



**NOTICE OF
CITY COUNCIL REGULAR MEETING
CITY COUNCIL CHAMBERS 112 N. COLORADO ST, CELINA, TX 75009
TUESDAY, DECEMBER 13, 2016 AT 5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Attendee Name	Organization	Title	Status	Arrived	Departed
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		8:40 PM
Wayne Nabors	City of Celina	Place 2	Absent		
Sean Terry	City of Celina	Mayor	Present		

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Employee introductions and recognitions. (Griggs, Liebman)

Chief Tony Griggs introduced new Public Safety Officer Jordan Cantu, new Officers Jonathan Harris and Cortnie Webb, promotions to Sergeant of Tim Hale and Kyle Peck and promotion to Corporal of Tim Hebert. Director of Planning and Development Services Helen-Eve Liebman introduced new Building Inspector Keith Myers and new Permit Technician Pricila Blanco.

B. Legislative update. (Focused Advocacy Snapper Carr)

Snapper Carr with Focused Advocacy briefed the City Council on the upcoming Legislative Session.

C. Engineering activity update. (Johnson)

Director of Engineering Gabe Johnson briefed the City Council on agenda items related to engineering.

D. Wastewater Treatment Plant expansion update. (Fourmentin)

Director of Public Works Alan Fourmentin briefed the City Council on the proposed Wastewater Treatment Plant expansion.

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

No other items were discussed.

III. EXECUTIVE SESSION:

The City Council adjourned into Executive Session at 5:42 p.m. on items posted and Action Items A, B, C, D, G, M, N, O and P with Interim City Manager Rick Chaffin, City Attorneys Trey Sargent and Julie Fort, Consultants Trent

and Mary Petty, Director of Engineering Gabe Johnson and Director of Planning and Development Services Helen-Eve Liebman. Mayor Terry recused himself from the session during discussion of Action Items A, O and P.

The Celina City Council will convene into Executive Session pursuant to Texas Government Code 551.072, Deliberations Regarding Real Property, to deliberate the purchase, exchange, lease or value of real property 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,

and 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. Consider and act to approve the easement payment for property related to sewer easements and right-of-way north of FM 1461, east of Preston Road and south of Punk Carter Blvd and west of CR 86. (Johnson)
- B. City of Celina, Texas v. Holland Morrison, Shannon Morrison, Cause No. 005-01304-2016
- C. Main Street Director

Reconvene into Open Session:

The City Council reconvened into open session at 6:47 p.m.

- D. Consider and act upon any items discussed in executive session.

Councilman Hopkins moved to authorize the City Engineer to proceed as discussed in Executive Session (Item A). No other motions regarding additional items discussed were made.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Chad Anderson, Place 6
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT:	Nabors

IV. PLEDGE OF ALLEGIANCE/INVOCATION:

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

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

- A. Fair Housing Month Proclamation

VI. OPEN FORUM:

No public comment was received.

VII. CONSENT AGENDA:

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

A. Minutes Approval:

1. City Council - Work Session - Oct 5, 2016 4:00 PM
2. City Council - Regular Meeting - Nov 8, 2016 5:00 PM
3. City Council, Planning & Zoning Commission and Economic Development Corporation - Work Session - Nov 9, 2016 5:30 PM
4. City Council, Planning & Zoning Commission and Economic Development Corporation - Special Meeting - Dec 6, 2016 4:00 PM

B. Consider an act upon an agreement by and between the City of Celina and Denton County for Emergency Medical Services. (Metdker)

C. Consider an act upon an agreement by and between the City of Celina and Denton County for fire related services. (Metdker)

D. Consider and act upon a contract by and between the City of Celina and Garver for Professional Services related to the Downtown Drainage Master Plan Update. (Johnson)

E. Consider and act upon a contract by and between the City of Celina and Hach Company to Provide Data Delivery Services. (Johnson)

F. Consider and act to authorize the City Manager to execute a contract between the City of Celina and Pipeline Analysis, LLC in the amount of \$149,496.83 for professional services relating to a sanitary sewer inflow and infiltration study. (Fourmentin)

G. Consider and act to authorize the City Manager to execute Work Order #5 between the City of Celina and Garver, LLC in the amount of \$805,515 for professional services relating to the Wastewater Treatment Plant improvements. (Fourmentin)

H. Consider and act upon a contract by and between the City of Celina and Halff Associates for Professional Services related to the Police Station Parking Lot Improvements. (Johnson)

I. Consider and act upon a Final Plat for Light Farms, The Eastland Neighborhood Phase 2 being approximately 24.04 acres situated in the Collin County School Land Survey #14, Abstract No. 167, comprising of 37 residential lots and three (3) open space lots. The property is generally located north of Frontier Parkway, west of Worthington Way and east of the BNSF Railroad. (Light Farms Eastland Phase 2) (Liebman)

- J. Consider and act upon a Construction Plat for Coit Business Park being approximately 10.00 acres situated in the McKinzie Wilhite Survey, Abstract No. 1008, comprising of 1 Commercial lot. The property is located approximately 1,400 feet north of the intersection of CR 86 (Coit Road) and CR 84 (Coit Business Park) (Liebman)
- K. Consider and act upon a resolution for the City to adopt the following: Citizen Participation Plan and Grievance Procedures (Form A1013); Section 3 Policy (Form A1002); Excessive Force Policy (Form A1003); Section 504 Policy and Grievance Procedures (Form A1004); and Fair Housing Policy (Exhibit 1015) (Johnson)
- (2016-58R)
- L. Consider and act upon a resolution by the City Council designating authorized signatories for contractual documents and documents for requesting funds pertaining to the Texas Community Development Block Grant program (TxCDBG) contract number 7216091. (Johnson)
- (2016-59R)
- M. Consider and act upon a petition from BG-GPT Celina 15 for the voluntary annexation of an approximately 15.471 acre tract of land situated in the Collin County School Land Survey #14, Abstract A0167, and set two public hearing dates on January 10, 2016 at 5:00 P.M. and 5:05 P.M. The property is generally located at the northeast corner of Frontier Parkway and Prairie Crossing.
- N. Consider and authorize the interim city manager to sign a "waiver of conflict and consent to mediation by Richard M. Abernathy" in Cause No. 005-01304-2016, City of Celina, Texas v. Holland Morrison, Shannon Morrison and Independent Bank. (Johnson)

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing and take action to abolish, continue, or modify the Celina Code of Ordinances, Chapter 8: Offenses and Nuisances, Article 8.02: Minors: Division 2: Curfew. (Griggs)

Mayor Terry opened the hearing at 6:52 p.m. Chief Griggs recommended continuing the ordinance. No public comment was received. Councilman Webber moved to continue the ordinance. The hearing was closed at 6:54 p.m.

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

- B. The Celina City Council will conduct a public hearing to consider testimony and act upon an Ordinance of the City Council of the City of Celina, Texas, 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 43.0 acre tract of land situated in the M. Wilhite Survey, Abstract No. 1008, Collin County, Texas, and generally located east of CR 83, west of CR 86 (future Coit Road), and north of CR 84, Celina, Texas, as described in Exhibit "A" and depicted in Exhibit "B" attached hereto and incorporated herein to be zoned PD, Planned Development District #74. (Ken Wood Tract Rezoning) (Liebman)

(2016-74) Mayor Terry opened the hearing at 6:54 p.m. Those speaking were:

Shea Kirman, 312 W. Walnut, representing the applicant and seeking approval.

Vic Stalick, 3642 Quail Hollow, said he is still concerned with the density of housing along CR 83.

Elaine Ford, 3090 Olive Street, Dallas, with Hillwood said they were in support of the plan but would like the 40 foot lots on the western border to be set.

Erik Geiger, 1123 E. Ownsby Parkway, said the plan is better, but the less in the 3 acre area, the better.

David Shipley, 3618 Quail Hollow, said if they took the 40 foot lots to 60 foot lots he would like it better.

Jeff Knowles, 3956 Peregrine Point, had an issue with the location of the water tower. He asked if the water tower could be taken off of the plan.

Steven Boger, 3700 Preston Hills Circle, said that generally speaking its a better blend, on Tract B he would like bigger lots.

The hearing was closed at 7:07 p.m.

Mayor Terry called the roll as this item required a super majority vote. Councilwoman Koehne-yes, Councilwoman Roberts-yes, Councilman Hopkins-yes, Councilman Anderson-yes, Councilman Webber-yes.

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

- C. The Celina City Council will consider action on adopting an ordinance of the proposed voluntary annexation of approximately 237.542 acres of land situated in the Collin County School Land Survey #14, Abstract No. 167 tracts 91-94, Tracts 95, 38 96, tracts 1, 2 and 74; the Samuel Queen Survey, Abstract No. 731, Tract 7; the J.K. Rice Survey, Abstract No 767, Tract 2; the H.C. Routh Survey, Abstract No. 765, Tract 11; and the B.B.B. and C. RR. Co Survey Abstract No. 132, Tract 20, Collin County, Texas. The properties are generally located east and west of Preston Road (SH 289), east of the Burlington Northern Santa Fe Railroad, south of FM 455, and North of CR 53. (Old Celina Annexations) (Liebman)

(2016-75)

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

- D. Consider and act upon a post annexation service agreement by and between Old Celina, Ltd., a Texas limited partnership and affiliated and related entities owned, controlled or held in trust by Rex and Sherese Glendenning and more particularly described in the attached agreement as "Owners" and the City of Celina, Texas to extend the time frame in which the City is required to provide certain services to annexed tracts of land totaling approximately 236.59 acres. (Old Celina Ltd.) (Liebman)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chad Anderson, Place 6
SECONDER:	Bill Webber, Place 1
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT:	Nabors

- E. The Celina City Council will conduct a public hearing to consider testimony and act upon an Ordinance of the City Council of the City of Celina, Texas, 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 434.857 acre tract of land (and half of the rights-of-way adjacent to that tract) situated in the Henry Bentley Survey, Abstract No. 124, the George Wiley Survey, Abstract No. 988, the Samuel McCullough Survey, Abstract No. 593, the B.B.B. & C. RR. Survey, Abstract No. 132, and the George Wiley Survey, Abstract No. 988, Collin County, Texas, and generally located south of FM 455 and west of FM 428; as described in Exhibit "A," and depicted in Exhibit "B," attached hereto and incorporated herein to be zoned PD-75, Planned Development zoning district with base zoning designations of MU-2, Regional Mixed Use zoning district, L-1, Light Industrial zoning district, and SF-R, Single Family Residential zoning district. (Old Celina Ltd. Group 1 Rezoning) (Liebman)

(2016-76) Mayor Terry opened the hearing at 7:11 p.m. Director of Planning and Development Services Helen-Eve Liebman presented conditions for approval as recommended by staff and the Planning and Zoning Commission. Dale Bainum, 3541 Heritage Trail, said it would be a wise move to reserve rights for public input and council approval. The hearing was closed at 7:39 p.m. Councilwoman Roberts moved to approve subject to staff comment. Councilman Hopkins seconded. The motion carried. 5-yes;0-no. Matthew Kiran, 15505 W. FM 455, said this was not what the applicant wanted.

Councilman Hopkins moved to reopen the discussion. Councilwoman Roberts seconded. The motion carried. 5-yes;0-no.

Matthew Kiran, 15505 W. FM 455, representing the applicant introduced Scott Polikov with Gateway Planning who discussed terms (conditions) that were appropriate and those that were not. Much discussion followed. Dale Bainum, 3541 Heritage Trail, said it didn't seem like this item was ready for the agenda and this needed to be tabled and worked through. Matthew Kiran, 15505 W. FM 455, requested that they (the applicant) remove what they said they would remove and stay with the form based zoning. The hearing was closed at 8:17 p.m.

The City Council adjourned into Executive Session at 8:17 p.m. under Texas Government Code 551.071, Consultation with Attorney with Interim City Manager Rick Chaffin, Director of Planning and Development Services Helen-Eve Liebman and City Attorneys Trey Sargent and Julie Fort. The City Council reconvened into open session at 8:30 p.m.

Councilman Hopkins moved to rescind all votes. Councilwoman Koehne seconded. The motion carried. 5-yes; 0-no.

The applicant presented the conditions that were key to their project. More discussion followed.

Councilwoman Roberts moved to approve item E in agreement with staff comments subject to revisions agreed to on the record by the applicant.

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

- F. The Celina City Council will conduct a public hearing to consider testimony and act upon an Ordinance of the City Council of the City of Celina, Texas, 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 573.709 acre tract of land (and half of the rights-of-way adjacent to that tract) situated in Samuel McCullough Survey, Abstract No. 593, the B.B.B. & C. RR. Survey, Abstract No. 132, and the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas and generally located south of the Historic Downtown, west of the Burlington Northern Santa Fe Railroad (BNSF), east of the Dallas North Tollway and FM 428, and north of the future alignment of the Outer Loop and CR 53; as described in Exhibit "A," and depicted in Exhibit "B," attached hereto and incorporated herein to be zoned PD-76, Planned Development zoning district with base zoning designations of MU-2, Regional Mixed Use zoning district, L-1, Light Industrial zoning district, and SF-R, Single Family Residential zoning district. (Old Celina Ltd. Group 2 Rezoning) (Liebman)

(2016-77) Mayor Terry opened the hearing at 8:36 p.m. No public comment was received. The hearing was closed at 8:38 p.m. Councilman Webber moved to approve item F in agreement with staff comments subject to revisions agreed to on the record by the applicant.

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

- G. The Celina City Council will conduct a public hearing to consider testimony and act upon an Ordinance of the City Council of the City of Celina, Texas, 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 198.297 acre tract of land (and half of the rights-of-way adjacent to that tract) situated in the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas and generally located west of Preston Road, east of the BNSF Railroad, south of CR 55, and north of the future alignment of the Outer Loop and CR 53; as described in Exhibit "A," and depicted in Exhibit "B," attached hereto and incorporated herein to be zoned PD-77, Planned Development zoning district with base zoning designations of MU-2, Regional Mixed Use zoning district, L-1, Light Industrial zoning district, and SF-R, Single Family Residential zoning district. (Old Celina Ltd. Group 3 Rezoning) (Liebman)

(2016-78) Mayor Terry opened the hearing at 8:38 p.m. Dale Bainum, 3541 Heritage Trail, asked if this meant that residential development would be in the Preston Road overlay? The hearing closed at 8:40 p.m.

Councilwoman Roberts moved to approve item G in agreement with staff comments subject to revisions agreed to on the record by the applicant.

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

- H. The Celina City Council will conduct a public hearing to consider testimony and act upon an Ordinance of the City Council of the City of Celina, Texas, 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 308.051 acre tract of land (and half of the rights-of-way adjacent to that tract) situated the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas and generally located east of Preston Road, south of FM 455, north of Sunset Boulevard, and west of CR 90; as described in Exhibit "A," and depicted in Exhibit "B," attached hereto and incorporated herein to be zoned PD-78, Planned Development zoning district with base zoning designations of MU-2, Regional Mixed Use zoning district, I-1, Light Industrial zoning district, and SF-R, Single Family Residential zoning district. (Old Celina Ltd. Group 4 Rezoning) (Liebman)

(2016-79) Mayor Terry opened the hearing at 8:40 p.m. No public comment was received. The hearing closed at 8:41 p.m.

Councilwoman Roberts moved to approve item H in agreement with staff comments subject to revisions agreed to on the record by the applicant.

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

- I. The Celina City Council will conduct a public hearing to consider testimony and act upon an Ordinance of the City Council of the City of Celina, Texas, 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 13.416 acre tract of land (and half of the rights-of-way adjacent to that tract) situated in the B.B.B. & C. RR. Survey, Abstract No. 132, Collin County, Texas and is generally located south of W. Cedar Street, west of S. Arizona Drive, east of S. Utah Drive, and north of the future alignment of Sunset Boulevard; as described in Exhibit "A," and depicted in Exhibit "B," attached hereto and incorporated herein to be zoned CF, Community Facilities zoning district. (CISD School Site Rezoning) (Liebman)

(2016-80) Mayor Terry opened the hearing at 8:42 p.m. No public comment was received. The hearing was closed at 8:43 p.m.

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

- J. The City Council will conduct a public hearing to consider testimony and act upon a rezoning request for a tract of land totaling approximately 49.25 acres from an AG, Agricultural zoning district to a PD, Planned Development zoning district with base zoning designations of SF-R, Single-Family Residential zoning district and MU-2, Regional Mixed Use zoning district. The property is situated in the McKenzie White Survey, Abstract No. 1009, Collin County, Texas and generally located south of Choate Parkway (CR 88), and east of future Coit Road (CR 86). (Avex 49) (Liebman)

(2016-81) Councilwoman Koehne recused herself from the discussion of this item due to a conflict of interest. Shea Kirkman, 312 W. Walnut, representing the applicant presented the project. No public comment was received. The hearing closed at 8:50 p.m.

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

- K. The Celina City Council will conduct two public hearings at 5:00 P.M. and 5:05 P.M. regarding an involuntary annexation of a 7.646 acre tract of land situated in the Collin County School Land #14 Survey Abstract No. 167, Tract 37, Collin County, Texas. The property is contiguous to and adjoining the City and is generally located east of the BNSF railroad, west of Preston Road, north of CR 53 and south of Business 289. (Ayala Tract) (Liebman)

Mayor Terry opened the first hearing at 8:50 p.m. No public comment was received. The hearing was closed at 8:52 p.m.

Mayor Terry opened the second hearing at 8:52 p.m. No public comment was received. The hearing was closed at 8:52 p.m.

- L. The Celina City Council will conduct a public hearing to consider and discuss the proposed assessments to be levied against the assessable property within the Mustang Lakes Phase 2 Public Improvement District (PID), pursuant to the provisions of Chapter 372 of the Texas Local Government Code. The property is a ±682 acre tract of land, situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas, and generally located north of FM 1461 (Frontier Parkway) and west of FM 2478 (Custer Road). (Mustang Lakes Phase 2 PID) (Liebman)

Mayor Terry opened the hearing at 8:53 p.m. No public comment was received. The hearing was closed at 8:53 p.m.

IX. ACTION ITEM:

- A. Consider and act upon a resolution of the City of Celina, Texas, approving the form and authorizing the distribution of a preliminary official statement for the City of Celina, Texas Special Assessment Revenue Bonds, Series 2017 (Ownsby Farms Public Improvement District Phase #1 project) and approving the form and authorizing the distribution of a Preliminary Official Statement for the City of Celina, Texas Special Assessment Revenue Bonds, series 2017 (Ownsby Farms Public Improvement District Phase #2 Major Improvement Project); and resolving other matters incident and related thereto. (Ownsby Farms) (Liebman)

(2016-60R) Mayor Terry recused himself at this time, 8:54 p.m. Councilwoman Roberts called for the vote.

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

- B. Consider and act upon an ordinance approving the Tax Increment Reinvestment Zone Number Five "5", City of Celina, Texas Final Project and Finance Plan for Old Celina LTD. (Old Celina LTD.) (Liebman)

(2016-82)

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

- C. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, approving and authorizing the Mayor to execute an Tax Increment Reinvestment Zone Number Five "5" Reimbursement Agreement between the City of Celina, Texas and Old Celina LTD. (Old Celina LTD.) (Liebman)

(2016-83) Councilman Hopkins moved to approve item C subject to clarifications (stated language clean up).

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

- D. Consider and act upon a resolution setting a date, time and place (Tuesday, January 10, 2017 at 5:00 PM & Tuesday, January 10, 2017 at 5:05 PM) at 112 N. Colorado Dr., Celina, TX 75009, for public hearings on the proposed annexations of a 1 acre tract of land and half of adjacent right-of-way situated in the C. Watson Survey, Abstract No. 945. The property is contiguous to and adjoining the City and is generally located on the west side of FM 2478, north of the Rolling Meadows Estates. (Custer MD Tract) (Liebman)

(2016-61R) Councilman Hopkins moved to approve item D with the hearing dates of February 14th.

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

- E. Consider and act upon a Resolution authorizing the City Manager to enter into an agreement between the City of Celina and Parks at Wilson Creek, L.P. for the design and engineering costs for Sunset Blvd. and associated utility and related services, in an amount not to exceed \$540,900.00 (Johnson)

(2016-62R)

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

- F. Consider and act upon a resolution of the City Council of the City of Celina accepting and approving The Lakes at Mustang Ranch Public Improvement District (Mustang Lakes) Sewer Reimbursement Agreement for the City's portion of the Southeast Sector Sewer Line, Phase 5A.

(2016-63R)

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

- G. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, accepting and approving a Service and Assessment Plan and Phase #2 Assessment Roll for Mustang Lakes Phase 2 Public Improvement District; making a finding of Special Benefit to the property in the District, levying special assessments against property within the District and establishing a lien on such property; providing for payment of the Phase #2 Assessments, in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of assessment and the payment of Major Improvement Area assessments, and providing penalties and interest on delinquent assessments, Providing for severability and providing an effective date. (Mustang Lakes PID) (Liebman)

(2016-84)

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

- H. Consider and act upon a Construction Plat for Light Farms Way and Doe Branch Regional Park being approximately 82.48 acres situated in the John Ragsdalre Survey, Abstract No. 734 Collin County, Texas comprised of two (2) recreational lots and one (1) amenity center lot. The property is situated north of Light Farms Way, South of CR 51 east of Dallas Parkway, and west of the BNSF Railroad. (Light Farms Way & Regional Park) (Liebman)

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

- I. Consider and act upon an agreement by and between The City of Celina, Texas and Greater Celina Chamber of Commerce for Parkfest. (Montgomery)

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

- J. Consider and act upon an Interlocal Agreement by and between the City of Celina and LFC Land Co., LLC, and Collin County MUD no. 1 pertaining to the contracting for fire protection services for the District. (Light Farms) (Liebman)

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

- K. Consider and act upon an Interlocal Agreement by and between the City of Celina and Collin County MUD no. 1 pertaining to the contracting for law enforcement services for the District. (Light Farms) (Liebman)

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

- L. Consider and act upon a ninth amendment to the Amended and Restated Development Agreement with Light Farms Parties. (Liebman)

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

- M. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, approving the Annual Service Plan update to the Service and Assessment Plan and Assessment Roll for public improvements for the Wells South Public Improvement District in accordance with Chapter 372, Texas Local Government Code. (Toutouchian)

Councilman Hopkins moved to table items M, N, O, and P in one motion.

RESULT:	TABLED [UNANIMOUS]	Next: 1/10/2017 5:00 PM
SECONDER:	Andy Hopkins, Place 3	
AYES:	Koehne, Hopkins, Webber, Roberts	
ABSENT:	Anderson, Nabors	

- N. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, approving the Annual Service Plan update to the Service and Assessment Plan and Assessment Roll for public improvements for the Wells North Public Improvement District in accordance with Chapter 372, Texas Local Government Code. (Toutouchian)

RESULT:	TABLED [UNANIMOUS]	Next: 1/10/2017 5:00 PM
MOVER:	Andy Hopkins, Place 3	
SECONDER:	Bill Webber, Place 1	
AYES:	Koehne, Hopkins, Webber, Roberts	
ABSENT:	Anderson, Nabors	

- O. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, approving the Annual Service Plan update to the Service and Assessment Plan and Assessment Roll for public improvements for the Sutton Fields II Public Improvement District in accordance with Chapter 372, Texas Local Government Code. (Toutouchian)

RESULT:	TABLED [UNANIMOUS]	Next: 1/10/2017 5:00 PM
MOVER:	Andy Hopkins, Place 3	
SECONDER:	Bill Webber, Place 1	
AYES:	Koehne, Hopkins, Webber, Roberts	
ABSENT:	Anderson, Nabors	

- P. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, approving the Annual Service Plan update to the Service and Assessment Plan and Assessment Roll for public improvements for the Creeks of Legacy Public Improvement District in accordance with Chapter 372, Texas Local Government Code. (Toutounchian)

RESULT:	TABLED [UNANIMOUS]	Next: 1/10/2017 5:00 PM
MOVER:	Andy Hopkins, Place 3	
SECONDER:	Bill Webber, Place 1	
AYES:	Koehne, Hopkins, Webber, Roberts	
ABSENT:	Anderson, Nabors	

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 9:08 p.m.

Sean Terry, Mayor

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

Date Minutes Approved