. The Board finds that the Amendment to the Final Project and Reinvestment Zone Finance Plan is feasible.

SECTION 4. RECOMMENDING AMENDMENT TO THE FINAL PROJECT AND REINVESTMENT ZONE FINANCING PLAN AND ENLARGEMENT OF THE ZONE. The Board hereby recommends to the City Council the Amendment to the Final Project and Reinvestment Zone Financing Plan, a copy of which is attached hereto as **Exhibit A**, which includes enlargement of the Zone, and is incorporated herein for all purposes. The Board has prepared and adopted this Amendment to the Final Project and Reinvestment Zone Financing Plan, and hereby recommend to the City Council that they approve the Amendment to the Final Project and Reinvestment Zone Financing Plan as the project plan and reinvestment zone financing plan for the Zone.

SECTION 5. SEVERABILITY. 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 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 6. EFFECTIVE DATE. This Resolution shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED BY THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER FOUR, CITY OF CELINA, THIS THE 25th DAY OF MAY, 2017.

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Board Chair Person

ATTEST:

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Vicki Faulkner, City Secretary

APPROVED AS TO FORM:

____
Julie Fort, Attorney for the City

Exhibit A
Amendment to the Final Project and Reinvestment Zone Financing Plan and Enlarged Boundary