



**NOTICE OF
CITY COUNCIL REGULAR MEETING
FIRST UNITED METHODIST CHURCH 112 N. COLORADO ST, CELINA, TX 75009
MONDAY, DECEMBER 7, 2015 AT 5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Attendee Name	Organization	Title	Status	Arrived	Departed
Wayne Nabors	City of Celina	Place 2	Present		
Carmen Roberts	City of Celina	Place 4	Present		
Lori Vaden	City of Celina	Place 5	Present	5:14 PM	6:04 PM
Chad Anderson	City of Celina	Place 6	Present		6:21 PM
Andy Hopkins	City of Celina	Place 3	Present		
Erik Geiger	City of Celina	Place 1	Present		
Sean Terry	City of Celina	Mayor	Present		

Councilwoman Vaden arrived at 5:14 PM. Councilwoman Vaden left at 6:04 PM. Mayor Pro Tem Anderson left the meeting at 5:10 PM and returned at 5:31 PM. Mayor Pro Tem Anderson left the meeting again at 6:21 PM.

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Employee Introductions

Chief Mark Metdker introduced new Firefighter/Paramedic Anthony Baca.

B. Main Street event update

Main Street Manager Bridgette Bise gave a presentation on recent city events.

C. Code Enforcement Recognition

Code Enforcement Officer Greg Gulick updated the City Council on a difficult case south of the city and reviewed the procedures he takes in working with citizens to comply with city codes.

D. Fire Department equipment needs

Assistant Fire Chief Kyle Mills advised the City Council of increasing maintenance costs to an older ambulance and fire engine. He outlined a plan to purchase new equipment.

III. EXECUTIVE SESSION:

The Celina City Council will convene into Executive Session pursuant to 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 551.087, Deliberation Regarding Economic Development Negotiation.

The Celina City Council convened into executive session at 5:33 PM. with City Manager Mike Foreman and City Attorney Trey Sargent.

- A. Professional Engineer/Permit Technician (Foreman)
- B. Potential economic development opportunities
- C. Consider and act upon any items discussed in executive session.

City Council reconvened into open session at 6:06 PM. No action was taken out of executive session.

IV. PLEDGE OF ALLEGIANCE/INVOCATION 6:00 PM:

Mayor Terry led the pledges of allegiance. Councilman Nabors gave the invocation.

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

- A. Keep Celina Beautiful Check Presentation(Ricketts)

Haley Norris with Keep Celina Beautiful introduced Elizabeth with Progressive Waste who presented the city with a check for \$5,000.00 towards Keep Celina Beautiful projects.

- B. Volunteer of the Year Presentation (Bise)

This item will be presented in January.

VI. OPEN FORUM:

Dale Bainum of 3541 Heritage Trail asked what the actual dollar amount of the proposed budget amendment is, and stated that the city seems to be doing a lot for the Wells South development. He asked if all future developments would receive this financing, asked for more communication regarding these items and stated that citizens needed to better understand the benefits.

VII. CONSENT AGENDA:

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

A. Minutes Approval:

1. City Council - Public Hearing and Special Meeting - Nov 5, 2015 7:00 AM
2. City Council - Regular Meeting - Nov 10, 2015 5:00 PM

- B. Consider and act upon an ordinance of the City of Celina, Texas, amending Ordinance 2015-36, which adopted and approved the budget for fiscal year beginning October 1, 2014, and ending September 30, 2015, and make appropriations for each department, project and account, by adopting an amended fiscal year 2014-2015 Budget for the City of Celina, Texas, reallocating funds between accounts pursuant to exhibit "A", attached hereto and incorporated into this ordinance. Toutounchian

2015-69

- C. Consider and act upon a petition for the voluntary annexation of a ±669.95 acre tract of land located in the Mary Howell Survey, Abstract No. 395, the Charles Rice Survey, Abstract No. 771, the J.B. Wilmeth Surveys, Abstracts No. 983 and No. 985, the Levin Routh Survey, Abstract No. 779 and the Samuel Queen Survey, Abstract No. 731, Collin County, Texas and generally located on the east side of Preston Road and south of Sunset Boulevard, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas and set two public hearing dates on January 12, 2016 at 6:00 p.m. and on January 12, 2016 at 6:05 p.m. (Parks at Wilson Creek) (Liebman)
- D. Consider and act upon the adoption of a Home Builder Kiosk Sign Program and authorize the City Manager to enter into a contract with National Sign Plazas to facilitate the installation of informational signs in city-owned right-of-way to direct potential customers to residential developments within the City and Celina's ETJ. (Kiosks) (Liebman)
- E. Consider and act upon a Construction Plat for Light Farms, Cypress Creek and Worthington Way, approximately 7.03 acres situated in the Collin County School Land Survey No. 14, Abstract No. 167. These rights-of-way are located within Light Farms in Celina's extraterritorial jurisdiction (ETJ) and generally located north of Frontier Parkway, west of Preston Road and east of the BNSF Railroad. (Light Farms right-of-way dedications) (Liebman)
- F. Consider and act upon a resolution authorizing the City Manager to sign a Chapter 43 Pre-Annexation agreement by and between the City of Celina and William and Wynelle Kleber. (Liebman)

2015-62R

- G. Consider and act to authorize the City Manager to execute contracts with Hill & Wilkinson, Kendrick Mechanical Inc., and Automation Integration For The Renovation Of City Hall. (Montgomery)
- H. Consider and act upon an ordinance of the City Council of the City of Celina, Texas amending the City's Code of Ordinances, Chapter 12, Traffic and Vehicles, Article 12.04, Parking, Section 12.04.002, Parking Restrictions on Specific Streets; prohibiting parking on the north side of the entire length of W. Cedar Street from the intersection of S. Arizona Drive to the intersection of S. Utah Street, the western side of the entire length of S. Utah Drive from the intersection of W. Cedar Street to the intersection of W. Sunset Boulevard/W. Carl Darnall Parkway, and the entire length of W. Sunset Boulevard/W. Carl Darnall Parkway. (Liebman)

2015-70

- I. Consider and act upon a resolution to support participation in a Regional Water Distribution Study. (Johnson)

2015-63R

- J. Consider and act upon the renewal of the miscellaneous professional land surveying services agreements between Pacheco Koch Consulting Engineers, Inc. (PKCE) and the City of Celina, Texas. (Liebman)
- K. Consider and act upon an ordinance of the City Council of the City of Celina, Texas regarding a surety bond in the name of the Celina City Manager.

2015-71

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider testimony and take action regarding an ordinance updating the Rough Proportionality Ordinance. (Johnson)

Mayor Terry opened the hearing at 6:14 PM. No public comment was received. The hearing was closed at 6:15 PM. Public Hearing item D was taken at this time as Mayor Terry recused himself at 6:15 PM due to a conflict of interest on item D. 2015-72

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

- B. The Celina City Council will conduct a public hearing to consider testimony and take action regarding the adoption of an Ordinance to declare the drainage of the municipality a public utility and establish a Municipal Storm Water Utility System. (Johnson)

Mayor Terry opened the hearing at 6:21 PM. Financial Advisor Jim Sabonis explained the logic behind the fees. Dale Bainum of 3541 Heritage Trail asked if this fee applies to properties in the ETJ and how many other cities do this. The hearing was closed at 6:28 PM. 2015-73

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

- C. The Celina City Council will conduct a public hearing to consider testimony and take action regarding an ordinance of the City of Celina amending the Code of Ordinances by adding "Municipal Drainage Utility System Fee Schedule"; Establishing a Municipal drainage utility system fee; Providing for exemptions and credits. (Johnson)

Mayor Terry opened the hearing at 6:44 PM. Dale Bainum asked if the projects done with these fees are on public property only. Financial Advisor Jim Sabonis noted that the tiered rate is based on lot permeability versus a fee based on Ad Valorem values. The hearing was closed at 6:46 PM. Councilman Anderson moved to approve the service level 2 tiered basis fee and to allow exemptions to city, county, school district and tax exempt properties. 2015-74

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

- D. The Celina City Council will conduct a public hearing, consider testimony and act upon a resolution regarding the dissolution of an existing Public Improvement District (PID) for Sutton Fields, a ±494.883 acre tract of land located in the F. Wilkerson Survey, Abstract Number 1411, H. Rue Survey, Abstract Number 1111, T. Cox Survey, Abstract Number 309, J. Rue Survey, Abstract Number 1109, and the C. Jackson Survey, Abstract Number 1546, Denton County, Texas. The property is generally located north of Parvin Road, east of FM 1385 and west of Smiley Road. (Sutton Fields I Dissolution) (Liebman)

Mayor Terry recused himself from this item at 6:15 PM due to a conflict of interest. Mayor Pro Tem Anderson opened the hearing at 6:15 PM. No public comment was received. The hearing was closed at 6:17 PM. Mayor Pro Tem Anderson skipped to action items R and S while the mayor was still out of the room. 2015-64R

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

- E. The Celina City Council will conduct a public hearing on the proposed assessments to be levied against the assessable property within the Wells South Public Improvement District (PID) and a final Service and Assessment Plan, pursuant to the provisions of Chapter 372 of the Texas Local Government Code. The property is a ±400.5 acre tract of land located within the city limits and the ETJ of the City of Celina, Collin County, Texas, and is generally located at the north of FM 1461 (Frontier Parkway), east of CR 83, and south and west of CR 84. (Wells South) (Liebman)

Mayor Terry opened the hearing at 6:48 PM. Misty Ventura with Shupe, Ventura, Lindelow and Olsen, 9406 Biscayne Blvd, Dallas, Texas, representing the applicant stated the property owner “approves and accepts the Service and Assessment Plan, approves the Major Improvement Area Assessment Roll, approves this ordinance and approves the levy of the Major Improvement Area Special Assessments against their property located within the District, agrees to pay the Major Improvement Area Special Assessments when due and payable and requested that the City file the Service and Assessment Plan and/or the assessment roll with the real property records of Collin County.” Financial Advisor Jim Sabonis explained how and why this project works with the proposed financing. The hearing was closed at 6:54 PM. Mayor Terry went to action items F through Q at this time.

RESULT: NO ACTION

- 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 land that is an approximately ± 400.5 acre tract of land located in the W. Wilhite Survey, Abstract No. 1002 and the Jonathan Westover Survey, Abstract No. 1030; Collin County, Texas; as described in Exhibit "A" and depicted in Exhibit "B" attached hereto and incorporated herein to be zoned PD Planned Development No. 58; the property is generally located north of FM 1461 (Frontier Parkway), south and west of CR 84, and east of CR 83 (Coit Road). (Wells South) (Liebman)

Mayor Terry opened the hearing at 7:18 PM. No public comment was received. The hearing was closed at 7:18 PM. 2015-75

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

- 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 land that is an approximately 6.017 acre tract of land located in the Collin County School Land Survey, Abstract No. 167; Collin County, Texas; as described in Exhibit "A" and depicted in Exhibit "B" attached hereto and incorporated herein to be zoned PD Planned Development No. 59; the property is generally located on the west side of SH 289 (Preston Road) approximately 2,000 feet north of Frontier Parkway. (Kids R Kids and Hallford) (Liebman)

Mayor Terry opened the hearing at 7:19 PM. Dale Bainum of 3542 Heritage Trail asked why one little plot was being annexed, why not annex large tracts. 2015-76

RESULT: APPROVED [UNANIMOUS]
MOVER: Erik Geiger, Place 1
SECONDER: Carmen Roberts, Place 4
AYES: Nabors, Roberts, Hopkins, Geiger
ABSENT: Vaden, Anderson

- 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 land that is an approximately ± 93.277 acre tract of land located in the L.M. Boyd Survey, Abstract No. 48; Collin County, Texas; as described in Exhibit "A" and depicted in Exhibit "B" attached hereto and incorporated herein to be zoned PD Planned Development No. 60; the property is generally located approximately 2,000 feet east of SH 289 (Preston Road) north of CR 100 and south of CR 134. (Littell 93) (Liebman)

Mayor Terry opened the hearing at 7:23 PM. The hearing was closed at 7:28 PM. 2015-77

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

- I. The Celina City Council will conduct two public hearings at 6:00 p.m. and 6:05 p.m. to consider testimony regarding the proposed involuntary annexation of a ±45.311 acre tract of land in Celina's extraterritorial jurisdiction (ETJ) and situated in the Thomas Stayton Survey, Abstract No. 806, and generally located at the northwest corner of CR 51 and the future alignment of the Dallas North Tollway. (May Tract) (Liebman)

Mayor Terry opened the first hearing at 7:29 PM. City Land Use Attorney Julie Fort went over the timeline of events for this property. The applicant's representative Jim Judge of Whipper and Associates on Dallas Parkway in Dallas stated that Ms. May has signed an agreement and requests that it be considered and approved. The hearing was closed at 7:39 PM. Mayor Terry opened the second hearing at 7:39 PM. No public comment was received. Mr. Judge said he would have the same statement for this hearing as the previous one. The hearing was closed at 7:40 PM.

RESULT:	NO ACTION
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- J. 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. 1997-07, as heretofore amended, the same being the Subdivision Ordinance, Division 4: Design Standards, to add a new Section 10.03.129 entitled "Median Landscaping." (Liebman)

Mayor Terry opened the hearing at 7:43 PM. No public comment was received. The hearing was closed at 7:43 PM. 2015-78

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

- K. 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, Chapter 14: Zoning, Article 14.05: Performance Standards, Section 14.05.229, Lighting. (Liebman)

Mayor Terry opened the public hearing at 7:45 PM. No public comment was received. The hearing was closed at 7:46 PM. 2015-79

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Erik Geiger, Place 1
SECONDER:	Wayne Nabors, Place 2
AYES:	Nabors, Roberts, Hopkins, Geiger
ABSENT:	Vaden, Anderson

- L. Conduct a public hearing to consider testimony and act upon an ordinance of the City Council of the City of Celina for a zoning amendment request for a ±96.712 acre tract of land to amend PD#45 - Planned Development #45 located in the W.H. Ratton Survey, Abstract No. 753 and the L.M. Boyd Survey, Abstract No. 48, Collin County, Texas. The property is generally located on the east side of SH 289 (Preston Road), west of CR 97, north of CR 100 and south of CR 134. (Westgate 96) (Liebman)

Councilman Nabors moved to table the action to the January 12, 2016, regular council meeting. Councilman Hopkins seconded. Mayor Terry opened the hearing at 7:47 PM. No public comment was received. Councilman Nabors moved to continue the hearing to the January 12, 2016, regular council meeting. Councilwoman Roberts seconded. Motion carried. 4-yes;0-no.

RESULT:	TABLED [UNANIMOUS]	Next: 1/12/2016 5:00 PM
MOVER:	Wayne Nabors, Place 2	
SECONDER:	Andy Hopkins, Place 3	
AYES:	Nabors, Roberts, Hopkins, Geiger	
ABSENT:	Vaden, Anderson	

IX. ACTION ITEM:

- A. Consider and act upon a resolution of the City Council of the City of Celina, Texas, affirming changes proposed by the Home Rule Charter Committee. Vanzant

City Attorney Trey Sargent noted that the Charter Review Committee met and recommends the changes that will be a part of the calling of the special election in January. 2015-65R

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

- B. Consider and act to authorize the City Manager to purchase Fire Equipment not to exceed 1.1 million dollars. (Metdker)

Councilman Nabors moved to approve item B with the amendment to 1.6 million dollars to include \$400,000.00 for radios and \$100,000.00 for public works equipment.

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

- C. Consider and act upon a resolution of the City Council of the City of Celina, Texas, supporting the construction of an overpass on Frontier Parkway (County Road 5) over the Burlington Northern/Santa Fe Railway Line, the reconstruction of FM 1461 from Preston Road to Custer Road, and the two southbound Dallas North Tollway service lanes along with the Dallas North Tollway Overpass at US Highway 380, in cooperation with the Town of Prosper, Collin County and the Regional Transportation Council. (Johnson)

RESULT: TABLED [UNANIMOUS] **Next: 1/12/2016 5:00 PM**
MOVER: Wayne Nabors, Place 2
SECONDER: Andy Hopkins, Place 3
AYES: Nabors, Roberts, Hopkins, Geiger
ABSENT: Vaden, Anderson

- D. Consider and act upon an ordinance Of The City Council Of The City Of Celina, Texas, Amending The City's Code Of Ordinances, Appendix A: Fee Schedule, various utility fees. (Fourmentin/Montgomery)

2015-81

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

- E. Consider and act upon an Agreement by and between The City of Celina, Texas and Greater Celina Chamber for Commerce for Economic Development Services. (Foreman)

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

- F. 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 Major Improvement Area Assessment Roll for Wells South 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 Major Improvement Area Assessments, in accordance with Chapter 372, Texas Local Government Code, as amended; providing a method of assessment and the payment of Major Improvement Area assessments, and providing penalties and interest on delinquent assessments. (Wells South MIA) (Liebman)

Items F through Q were taken after Public Hearing item E. 2015-65

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

- 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 Neighborhood Improvement Area #1 Assessment Roll for Wells South 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 Neighborhood Improvement Area #1 Assessments, in accordance with Chapter 372, Texas Local Government Code, as amended; providing a method of assessment and the payment of Neighborhood Improvement Area #1 assessments, and providing penalties and interest on delinquent assessments. (Wells South NIA #1) (Liebman)

2015-66

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

- H. Consider and act upon a resolution of the City of Celina, Texas approving and authorizing the mayor to execute a Wells South Public Improvement District Reimbursement Agreement between the City of Celina, Texas and Celina Development, LLC. (Liebman)

2015-61R

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Erik Geiger, Place 1
AYES:	Nabors, Roberts, Hopkins, Geiger
ABSENT:	Vaden, Anderson

- I. Consider and act upon an ordinance of the City of Celina, Texas approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (Wells South Public Improvement District Major Improvement Area Project) and approving and authorizing related agreements. (Wells South MIA) (Liebman)

Bond Counsel Drew Slone explained the risks. 2015-67

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

- J. Consider and act upon an ordinance of the City of Celina, Texas approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (Wells South Public Improvement District Neighborhood Improvement Area #1 Project) and approving and authorizing related agreements. (Wells South NIA #1) (Liebman)

2015-68

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Erik Geiger, Place 1
SECONDER:	Carmen Roberts, Place 4
AYES:	Nabors, Roberts, Hopkins, Geiger
ABSENT:	Vaden, Anderson

- K. Consider and act upon an ordinance of the City of Celina, Texas, annexing certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being an approximately 400.5 acre tract of land in the W. Wilhite Survey, Abstract No. 1002 and the Jonathan Westover Survey, Abstract No. 1030, Collin County, Texas, and being more particularly described by metes and bounds in Exhibit "A" and graphically depicted in Exhibit "B" attached hereto and incorporated herein, such tract is generally located north of FM 1461 (Frontier Parkway), south and west of CR 84, and east of CR 83 (Coit Road), within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Wells South) (Liebman)

2015-82

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

- L. Consider and act upon an ordinance of the City of Celina, Texas, adopting the annexation of certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being a being a ± 11.05 acre strip of CR 83 right-of-way adjacent to Wells South, situated in the William Wilhite Survey, Abstract No. 1002, the Lindsey Lewis Survey, Abstract No. 532, and the Jonathan Westover Survey, Abstract No. 1030. (CR 83 ROW) (Liebman)

2015-83

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

- M. Consider and act on an ordinance of the City of Celina, Texas, adopting the annexation of certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being a ± 4.203 acre strip of CR 84 right-of-way adjacent to Wells South, located in the Jonathan Westover Survey, Abstract No. 1030 and the McKinzie Wilhite Survey, Abstract No. 1008 Collin County, Texas, such tract is generally CR 84. (CR 84 Right-of-Way Annexation) (Liebman)

2015-84

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

- N. Consider and act upon an ordinance of the City of Celina, Texas, authorizing the future release of portions of CR 83 and CR 84 roadway easements adjacent to Wells South, located in the Jonathan Westover Survey, Abstract No. 1030 and the McKinzie Wilhite Survey, Abstract No. 1008 Collin County, Texas. (Wells South) (Liebman)

2015-85

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

- O. Consider and act upon a Subdivision Ordinance variance request to allow construction to begin on the Mustang Lakes Amenity Center prior to the lot being platted and required utilities provided. (Mustang Lakes Amenity Center Variance) (Liebman)

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

- P. Consider and act upon a resolution of the City Council of the City of Celina, Texas, setting a date, time and place (Tuesday, January 12, 2016 at 6:00 p.m. & Tuesday, January 12, 2016 at 6:05 p.m.) for public hearings on the proposed involuntary annexations of Tracts 10, 19, 34, & 76 of Block 2, of the Collin County School Land Survey #15, Abstract No. 170 and being ± 111.9710 acres; and a ± 34.62 acre tract of land located in Tract 55 of the Coleman Watson Survey, Abstract No. 945. (Liebman)

Councilman Nabors asked that the city change the process of holding hearings one right after another and give people a chance to speak by holding the hearings on different days. 2015-66R

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

- Q. Consider and act upon on an ordinance of the City of Celina, Texas, adopting the annexation of certain territories contiguous to and adjoining the City of Celina, Texas, to wit: being all of Rolling Meadows Estates, a residential subdivision within Collin County Texas, encompassing 51.418 acres situated in the Coleman Watson Survey, Abstract No. 945 and comprising of forty-four (44) lots. (Rolling Meadows) (Liebman)

Mayor Terry continued to Public Hearing items F through L at the conclusion of this action. 2015-86

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

- R. Consider and act upon a Final Plat for Creeks of Legacy, Phase 1A, a ±59.906 acre tract of land situated in the William Davenport Survey, Abstract No. 262 and the F. D. Gary Survey, Abstract No. 361, containing 212 residential lots and nine (9) open space/common area lots. The property is generally located north of Frontier Parkway, south of Clear Creek Parkway and west of Doe Branch Boulevard. (Creeks of Legacy) (Liebman)

This item and item S were taken after Public Hearing item D. Mayor Terry recused himself from this item. Councilman Nabors moved to approve this item with the condition that inspections and public improvements are accepted by staff.

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

- S. Consider and act upon a Final Plat for Creeks of Legacy, Phase 1C, a ±25.539 acre tract of land situated in the William Davenport Survey, Abstract No. 262 and the F. D. Gary Survey, Abstract No. 361, containing ninety-one (91) residential lots and generally located north of Frontier Parkway, south of Clear Creek Parkway and west of Doe Branch Boulevard. (Creeks of Legacy) (Liebman)

Mayor Terry recused himself from this item. Councilman Geiger moved to approve this item with the condition that inspections and public improvements are accepted by staff. Mayor Terry returned to the meeting after this item at 6:21 PM. Mayor Pro Tem Anderson left the meeting at this time. Mayor Terry resumed the meeting with Public Hearing item B.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Erik Geiger, Place 1
SECONDER:	Wayne Nabors, Place 2
AYES:	Nabors, Roberts, Anderson, Hopkins, Geiger
ABSENT:	Vaden

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 8:05 PM.

Sean Terry, Mayor

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

Date Minutes Approved