



**NOTICE OF
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
TUESDAY, NOVEMBER 14, 2017 AT 5:00 PM**

AGENDA

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Presentation of rings and medals for Kindergarten Flag Football Champions. (Terry)
- B. Certificate of Achievement for Excellence in Financial Reporting. (Terry)
- C. Planning Excellence Award. (Terry)
- D. Creation of Downtown TIRZ #11. (Laumer)
- E. Potential interlocal agreement regarding fees and payments between City of Celina and Celina ISD. (Laumer)
- F. Memorandum of Understanding with Hillwood (Lilyana and Bluewood developments). (Laumer)
- G. Celina 52 East, LP (Dickerson) Pre-Annexation Development Agreement. (Laumer)
- H. Main Street Program Report and 2018 Event Dates. (Barton)
- I. Discussion regarding any and/or all agenda items.

III. EXECUTIVE SESSION:

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.

- A. Potential annexation agreements (Laumer)
- B. General Development Plan, A0211A COWAN, TR 30, 3.489 ACRES, OLD DCAD SHT 1, TR #14 (Laumer)

Reconvene Into Open Session

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

IV. PLEDGE OF ALLEGIANCE/INVOCATION:

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

VI. OPEN FORUM:

Open Forum is for information only. If you wish to speak, please sign the "Speaker List" with the City Secretary. Speakers are limited to three (3) minutes. The Council can take no action. No charges and/or complaints will be heard against any elected official or employee of the city.

Please note Anyone wishing to furnish the City Council with copies/handouts regarding their item of interest must provide 9 copies and present them to the City Secretary for distribution to the City Council.

VII. CONSENT AGENDA: Items are considered self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the City Council.

A. Minutes Approval:

1. City Council - Special Meeting - Oct 10, 2017 5:05 PM
2. City Council - Regular Meeting - Oct 10, 2017 5:10 PM
3. Consider and act upon approval of minutes for October 25, 2017, public hearing and October 26, 2017, special meeting and public hearing. (Faulkner)

B. Consider and act upon appointment of Michelle Baggett to the Main Street Advisory Board. (Barton)

C. Consider and act to authorize the city manager to execute an agreement between the City, 12 Oaks HOA and Kodiak. (Johnson)

D. Consider and act upon an update to a resolution to support participation in a Regional Water Distribution Study. (Johnson)

E. Consider and act upon a Master Services Agreement (MSA) contract by and between the City of Celina and TRC for Engineering and Surveying Services. (Johnson)

F. Consider and act upon a task order authorization by and between the City of Celina and TRC for Professional Services. (Johnson)

G. Consider and act upon a municipal road maintenance agreement by and between the State of Texas and the City of Celina. (Johnson)

H. Consider and act to authorize the city manager to execute a demolition contract not to exceed \$35,000 to demolish and remove all existing structures from the lumber yard site. (Johnson)

I. Consider and act upon a contract by and between the City of Celina and TRC Engineers for Professional Services related to the downtown parking lot design and additional parking around police station. (Johnson)

- J. Consider and act upon authorizing the City Manager to execute an Interlocal Purchasing Agreement by and between the City of Celina and the City of McKinney for the purchasing of goods and services. (Fourmentin)
- K. Consider and act upon facilities agreement by and between the City of Celina and LFC Devco Sweetwater LLC to upsize sanitary sewer line from 10" to 15" for the total cost of \$86,492.85. (Johnson)
- L. Consider and act to authorize the City Manager to execute Work Order #5 Amendment #1 between the City of Celina and Garver, LLC in the amount of \$698,928 for professional services relating to the Wastewater Treatment Plant improvements. (Fourmentin)
- M. Consider and act upon a resolution of the City Council of the City of Celina, Texas, accepting the 2017 Certified Tax Roll for the City of Celina. (Toutounchian)
- N. Consider an act upon an agreement by and between the City of Celina and Denton County for Fire and Emergency Medical Services. (Metdker)
- O. Consider and act upon agreement to contribute right of way funds to make certain highway improvements on highway no: SH 289 from N. Bus 289C, North of Celina to N. CR 60/CR 107 (Grayson CL). (Johnson)
- P. Consider and act upon an ordinance terminating Tax Increment Reinvestment Zone Number One, City of Celina, Texas; Authorizing the distribution of tax increment funds of the zone to taxing units participating in the zone in accordance with the Texas tax code. (Downtown) (DeBuff)
- Q. Consider and act upon a resolution setting a public hearing on December 12, 2017 at 5:00 p.m. under section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone within the City of Celina, Texas for The Downtown, being a ±687 acre tract of land generally located west of Preston Road and north of W. Glendenning Pkwy. (Downtown) (DeBuff)
- R. Consider and act to authorize the city manager to execute a memorandum of understanding (MOU) with the Hillwood Development. (Hillwood) (Laumer)
- S. Consider and act upon an ordinance amending the City's Code of Ordinances Chapter 8: Offenses and Nuisances; Article 8.07: Sex Offender Residency and Public Safety Zone. (DeBuff/Griggs)
- T. Consider and act upon a resolution of the City Council of the City of Celina, Texas, confirming support for the proposed Palladium Celina Senior Living Development located on the south side of E. Sunset Blvd and west of County Road 89. (Palladium Celina Senior Living) (DeBuff)
- U. Consider and act upon a Final Plat for Light Farms Grange 4, being a ±15.73 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas, generally located north of Frontier Parkway, south of CR 51, west of the BNSF Railroad, and east of Dallas Parkway, containing 39 residential lots, and 3 open space lots. (Light Farms Grange 4 Final Plat) (Rodriguez)
- V. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, amending the Celina Code of Ordinances Chapter 8: Offenses and Nuisances; Article 8.04: Noise, to add a new section entitled territorial application. (Griggs)

- W. Consider and act upon a Chapter 380 grant agreement by and among the City of Celina, Texas and Perry Homes, LLC acting by and through their respective authorized officers and representatives. (Toutounchian)
- X. Consider and act upon an ordinance of the City of Celina, Texas amending ordinance 2016-65, which adopted and approved the budget for fiscal year beginning October 1, 2016 and ending September 30, 2017, and make appropriations for each department, project and account, by adopting an amended fiscal year 2016-2017 budget for the City of Celina, Texas, reallocating funds between accounts pursuant to exhibit "A", attached hereto and incorporated into this ordinance. (Toutounchian)
- Y. 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, Garbage Collection. (Toutounchian)

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct two public hearings at 5:00 p.m. and 5:05 p.m. to consider testimony on the proposed annexation of an approximate approximately 53.154 acre tract of land situated in the I.C. Williams Survey, Abstract No. 943, Collin County, Texas, and an approximately 10 acre tract of land situated in the I.C. Williams Survey, Abstract No. 943, both properties are generally located north of CR 51, east of Dallas Parkway, west of Preston Road, and south of FM 428 (Glendenning Parkway). (Dickerson Annexation) (Rodriguez)
- B. The Celina City Council will conduct a public hearing to consider testimony and act upon a rezoning 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 request for an ±18.604 acre tract of land situated in the Collin County School Land Survey, Sheet 1, Tract 30, Abstract No. 167, from a zoning designation of C-1, retail district, to PD, Planned Development with a base zoning designation of C-1, the property is generally located at the southwest corner of Preston Road and Ash Street. (Celina Crossing Zoning) (Rodriguez)
- C. The Celina City Council will conduct a public hearing to consider testimony and act upon a resolution of the City Council of the City of Celina, Texas, hereby authorizing the Mayor to execute a development agreement by and between the City of Celina and Celina 52 East, L.P. The property is ±63.156 acres, and is generally located north of CR 51, east of Dallas Parkway, west of Preston Road, and south of FM 428 (Glendenning Parkway). (Greenway 63 Development Agreement) (Laumer)
- D. The Celina City Council will conduct a public hearing to consider testimony and take action upon a resolution authorizing and creating The Columns Public Improvement District (PID) in accordance with Chapter 372 of the Texas Local Government Code; a ±48.784 acre tract of land generally located east of Dallas Parkway and south of County Road 51. (The Columns) (DeBuff)

- E. The Celina City Council will conduct a public hearing to consider testimony on the creation of a Tax Increment Reinvestment Zone consisting of approximately ±48.784 acres generally located east of Dallas Parkway and south of County Road 51, and act upon an ordinance of the City Council of the City of Celina, Texas, designating a contiguous geographic area within the city as a Tax Increment Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Tax Increment Reinvestment Zone Number Nine, City of Celina, describing the boundaries of the zone; creating a Board of Directors for the Zone; establishing a Tax Increment Fund of the Zone; containing Findings related to the creation of the Zone; providing a date for the termination of the Zone; providing that the Zone take effect immediately upon passage of the Ordinance. (The Columns) (DeBuff)
- F. The Celina City Council will conduct a public hearing to consider testimony on the creation of a Tax Increment Reinvestment Zone consisting of approximately ±97 acres generally located north of County Road 105, east of Preston Road, and south of Country Road 102, and act upon an ordinance of the City Council of the City of Celina, Texas, designating a contiguous geographic area within the city as a Tax Increment Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Tax Increment Reinvestment Zone Number Ten, City of Celina, describing the boundaries of the zone; creating a Board of Directors for the Zone; establishing a Tax Increment Fund of the Zone; containing Findings related to the creation of the Zone; providing a date for the termination of the Zone; providing that the Zone take effect immediately upon passage of the Ordinance. (Chalk Hill) (DeBuff)

IX. ACTION ITEM:

- A. Consider and act upon a resolution accepting a petition to dissolve Chalk Hills Public Improvement District, calling for a public hearing and authorizing notices. (Chalk Hill) (DeBuff)
- B. Consider and act upon a resolution of the City Council of Celina, Texas, setting a public hearing under sec. 372.009 of the Texas Local Government Code for the creation of the Chalk Hill Public Improvement District within the City of Celina, Texas; and authorizing the issuance of notice by the City Secretary of Celina, Texas regarding the public hearing. (Chalk Hill) (DeBuff)
- C. Consider and act on authorizing the city manager to negotiate and execute annexation agreements with landowners within Celina's extraterritorial jurisdiction. (Laumer)

X. ADJOURNMENT:

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."


Vicki Faulkner, TRMC

Date Notice Removed

City Secretary, City of Celina, TX



Mainstreet Department
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Rebecca Barton, Downtown Development Manager
 CC: MinuteTraq Admin,
 Date: November 14, 2017
 Re: <Insert Subject/RE Here>

Action Requested:

Main Street Program Report and 2018 Event Dates. (Barton)

Background Information:

On September 28, 2017, Texas Historical Commission staff presented a Main Street 101 training in Celina. The Main Street Advisory Board then held a work session to create a FY2017-2018 Work Plan. The work plan includes committee goals and smaller line item tasks and outcome measurements to reach those goals. The board also evaluated and updated the mission statement and vision statement, and created a set of core values. Finally, the committees and advisory board set a schedule for 2018 events to promote the historic downtown square and its businesses.

Board Review/Citizen Input:

<Insert Review/Citizen input here>

Alternatives:

<Insert Alternative here>

Financial Considerations:

<Insert Financial Considerations here>

Legal Review:

<Insert Legal Review Here>.

Supporting Documents:

Celina Main Street Advisory Board FY2017-2018 Work Plan.

Staff Recommendation:



Main Street Mission Statement:

The Celina Main Street Program will utilize public and private partnerships along with the Main Street 4-point approach to organization, promotion, design and economic restructuring to develop downtown Celina into a center of cultural and economic vitality and to safeguard Celina's rich history through targeted revitalization and preservation.

Main Street Vision Statement:

The Celina Historic Square will be the cultural center of the city by blending traditions of the past with new visions for the future in a sustainable way. It will serve the on-going needs and desires of the citizens of Celina by offering unique dining, shopping and events that appeal to both residents and visitors. A vibrant and exciting square will enhance the diverse interests of the community and contribute to the overall quality of life for everyone who calls Celina home.

Core Values:

With partnerships in place we:

- Preserve and grow downtown as a business center for the community.
- Attract people downtown for business, shopping and entertainment.
- Maintain, preserve and enhance historic buildings.
- Create a family friendly atmosphere in the heart of Celina.

The Celina Main Street Program: Plan of Work 2017-2018

Work Session: September 30, 2017



Program Goals

Goal 1: Promote downtown as a local destination			
Organization	Design	Economic Vitality	Promotion
HOA partnerships	Signage (EV N& S Preston	Promote History	Website promote everything occurring
Consistent event dates			Events
Business owners Investment/ involvement			
Communication with City			
Attend other MS Cities meetings			

Goal 2: Reduce vacancies			
Organization	Design	Economic Vitality	Promotion

Goal 3: Beautification			
Organization	Design	Economic Vitality	Promotion
	Public art	Paint Grant	
	Walkability	Maintenance	

The Committee Work Plans

ORGANIZATION Committee

Committee Chair: Betsy Boudreaux

Committee Members: Philip Ferguson, Jack Ousley, and Bill Webber

Program Goal / Purpose being achieved	Action Item	Responsible person / task leader & helpers	Timeline	Budget Impact & how being funded	Performance Measure / Measure of Success
Goal 1: Promote downtown as a local destination	HOA partnerships	Staff	Contact Quarterly	NA	Completed/Not completed
	Consistent event dates	Staff/Board	NA	NA	NA
	Business owners Investment/ involvement	Staff/Organization Committee	1 business/month	TBD	1 business/month (11 total)
	Attend other MS Cities meetings	Staff/Organization Committee	1 in fiscal year	TBD	Completed/ Not completed
	Communication with City	Staff	Updates to city council and from city management	NA	1 Presentation to Council and quarterly updates to Board from CM

ECONOMIC VITALITY Committee

Developing and sustaining a vital downtown marketplace

Committee Chair: Buddy Minett

Committee Members: Betsy Boudreaux, Philip Ferguson, Brandon Grambles, Corbett Howard, Melissa Cromwell, Rachel Baty, Niki Carbajal, Jennifer Ramer, and Justin Steiner

Program Goal / Purpose being achieved	Action Item	Responsible person / task leader & helpers	Timeline	Budget Impact & how being funded	Performance Measure / Measure of Success
Goal 1: Promote downtown as a local destination	Promote History	Staff/Board	Quarterly highlight through social media/website	NA	Quarterly highlight
Goal 3: Beautification	Paint Grant	Staff/Board	1 year to implement	TBD	Implement program
	Maintenance	Staff/Volunteers	1 year	NA	Understand and set schedule

DESIGN Committee, Capitalizing on historic downtown's physical assets**Committee Chair:** Jack Ousley**Committee Members:** Betsy Boudreaux

Program Goal / Purpose being achieved	Action Item	Responsible person / task leader & helpers	Timeline	Budget Impact & how being funded	Performance Measure / Measure of Success
Goal 1: Promote downtown as a local destination	Signage (EV N& S Preston)	Staff	TBD	TBD	TBD
Goal 3: Beautification	Public art	Design Committee	1 year	TBD	Get cost estimates
	Walkability	Design Committee	TBD	TBD	TBD

PROMOTION Committee*Reintroduce the public to the historic downtown***Committee Chair:** Philip Ferguson

Committee Members: Michelle Baggett, Jamie Means, Melynn Noble, Rachel Baty, Phillip Ferguson, Jennifer Kennemer, Charlotte Hooten, Amanda Webber, Jessica Matehuala, Betsy Boudreaux, Moises Casillas, Bill Webber, Lori Franklin, Roxanne Flores, Amanda Webber, Jennifer Kennemer, and Lynette Sandidge

Program Goal / Purpose being achieved	Action Item	Responsible person / task leader & helpers	Timeline	Budget Impact & how being funded	Performance Measure / Measure of Success
Goal 1: Promote downtown as a local destination	Website promote everything occurring	Staff	Monthly	NA	Updated monthly
	Events	Staff/Committees	Throughout year	Special Events	TBD

Celina Main Street 2018 Event Schedule:

March 2, 2018 – Friday Night Market

April 6, 2018 – Friday Night Market

April 14, 2018 – Cajun Fest

April 21 – 3rd Annual Super Hero Movie Night

May 4, 2018 – Friday Night Market

May 15, 2018 – Golf Tournament

June 1, 2018 – Friday Night Market

June 16 – Movie Night

July 6, 2018 – Friday Night Market

August 3, 2018 – Friday Night Market

August 18 - Movie Night

September 7, 2018 – Friday Night Market

October 5, 2018 – Friday Night Market

October 20 – 4th Annual Star Wars Movie Night

October 31, 2018 – Trick or Treat on the Square

November 2, 2018 – Friday Night Market

December 5, 2018 - Christmas on the Square

December 8, 2018 - Gift Tour



**CITY COUNCIL SPECIAL MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
TUESDAY, OCTOBER 10, 2017 AT 5:05 PM
MINUTES**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Terry called the meeting to order at 5:12 p.m. Council members present were Mayor Pro Tem Chad Anderson, Deputy Mayor Pro Tem Wayne Nabors, Andy Hopkins, Bill Webber, Carmen Roberts and Mindy Koehne.

II. CONSENT AGENDA ITEMS:

Mayor Terry allowed public comment at this time. Those speaking in opposition of annexation of these properties were: Jennifer Sharber, 9219 Prairie Meadow, Ronald Price, 9241 Prairie Meadow, LeAnn Smith, 6588 Oak Hill Lane, Matt Locke, 9295 Prairie Meadow, John McGovern, Prairie Meadows, Lori Ferrell, 13600 Private Road 5, James Andrews, 6747 Oak Hill Lane, Matt Garrabrants, 5175 Summerview Lane, Terry Sharber, 9219 Prairie Meadow, and Jana Greening 7650 Shade Tree.

1. Consider and act upon a Resolution 2017-54R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 84821, being an approximate 10.0 acre tract of land in Denton County, Texas, legally described as Abstract No. 1106A in the Aaron Ray Survey, Tract 5 ; Denton CAD Property ID 52691, being an approximate 3.251 acre tract of land in Denton County, Texas, legally described as Abstract No. 1106A in the Aaron Ray Survey, Tract 6 ; Denton CAD Property ID 52834, being an approximate 7.749 acre tract of land in Denton County, Texas, legally described as Abstract 0903A in the T. McIntire Survey, Tract 3; Denton CAD Property ID 82874, being an approximate 10.0 acre tract of land in Denton County, Texas, legally described as Abstract 0903A in the T. McIntire Survey, Tract 4 ; Denton CAD Property ID 82872, being an approximate 12.2517 acre tract of land in Denton County, Texas, legally described as Abstract 0903A in the T. McIntire Survey, Tract 5 ; Denton CAD Property ID 52816, being an approximate 16.0 acre tract of land in Denton County, Texas, legally described as Abstract 0903A in the T. McIntire Survey, Tract 6 ; Denton CAD Property ID 148553, being an approximate 8.0 acre tract of land in Denton County, Texas, legally described as Abstract 0903A in the T. McIntire Survey, Tract 6A ; Denton CAD Property ID 282772, being an approximate 8.0 acre tract of land in Denton County, Texas, legally described as Abstract 0903A in the T. McIntire Survey, Tract 6A(1); and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
2. Consider and act upon a Resolution 2017-55R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52694, being an approximate 9.999 acre tract of land in Denton County, Texas,

legally described as Abstract 1411A in the F. Wilkerson Survey, Tract 7; Denton CAD Property ID 82865, being an approximate 10.0 acre tract of land in Denton County, Texas, legally described as Abstract 1411A in the F. Wilkerson Survey, Tract 6; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.

3. Consider and act upon a Resolution 2017-56R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52699, being an approximate 20.514 acre tract of land in Denton County, Texas, legally described as Abstract 1411A in the F. Wilkerson Survey, Tract 8; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
4. Consider and act upon a Resolution 2017-57R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 97919, being an approximate 10.013 acre tract of land in Denton County, Texas, legally described as Abstract 1411A in the F. Wilkerson Survey, Tract 9; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
5. Consider and act upon a Resolution 2017-58R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 173648, being an approximate 9.623 acre tract of land in Denton County, Texas, legally described as Abstract 1411A in the F. Wilkerson Survey, Tracts 10A and 11C; Denton CAD Property ID 661546, being an approximate 2.0 acre tract of land in Denton County, Texas, legally described as Abstract 1411A in the F. Wilkerson Survey, Tracts 10A(1) and 11C(1); Denton CAD Property ID 184938, being an approximate 0.294 acre tract of land in Denton County, Texas, legally described as Abstract 1411A in the F. Wilkerson Survey, Tract 11B(1); Denton CAD Property ID 52732, being an approximate 1.0 acre tract of land in Denton County, Texas, legally described as Abstract 1411A in the F. Wilkerson Survey, Tract 11; Denton CAD Property ID 173036, being an approximate 44.642 acre tract of land in Denton County, Texas, legally described as Abstract 1411A in the F. Wilkerson Survey, Tract 10 and 11B; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
6. Consider and act upon a Resolution 2017-59R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52718, being an approximate 5.0 acre tract of land in Denton County, Texas, legally described as Abstract 1411A in the F. Wilkerson Survey, Tract 15; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
7. Consider and act upon a Resolution 2017-60R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52560, being an approximate 61.58 acre tract of land in Denton County, Texas, legally described as Abstract 1299A in the Texas & Pacific Railway Survey, Tract 1; and any

right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.

8. Consider and act upon a Resolution 2017-61R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52803, being an approximate 113.55 acre tract of land in Denton County, Texas, legally described as Abstract 0309A in the Thomas B. Cox Survey, Tract 1; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
9. Consider and act upon a Resolution 2017-62R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52769, being an approximate 36.374 acre tract of land in Denton County, Texas, legally described as Abstract No. 1106A in the Aaron Ray Survey, Tract 5; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
10. Consider and act upon a Resolution 2017-63R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 75820, being an approximate 11.049 acre tract of land in Denton County, Texas, legally described as Abstract No. 0791A in the John Morton Survey, Tract 5; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
11. Consider and act upon a Resolution 2017-64R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52729, being an approximate 21.9 acre tract of land in Denton County, Texas, legally described as Abstract No. 0791A in the John Morton Survey, Tract 4; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
12. Consider and act upon a Resolution 2017-65R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 178532, being an approximate 8.002 acre tract of land in Denton County, Texas, legally described as Abstract No. 0791A in the John Morton Survey, Tract 8A; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
13. Consider and act upon a Resolution 2017-66R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 203151, being an approximate 5.388 acre tract of land in Denton County, Texas, legally described as Eastern Hills Estates, Lot 5B; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.

Minutes Acceptance: Minutes of Oct 10, 2017 5:05 PM (Minutes Approval)

14. Consider and act upon a Resolution 2017-67R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 191266, being an approximate 10.967 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 12D; Denton CAD Property ID 168112, being an approximate 8.5 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 12D; Denton CAD Property ID 173392, being an approximate 1.5 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 12D(1); and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
15. Consider and act upon a Resolution 2017-68R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 176549, being an approximate 40.223 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 12F; Denton CAD Property ID 176550, being an approximate 1.0 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 12F(1); Denton CAD Property ID 176551, being an approximate 0.22 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 12F(2); Denton CAD Property ID 168111, being an approximate 1.0 acre tract of land in Denton County, Texas, legally described as Abstract 0211A in the Robert Cowan Survey, Tract 12C; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
16. Consider and act upon a Resolution 2017-69R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 176548, being an approximate 24.659 acre tract of land in Denton County, Texas, legally described as Abstract 0211A in the Robert Cowan Survey, Tract 12E; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
17. Consider and act upon a Resolution 2017-70R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52881, being an approximate 11.49 acre tract of land in Denton County, Texas, legally described as Abstract 0211A in the Robert Cowan Survey, Tract 34; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
18. Consider and act upon a Resolution 2017-71R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 133330, being an approximate 3.0 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 12A; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.

19. Consider and act upon a Resolution 2017-72R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 187667, being an approximate 1.83 acre tract of land in Denton County, Texas, legally described as Lot 1, Meadow View Estates; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
20. Consider and act upon a Resolution 2017-73R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 84189, being an approximate 29.9897 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 23; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
21. Consider and act upon a Resolution 2017-74R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 181907, being an approximate 4.5 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 19A; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
22. Consider and act upon a Resolution 2017-75R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52943, being an approximate 10.511 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 20; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
23. Consider and act upon a Resolution 2017-76R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 678052, being an approximate 3.115 acre tract of land in Denton County, Texas, legally described as Lot 2, Block A, of Theeringer Estates; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
24. Consider and act upon a Resolution 2017-77R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 678051, being an approximate 6.334 acre tract of land in Denton County, Texas, legally described as Lot 1, Block A, of Theeringer Estates; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
25. Consider and act upon a Resolution 2017-78R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 84192, being an approximate 11.43 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 15; and any right-of-

way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.

26. Consider and act upon a Resolution 2017-79R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 84197, being an approximate 10.0 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 28; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
27. Consider and act upon a Resolution 2017-80R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 498774, being an approximate 10.0 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 26A; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
28. Consider and act upon a Resolution 2017-81R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 632429, being an approximate 64.6724 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 26B; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
29. Consider and act upon a Resolution 2017-82R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52939, being an approximate 40.4163 acre tract of land in Denton County, Texas, legally described as Abstract 0211A in the Robert Cowan Survey, Tract 26; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
30. Consider and act upon a Resolution 2017-83R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 84187, being an approximate 10.51 acre tract of land in Denton County, Texas, legally described as Abstract 0211A in the Robert Cowan Survey, Tract 17; Denton CAD Property ID 84190, being an approximate 2.704 acre tract of land in Denton County, Texas, legally described as Abstract 0211A in the Robert Cowan Survey, Tract 16; Denton CAD Property ID 699148, being an approximate 1.0 acre tract of land in Denton County, Texas, legally described as Abstract 0211A of the Robert Cowan Survey, Tract 16A; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
31. Consider and act upon a Resolution 2017-84R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2120675, being an approximate 37.614 acre tract of land in Collin County, Texas, legally described as Abstract A0168, Collin County School Land #16 Survey, Sheet 2, Tract 26;

and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.

32. Consider and act upon a Resolution 2017-85R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 991859, being an approximate 37.614 acre tract of land in Collin County, Texas, legally described as Abstract A0168, Collin County School Land #16 Survey, Sheet 2, Tract 21; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
33. Consider and act upon a Resolution 2017-86R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 990404, being an approximate 73.38 acre tract of land in Collin County, Texas, legally described as Abstract A0124, Henry Bentley Survey, Tract 19; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
34. Consider and act upon a Resolution 2017-87R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2055071, being an approximate 5.0227 acre tract of land in Collin County, Texas, legally described as Abstract A0124, Henry Bentley Survey, Tract 40; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
35. Consider and act upon a Resolution 2017-88R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Abstract A0211A, A. Cowan Survey, Tract 42; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
36. Consider and act upon a Resolution 2017-89R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 84821, being an approximate 10.81 acre tract of land in Denton County, Texas, legally described as Abstract A0211A, A. Cowan Survey, Tract 45; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
37. Consider and act upon a Resolution 2017-90R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52895, being an approximate 10.684 acre tract of land in Denton County, Texas, legally described as Abstract A0211A, A. Cowan Survey, Tract 44; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
38. Consider and act upon a Resolution 2017-91R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD

Property ID 75332, being an approximate 10.58 acre tract of land in Denton County, Texas, legally described as Abstract A0211A, A. Cowan Survey, Tract 43; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.

39. Consider and act upon a Resolution 2017-92R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52926, being an approximate 6.068 acre tract of land in Denton County, Texas, legally described as Abstract A0211A, A. Cowan Survey, Tract 48; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
40. Consider and act upon a Resolution 2017-93R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 122384, being an approximate 6.068 acre tract of land in Denton County, Texas, legally described as Abstract A0211A, A. Cowan Survey, Tract 49; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
41. Consider and act upon a Resolution 2017-94R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52923, being an approximate 24.22 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 50; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
42. Consider and act upon a Resolution 2017-95R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52930, being an approximate 12.11 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 51; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
43. Consider and act upon a Resolution 2017-96R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52934, being an approximate 12.11 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 52; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
44. Consider and act upon a Resolution 2017-97R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 101229, being an approximate 5.0 acre tract of land in Denton County, Texas, legally described as Abstract A0211A, Cowan Survey, Tract 53; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.

45. Consider and act upon a Resolution 2017-98R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52932, being an approximate 4.765 acre tract of land in Denton County, Texas, legally described as Abstract A0211A, Cowan Survey, Tract 54; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
46. Consider and act upon a Resolution 2017-99R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 133328, being an approximate 4.0 acre tract of land in Denton County, Texas, legally described as Abstract A0211A, Cowan Survey, Tract 55; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
47. Consider and act upon a Resolution 2017-100R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52664, being an approximate 44.495 acre tract of land in Denton County, Texas, legally described as Abstract A1265-A, A. Thompson Survey, Tract 1; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
48. Consider and act upon a Resolution 2017-101R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 254126, being an approximate 1.799 acre tract of land in Denton County, Texas, legally described as Abstract A125A, A. Thompson Survey, Tract 1C; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
49. Consider and act upon a Resolution 2017-102R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 254125, being an approximate 1.799 acre tract of land in Denton County, Texas, legally described as Abstract A125A, A. Thompson Survey, Tract 1B; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
50. Consider and act upon a Resolution 2017-103R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 254127, being an approximate 1.799 acre tract of land in Denton County, Texas, legally described as Abstract A125A, A. Thompson Survey, Tract 1D; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
51. Consider and act upon a Resolution 2017-104R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2110480, being an approximate 24.608 acre tract of land in Collin County, Texas,

legally described as Abstract A0007, Richard Alderson Survey, Tract 11; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.

52. Consider and act upon a Resolution 2017-105R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 964790, being an approximate 22.188 acre tract of land in Collin County, Texas, legally described as Abstract A0788, Spencer Rice Survey, Tract 3; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
53. Consider and act upon a Resolution 2017-106R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1647374, being an approximate 16.584 acre tract of land in Collin County, Texas, legally described as Abstract A0788, Spencer Rice Survey, Tract 5; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
54. Consider and act upon a Resolution 2017-107R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2020233, being an approximate 14.056 acre tract of land in Collin County, Texas, legally described as Abstract A0788, Spencer Rice Survey, Tract 8; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
55. Consider and act upon a Resolution 2017-108R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2551056, being an approximate 33.693 acre tract of land in Collin County, Texas, legally described as Abstract A0788, Spencer Rice Survey, Tract 7; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
56. Consider and act upon a Resolution 2017-109R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2551057, being an approximate 8.0 acre tract of land in Collin County, Texas, legally described as Abstract A0788, Spencer Rice Survey, Tract 23; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
57. Consider and act upon a Resolution 2017-110R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 964807, being an approximate 2.806 acre tract of land in Collin County, Texas, legally described as Abstract A0788, Spencer Rice Survey, Tract 4; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.

58. Consider and act upon a Resolution 2017-111R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2121924, being an approximate 14.59 acre tract of land in Collin County, Texas, legally described as Abstract A0788, Spencer Rice Survey, Tract 9; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
59. Consider and act upon a Resolution 2017-112R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2523154, being an approximate 1.408 acre tract of land in Collin County, Texas, legally described as Abstract A0788, Spencer Rice Survey, Tract 18-19; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
60. Consider and act upon a Resolution 2017-113R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2551058, being an approximate 19.817 acre tract of land in Collin County, Texas, legally described as Abstract No. A0788 in the Spencer Rice Survey, Tract 22; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
61. Consider and act upon a Resolution 2017-114R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2121104, being an approximate 26.944 acre tract of land in Collin County, Texas, legally described as Abstract No. A0408 in the P F Hutchinson Survey, Tract 15; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
62. Consider and act upon a Resolution 2017-115R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2121102, being an approximate 10.35 acre tract of land in Collin County, Texas, legally described as Abstract A0408, P.F. Hutchinson Survey, Tract 1; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
63. Consider and act upon a Resolution 2017-116R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1639338, being an approximate 10.35 acre tract of land in Collin County, Texas, legally described as Abstract A0408, P.F. Hutchinson Survey, Tract 8; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
64. Consider and act upon a Resolution 2017-117R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2545877, being an approximate 1.0 acre tract of land in Collin County, Texas, legally described as Abstract No. A0408 in the P F Hutchinson Survey, Tract 19; and any right-of-way

adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.

65. Consider and act upon a Resolution 2017-118R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2545876, being an approximate 9.96 acre tract of land in Collin County, Texas, legally described as Abstract A0408, P.F. Hutchinson Survey, Tract 13; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
66. Consider and act upon a Resolution 2017-119R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1639347, being an approximate 10.368 acre tract of land in Collin County, Texas, legally described as Abstract A0408, P.F. Hutchinson Survey, Tract 9; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
67. Consider and act upon a Resolution 2017-120R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2721387, being an approximate 6.0 acre tract of land in Collin County, Texas, legally described as Abstract A0408, P.F. Hutchinson Survey, Tract 20; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
68. Consider and act upon a Resolution 2017-121R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1647383, being an approximate 6.546 acre tract of land in Collin County, Texas, legally described as Abstract A0408, P.F. Hutchinson Survey, Tract 10; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
69. Consider and act upon a Resolution 2017-122R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2120834, being an approximate 10.27 acre tract of land in Collin County, Texas, legally described as Abstract A0262, William Deavenport Survey, Tract 7; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
70. Consider and act upon a Resolution 2017-123R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2120833, being an approximate 39.965 acre tract of land in Collin County, Texas, legally described as Abstract A0262, William Deavenport Survey, Tract 4; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.

71. Consider and act upon a Resolution 2017-124R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 963452, being an approximate 25.54 acre tract of land in Collin County, Texas, legally described as Abstract A0262, William Daavenport Survey, Tract 3; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
72. Consider and act upon a Resolution 2017-125R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2120832, being an approximate 25.74 acre tract of land in Collin County, Texas, legally described as Abstract A0262, William Deavenport Survey, Tract 1; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
73. Consider and act upon a Resolution 2017-126R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 963443, being an approximate 25.5414 acre tract of land in Collin County, Texas, legally described as Abstract A0262, William Deavenport Survey, Tract 2; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
74. Consider and act upon a Resolution 2017-127R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1716860, being an approximate 1.262 acre tract of land in Collin County, Texas, legally described as Abstract A0408, P.F. Hutchinson Survey, Tract 11; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
75. Consider and act upon a Resolution 2017-128R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1716879, being an approximate 13.448 acre tract of land in Collin County, Texas, legally described as Abstract A0408, P.F. Hutchinson Survey, Tract 12; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
76. Consider and act upon a Resolution 2017-129R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1622355, being an approximate 10.27 acre tract of land in Collin County, Texas, legally described as Abstract No. A0408 in the P F Hutchinson Survey, Tract 4; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
77. Consider and act upon a Resolution 2017-130R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1639329, being an approximate 10.26 acre tract of land in Collin County, Texas, legally described as Abstract No. A0408 in the P F Hutchinson Survey, Tract 7; and any right-of-

way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.

78. Consider and act upon a Resolution 2017-131R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1622337, being an approximate 5.49 acre tract of land in Collin County, Texas, legally described as Abstract No. A0408 in the P F Hutchinson Survey, Tract 2; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
79. Consider and act upon a Resolution 2017-132R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2121105, being an approximate 4.997 acre tract of land in Collin County, Texas, legally described as Abstract No. A0408 in the P F Hutchinson Survey, Tract 16; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
80. Consider and act upon a Resolution 2017-133R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 163364, being an approximate 11.18 acre tract of land in Collin County, Texas, legally described as Abstract A0408, P.F. Hutchinson Survey, Tract 6; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
81. Consider and act upon a Resolution 2017-134R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2020231, being an approximate 3.52 acre tract of land in Collin County, Texas, legally described as Abstract No. A0408 in the P F Hutchinson Survey, Tract 14; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
82. Consider and act upon a Resolution 2017-135R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2517630, being an approximate 3.728 acre tract of land in Collin County, Texas, legally described as Abstract No. A0408 in the P F Hutchinson Survey, Tract 18; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
83. Consider and act upon a Resolution 2017-136R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2517629, being an approximate 3.724 acre tract of land in Collin County, Texas, legally described as Abstract No. A0408 in the P F Hutchinson Survey, Tract 3; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.

84. Consider and act upon a Resolution 2017-137R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2057836, being an approximate 1.0 acre tract of land in Collin County, Texas, legally described as Abstract No. A0788 in the Spencer Rice Survey, Tract 18; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
85. Consider and act upon a Resolution 2017-138R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 991332, being an approximate 109.78 acre tract of land in Collin County, Texas, legally described as Abstract A0137, MD Bullion Survey, Tract 1; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
86. Consider and act upon a Resolution 2017-139R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2120667, being an approximate 38.803 acre tract of land in Collin County, Texas, legally described as Abstract A0167, Collin County School Land #14 Survey, Sheet 2, Tract 61; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
87. Consider and act upon a Resolution 2017-140R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1634592, being an approximate 20.0 acre tract of land in Collin County, Texas, legally described as Abstract A0167, Collin County School Land #14 Survey, Sheet 2, Tract 83; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
88. Consider and act upon a Resolution 2017-141R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 998095, being an approximate 30.0 acre tract of land in Collin County, Texas, legally described as Abstract A0943, IC Williamson Survey, Tract 11; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
89. Consider and act upon a Resolution 2017-142R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2663825, being an approximate 49.9266 acre tract of land in Collin County, Texas, legally described as Abstract A0943, IC Williamson Survey, Tract 7; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
90. Consider and act upon a Resolution 2017-143R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 20982, being an approximate 1.0 acre tract of land in Collin County, Texas, legally described as Abstract A0943, IC Williamson Survey, Tract 7-1; and any right-of-way adjacent to

said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.

91. Consider and act upon a Resolution 2017-144R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 998077, being an approximate 0.441 acre tract of land in Collin County, Texas, legally described as Abstract No. A0943 in the I C Williamson Survey, Tract 9; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
92. Consider and act upon a Resolution 2017-145R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2509576, being an approximate 0.4714 acre tract of land in Collin County, Texas, legally described as Abstract No. A0943 in the I C Williamson Survey, Tract 19; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
93. Consider and act upon a Resolution 2017-146R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2663828, being an approximate 5.862 acre tract of land in Collin County, Texas, legally described as Abstract A0132, BBB&C Railway Co. Survey, Tract 25; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
94. Consider and act upon a Resolution 2017-147R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 991118, being an approximate 2.5 acre tract of land in Collin County, Texas, legally described as Abstract A0132, BBB&C Railway Co. Survey, Tract 5; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
95. Consider and act upon a Resolution 2017-148R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2663826, being an approximate 0.372 acre tract of land in Collin County, Texas, legally described as Abstract A0943 IC Williamson Survey, Tract 23; Collin CAD Property ID 2663829, being an approximate 1.458 acre tract of land in Collin County, Texas, legally described as Abstract A0132, BBB&C Railway Co. Survey, Tract 40; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
96. Consider and act upon a Resolution 2017-149R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 998068, being an approximate 1.0 acre tract of land in Collin County, Texas, legally described as Abstract A0943, IC Williamson Survey, Tract 8; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.

Minutes Acceptance: Minutes of Oct 10, 2017 5:05 PM (Minutes Approval)

97. Consider and act upon a Resolution 2017-150R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2663827, being an approximate 0.17 acre tract of land in Collin County, Texas, legally described as Abstract A0943, Williamson Survey, Tract 24; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
98. Consider and act upon a Resolution 2017-151R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 963229, being an approximate 6.0 acre tract of land in Collin County, Texas, legally described as Abstract A0167, Collin County School Land #14 Survey, Sheet 2, Tract 75; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
99. Consider and act upon a Resolution 2017-152R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2120666, being an approximate 28.24 acre tract of land in Collin County, Texas, legally described as Abstract A0167, Collin County School Land #14 Survey, Sheet 2, Tract 60; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
100. Consider and act upon a Resolution 2017-153R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 962765, being an approximate 3.551 acre tract of land in Collin County, Texas, legally described as Abstract A0167, Collin County School Land #14 Survey, Sheet 2, Tract 35; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
101. Consider and act upon a Resolution 2017-154R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2760195, being an approximate 1.109 acre tract of land in Collin County, Texas, legally described as Abstract A0167, Collin County School Land #14 Survey, Sheet R02, Tract 35-1; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
102. Consider and act upon a Resolution 2017-155R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2719498, being an approximate 30.90 acre tract of land in Collin County, Texas, legally described as Abstract A0167, Collin County School Land #14 Survey, Sheet 2, Tract 1; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
103. Consider and act upon a Resolution 2017-156R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2756720, being an approximate 18.74 acre tract of land in Collin County, Texas,

legally described as Abstract A0167, Collin County School Land #14, Sheet 2, Tract 99; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.

104. Consider and act upon a Resolution 2017-157R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 963103, being an approximate 11.071 acre tract of land in Collin County, Texas, legally described as Abstract A0167, Collin County School Land #14 Survey, Sheet 2, Tract 65-9; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
105. Consider and act upon a Resolution 2017-158R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2071428, being an approximate 9.993 acre tract of land in Collin County, Texas, legally described as Abstract A0167, Collin County School Land #14 Survey, Sheet 2, Tract 90; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
106. Consider and act upon a Resolution 2017-159R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2006712, being an approximate 10.0 acre tract of land in Collin County, Texas, legally described as Abstract A0943, IC Williamson Survey, Tract 13; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
107. Consider and act upon a Resolution 2017-160R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2120670, being an approximate 7.438 acre tract of land in Collin County, Texas, legally described as Abstract A0167, Collin County School Land #14 Survey, Sheet 4, Tract 86; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
108. Consider and act upon a Resolution 2017-161R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2501429, being an approximate 1.8705 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 1; Collin CAD Property ID 2501430, being an approximate 2.0150 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 2; Collin CAD Property ID 2501431, being an approximate 1.9829 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 3; Collin CAD Property ID 2501432, being an approximate 1.9840 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 4; Collin CAD Property ID 2501433, being an approximate 2.0150 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 5; Collin CAD Property ID 2501434, being an approximate 1.9841 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 6; Collin CAD Property ID 2501435, being an approximate 1.9828 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 7; Collin CAD Property ID

2501436, being an approximate 2.0156 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 8; Collin CAD Property ID 2501437, being an approximate 2.0589 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 9; Collin CAD Property ID 2501438, being an approximate 2.1066 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 10; Collin CAD Property ID 2501439, being an approximate 2.0025 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 11; Collin CAD Property ID 2501440, being an approximate 1.9854 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 12; Collin CAD Property ID 2501441, being an approximate 1.9824 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 13; Collin CAD Property ID 2501442, being an approximate 2.0150 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 14; Collin CAD Property ID 2501443, being an approximate 1.9847 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 15; Collin CAD Property ID 2501444, being an approximate 1.9822 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 16; Collin CAD Property ID 2501445, being an approximate 2.0150 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 17; Collin CAD Property ID 2501446, being an approximate 1.8680 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 18; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.

109. Consider and act upon a Resolution 2017-162R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 992199, being an approximate 6.9068 acre tract of land in Collin County, Texas, legally described as Abstract No. A0170 in the Collin County School Land #15 Survey, Sheet 2, Tract 24; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
110. Consider and act upon a Resolution 2017-163R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1584958, being an approximate 3.13 acre tract of land in Collin County, Texas, legally described as Abstract No. A0170 in the Collin County School Land #15 Survey, Sheet 2, Tract 49; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
111. Consider and act upon a Resolution 2017-164R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1960382, being an approximate 2.15 acre tract of land in Collin County, Texas, legally described as Abstract No. A0170 in the Collin County School Land #15 Survey, Sheet 2, Tract 61; Collin CAD Property ID 992117, being an approximate 1.994 acre tract of land in Collin County, Texas, legally described as Abstract No. A0170 in the Collin County School Land #15 Survey, Sheet 2, Tract 17; Collin CAD Property ID 1960300, being an approximate 3.147 acre tract of land in Collin County, Texas, legally described as Abstract No. A0170 in the Collin County School Land #15 Survey, Sheet 2, Tract 60; Collin CAD Property ID 11615, being an

approximate 1.1558 acre tract of land in Collin County, Texas, legally described as Abstract No. A0170 in the Collin County School Land #15 Survey, Sheet 2, Tract 58; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.

112. Consider and act upon a Resolution 2017-165R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 997032, being an approximate 19.029 acre tract of land in Collin County, Texas, legally described as Abstract A0731, Samuel Queen Survey, Tract 6; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
113. Consider and act upon a Resolution 2017-166R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2110123, being an approximate 9.18 acre tract of land in Collin County, Texas, legally described as Abstract A0731, Samuel Queen Survey, Tract 10; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
114. Consider and act upon a Resolution 2017-167R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2709494, being an approximate 3.689 acre tract of land in Collin County, Texas, legally described as Thomas Place, Block A, Lot 1; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
115. Consider and act upon a Resolution 2017-168R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2110124, being an approximate 2.5 acre tract of land in Collin County, Texas, legally described as Abstract No. A0731 in the Samuel Queen Survey, Tract 13; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
116. Consider and act upon a Resolution 2017-169R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2038564, being an approximate 1.193 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 1; Collin CAD Property ID 2038565, being an approximate 1.313 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 2; Collin CAD Property ID 2038566, being an approximate 1.313 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 3; Collin CAD Property ID 2038567, being an approximate 1.313 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 4; Collin CAD Property ID 2038568, being an approximate 1.313 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 5; Collin CAD Property ID 2038569, being an approximate 1.313 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 6; Collin CAD Property ID 2038570, being an approximate 1.275 acre tract of land in Collin

County, Texas, legally described as Prairie Meadows Estates, Lot 7; Collin CAD Property ID 2038571, being an approximate 1.312 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 8; Collin CAD Property ID 2038572, being an approximate 1.363 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 9; Collin CAD Property ID 2038573, being an approximate 1.00 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 10; Collin CAD Property ID 2038574, being an approximate 1.00 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 11; Collin CAD Property ID 2038575, being an approximate 1.00 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 12; Collin CAD Property ID 2038576, being an approximate 1.00 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 13; Collin CAD Property ID 2038577, being an approximate 1.00 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 14; Collin CAD Property ID 2506190, being an approximate 1.00 acre tract of land in Collin County, Texas, legally described as Copperfield Settlement, Lot 1; Collin CAD Property ID 2506191, being an approximate 1.397 acre tract of land in Collin County, Texas, legally described as Copperfield Settlement, Lot 2; Collin CAD Property ID 2506192, being an approximate 1.397 acre tract of land in Collin County, Texas, legally described as Copperfield Settlement, Lot 3; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.

117. Consider and act upon a Resolution 2017-170R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2567261, being an approximate 4.046 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 97; Collin CAD Property ID 2133590, being an approximate 2.491 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 94; Collin CAD Property ID 962391, being an approximate 2.74 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 4; Collin CAD Property ID 2567259, being an approximate 4.0 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 5; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
118. Consider and act upon a Resolution 2017-171R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2120662, being an approximate 5.0 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 9; Collin CAD Property ID 962453, being an approximate 16.97 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 8; Collin CAD Property ID 2661898, being an approximate 8.602 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 104; Collin CAD Property ID 2109701, being an approximate 1.79 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 93; and any right-of-way adjacent to said property;

authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.

119. Consider and act upon a Resolution 2017-172R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2661897, being an approximate 1.0 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 6; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
120. Consider and act upon a Resolution 2017-173R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2120663, being an approximate 4.8 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 15; Collin CAD Property ID 2006703, being an approximate 5.0 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 32; Collin CAD Property ID 2120665, being an approximate 5.98 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 88; Collin CAD Property ID 962550, being an approximate 2.0 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 16; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
121. Consider and act upon a Resolution 2017-174R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1986888, being an approximate 0.6 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 87; Collin CAD Property ID 2121885, being an approximate 7.4 acre tract of land in Collin County, Texas, legally described as Abstract A0771 in the C P Rice Survey, Tract 11; Collin CAD Property ID 2680156, being an approximate 6.09 acre tract of land in Collin County, Texas, legally described as Abstract A0771 in the C P Rice Survey, Tract 12; Collin CAD Property ID 2683029, being an approximate 1.95 acre tract of land in Collin County, Texas, legally described as Carroll Addition, Block A, Lot 1; Collin CAD Property ID 2608104, being an approximate 1.003 acre tract of land in Collin County, Texas, legally described as Owens Development, Lot 2; Collin CAD Property ID 2608105, being an approximate 1.998 acre tract of land in Collin County, Texas, legally described as Owens Development, Lot 3; Collin CAD Property ID 2016580, being an approximate 5.006 acre tract of land in Collin County, Texas, legally described as Abstract A0771 in the C P Rice Survey, Tract 15; Collin CAD Property ID 1011531, being an approximate 9.345 acre tract of land in Collin County, Texas, legally described as Abstract A0771 in the C P Rice Survey, Tract 1; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
122. Consider and act upon a Resolution 2017-175R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD

Property ID 2608103, being an approximate 1.99 acre tract of land in Collin County, Texas, legally described as Owens Development, Lot 1; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.

123. Consider and act upon a Resolution 2017-176R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 976386, being an approximate 2.234 acre tract of land in Collin County, Texas, legally described as DR Hunn Addition, Block A, Lot 1; Collin CAD Property ID 2619116, being an approximate 2.0 acre tract of land in Collin County, Texas, legally described as DR Hunn Addition, Block A, Lot 2; Collin CAD Property ID 2715058, being an approximate 2.0 acre tract of land in Collin County, Texas, legally described as DR Hunn Addition, Block A, Lot 3; Collin CAD Property ID 976395, being an approximate 2.0 acre tract of land in Collin County, Texas, legally described as DR Hunn Addition, Block A, Lot 4; Collin CAD Property ID 976402, being an approximate 2.0 acre tract of land in Collin County, Texas, legally described as DR Hunn Addition, Block A, Lot 5; Collin CAD Property ID 976411, being an approximate 2.0 acre tract of land in Collin County, Texas, legally described as DR Hunn Addition, Block A, Lot 6; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
124. Consider and act upon a Resolution 2017-177R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 962630, being an approximate 16.9873 acre tract of land in Collin County, Texas, legally described as Abstract No. A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 24; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
125. Consider and act upon a Resolution 2017-178R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2131658, being an approximate 3.021 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates Phase 2, Block A, Lot 4; Collin CAD Property ID 2131657, being an approximate 2.992 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates Phase 2, Block A, Lot 3; Collin CAD Property ID 2131656, being an approximate 2.992 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates Phase 2, Block A, Lot 2; Collin CAD Property ID 2658426, being an approximate 1.675 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates Phase 2, Block A, Lot 1ra; Collin CAD Property ID 2658427, being an approximate 1.317 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates Phase 2, Block A, Lot 1rb; Collin CAD Property ID 2118132, being an approximate 2.579 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates, Block A, Lot 1; Collin CAD Property ID 2118133, being an approximate 2.579 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates, Block A, Lot 2; Collin CAD Property ID 2118125, being an approximate 2.411 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates, Block A, Lot 3; Collin CAD Property ID 2131659, being an approximate 2.375

acre tract of land in Collin County, Texas, legally described as Summerview Country Estates Phase 2, Block A, Lot 5; Collin CAD Property ID 2131660, being an approximate 2.37 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates Phase 2, Block A, Lot 6; Collin CAD Property ID 2131661, being an approximate 2.371 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates Phase 2, Block A, Lot 7; Collin CAD Property ID 2131662, being an approximate 2.371 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates Phase 2, Block A, Lot 8; Collin CAD Property ID 2118134, being an approximate 1.0 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates, Block B, Lot 4; Collin CAD Property ID 2118127, being an approximate 2.416 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates, Block B, Lot 5; Collin CAD Property ID 2118129, being an approximate 2.844 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates, Block B, Lot 10; Collin CAD Property ID 2118139, being an approximate 2.826 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates, Block B, Lot 9; Collin CAD Property ID 2118138, being an approximate 2.826 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates, Block B, Lot 8; Collin CAD Property ID 2118128, being an approximate 2.059 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates, Block B, Lot 7; Collin CAD Property ID 2118137, being an approximate 3.261 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates, Block B, Lot 6; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.

126. Consider and act upon a Resolution 2017-179R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1011700, being an approximate 122.759 acre tract of land in Collin County, Texas, legally described as Abstract No. A0779 in the Levin Routh Survey, Tract 11; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
127. Consider and act upon a Resolution 2017-180R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2522115, being an approximate 36.89 acre tract of land in Collin County, Texas, legally described as Abstract No. A0779 in the Levin Routh Survey, Tract 21; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
128. Consider and act upon a Resolution 2017-181R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2655194, being an approximate 4.43 acre tract of land in Collin County, Texas, legally described as Abstract No. A0779 in the Levin Routh Survey, Tract 30; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
129. Consider and act upon a Resolution 2017-182R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD

Property ID 2691386, being an approximate 9.0 acre tract of land in Collin County, Texas, legally described as Abstract No. A0779 in the Levin Routh Survey, Tract 18; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.

130. Consider and act upon a Resolution 2017-183R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 16747, being an approximate 33.011 acre tract of land in Collin County, Texas, legally described as Abstract No. A1009 in the Mckinzie Wilhite Survey, Tract 2; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
131. Consider and act upon a Resolution 2017-184R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2137873, being an approximate 28.693 acre tract of land in Collin County, Texas, legally described as Abstract No. A1008 in the Mckinzie Wilhite Survey, Tract 2; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
132. Consider and act upon a Resolution 2017-185R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2122502, being an approximate 17.369 acre tract of land in Collin County, Texas, legally described as Abstract No. A1030 in the Jonathan Westover Survey, Sheet 3, Tract 5; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
133. Consider and act upon a Resolution 2017-186R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2691506, being an approximate 1.162 acre tract of land in Collin County, Texas, legally described as Abstract No. A1030 in the Jonathan Westover Survey, Sheet 3, Tract 8; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
134. Consider and act upon a Resolution 2017-187R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 965762, being an approximate 19.047 acre tract of land in Collin County, Texas, legally described as Abstract No. A1030 in the Jonathan Westover Survey, Sheet 3, Tract 3; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.
135. Consider and act upon a Resolution 2017-188R setting a date, time and place for public hearings on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1521035, being an approximate 7.5 acre tract of land in Collin County, Texas, legally described as Abstract No. A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 79; and any right-of-way adjacent to said property; authorizing and directing the City Secretary to have published notice of such public hearings; and directing the preparation of a service plan.

Councilman Webber moved to approve the consent agenda. Deputy Mayor Pro Tem Nabors seconded. Motion carried. 6-yes;0-no.

III **ADJOURNMENT:**

There being no further comment Mayor Terry adjourned the meeting at 5:53 p.m.

Sean Terry, Mayor

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

Date Minutes Approved

Minutes Acceptance: Minutes of Oct 10, 2017 5:05 PM (Minutes Approval)



**NOTICE OF
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
TUESDAY, OCTOBER 10, 2017 AT 5:10 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		7:41 PM
Carmen Roberts	City of Celina	Place 4	Present		
Chad Anderson	City of Celina	Place 6	Present		
Wayne Nabors	City of Celina	Place 2	Present		
Sean Terry	City of Celina	Mayor	Present		7:36 PM

Mayor Terry called the meeting to order at 5:53 p.m.

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Celina Fire Department-Hurricane Harvey Victims Assistance

Fire Chief Mark Metdker read an account of the assistance that the Celina Fire Department provided to victims of Hurricane Harvey. Mayor Terry presented the department with a proclamation recognizing their work.

B. New employee introductions and promotions. (Johnson)(Griggs)

Police Chief Tony Griggs introduced new officers Andrew Kincaid and Casey Robinson and the promotions of Shea Scott to Assistant Police Chief, John Jackson to Lieutenant, Tim Hebert to Sergeant and Kortney Webb to Detective.

C. Discussion regarding an update to the sex offender ordinance and alarm ordinance. (Griggs)

Police Chief Tony Griggs presented the updates to these ordinances.

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

No other items were discussed.

III. EXECUTIVE SESSION:

The Celina City Council adjourned into executive session at 6:08 p.m. with City Attorney Lance Vanzant, City Manager Jason Laumer and Director of the Economic Development Corporation Corbett Howard (item A only).

Minutes Acceptance: Minutes of Oct 10, 2017 5:10 PM (Minutes Approval)

The Celina City Council will convene into Executive Session pursuant to Texas Government Code 551.087, Deliberation Regarding Economic Development Negotiation, Texas Government Code 551.072, Deliberations Regarding Real Property, to deliberate the purchase, exchange, lease or value of real property; 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. Potential business negotiations (Howard)
- B. Discussion regarding annexations listed on October 10, 2017 Special City Council 5:05 p.m. meeting agenda
- C. Communications Tower Group, LLC v. City of Celina, Texas
- D. Possible acquisition of real estate for parks and city facilities
- E. Director of Planning and Development Services

Reconvene Into Open Session

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

The City Council reconvened into open session at 7:05 p.m. No action was taken out of executive session.

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

Mayor Terry led the pledges of allegiance. Deputy Mayor Pro Tem Nabors gave the invocation.

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

- A. National Community Planning Month

Mayor Terry presented the proclamation to the Planning Department.

- B. Clothe a Child Proclamation

Mayor Terry presented the proclamation to Clothe a Child Volunteer Coordinator Wayne Nabors. Mr. Nabors relayed the importance of the program and the need for volunteers to the audience.

VI. **OPEN FORUM:**

Those speaking in opposition to the recently proposed involuntary annexations were Reagan Williams of 6563 Oak Hill Lane, Constance Stanton of 1121 Redbud and Lori Terrell of 13600 PR 5155.

VII. **CONSENT AGENDA:**

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Bill Webber, Place 1
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson, Nabors

A. Minutes Approval:

1. City Council - Regular Meeting - Sep 12, 2017 5:00 PM

- B. Consider and act upon a resolution setting a date, time, and place (Tuesday, November 14, 2017 at 5:00 p.m. and Tuesday, November 14, 2017 at 5:05 p.m.) at 112 N. Colorado St., Celina, TX 75009, for public hearings on the proposed annexation on an approximately 53.154 acre tract of land situated in the I.C. Williams Survey, Abstract No. 943, Collin County, Texas, and an approximately 10 acre tract of land situated in the I.C. Williams Survey, Abstract No. 943, both properties are generally located north of CR 51, east of Dallas Parkway, west of Preston Road, and south of FM 428 (Glendenning Parkway) (Dickerson Annexation) (Rodriguez)

(2017-189R)

- C. Consider and act upon appointments to city boards, commissions and development corporations. (Faulkner)

- D. Consider and act upon a Chapter 380 grant agreement by and among the City of Celina, Texas and Highland Homes-Dallas, LLC and Horizon Homes, LLC acting by and through their respective authorized officers and representatives. (Toutounchian)

- E. Consider and act upon a resolution of the City Council of the City of Celina, Collin County, Texas, casting ballots for the board of directors for the Central Appraisal District of Collin County in accordance with Section 6.03 (G) of the State Property Tax Code. (Terry)

(2017-190R)

- F. Consider and act upon a Construction Plat for Light Farms Sweetwater, being a ±38.40 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas, generally located west and north of Light Farms Way, east of Dallas Parkway, and south of CR 51, containing 179 residential lots and 5 open space lots. (Light Farms Sweetwater Construction Plat) (Rodriguez)

- G. Consider and act upon a Final Plat for Wellspring Phase 1, being a ±43.710 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, City of Celina, Collin County, Texas, generally located north of Frontier Parkway, west of FM 2478, east of CR 84, and south of Choate Parkway, containing 129 residential lots and 4 HOA lots. (Wellspring Phase 1 Final Plat) (Rodriguez)

- H. Consider and act upon a proposed amendment to the Code of Ordinances, Chapter 4: Business Regulations; Article 4.07, Alarm Systems, to amend the City's Alarm ordinance. (Griggs)

- I. Consider and act to authorize the City Manager to execute a contract between the City of Celina and Public Safety Corporation on a revenue percentage sharing basis for false alarm tracking and billing services. (Griggs)

Minutes Acceptance: Minutes of Oct 10, 2017 5:10 PM (Minutes Approval)

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance amending the City's Code of Ordinances, the City's Comprehensive Plan, Ordinance 2013-06; to amend the City's Master Thoroughfare and Master Land Use Plan documents and exhibits. (Comprehensive Plan Amendment) (Rodriguez)

(2017-56) Mayor Terry opened the hearing at 7:24 p.m. No public comment was received. The hearing was closed at 7:27 p.m.

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

- B. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance amending the City's Code of Ordinances, Chapter 14: Zoning, Article 14.04: Use Regulations, Section 14.04.003 Communication Antennas and Support Structures. (Communications Towers) (Rodriguez)

(2017-57) Mayor Terry opened the hearing at 7:28 p.m. No public comment was received. The hearing was closed at 7:31 p.m.

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

- C. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance amending the City's Code of Ordinances, Chapter 14: Zoning; Article 14.01 General Provisions; to add Section 14.01.008 Governmental Agency Design Standards. (Governmental Agency Design Standards-Zoning) (Rodriguez)

(2017-58) Mayor Terry opened the hearing at 7:31 p.m. No public comment was received. The hearing was closed at 7:34 p.m.

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

- D. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance amending the City's Code of Ordinances, Chapter 10: Subdivision Regulations; Article 10.03 Subdivision Ordinance; Division 1. Generally; to add Section 10.03.010 Governmental Agency Design Standards. (Governmental Agency Design Standards-Subdivision) (Rodriguez)

(2017-59) Mayor Terry opened the hearing at 7:34 p.m. No public comment was received. The hearing was closed at 7:35 p.m.

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

- E. The Celina City Council will conduct a public hearing to consider testimony and act upon a resolution of the City Council of the City of Celina, Texas, hereby authorizing the Mayor Pro Tem to execute a development agreement by and between the City of Celina and CADG Celina 156, LLC. The property is ±97 acres situated in the in the George W. Eastes Survey, Abstract Number 299, the William W. Shawver Survey, Abstract Number 810, the William B. Tucker Survey, Abstract Number 912, and the Wade H. Rattan Survey, Abstract Number 753, City of Celina, Collin County, Texas and is generally located south of Highway 102, north of Highway 105, east of Preston Road, and west of Highway 132. (Chalk Hill Development Agreement) (DeBuff)

(2017-191R) Mayor Terry left the meeting at this time (7:36 p.m.) Mayor Pro Tem Anderson opened the hearing at 7:36 p.m. No public comment was received. The hearing was closed at 7:40 p.m.

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

- F. The Celina City Council will conduct a public hearing to consider testimony and act upon a resolution of the City Council of the City of Celina, Texas, hereby authorizing the Mayor Pro Tem to execute a development agreement by and between the City of Celina and CADG Celina Outer Loop, LLC. The property is ±48.784 acres situated in the John Ragsdale Survey, Abstract No.734, City of Celina, Collin County, Texas and being a portion of those tracts of land conveyed to Lucas Celina 209,LTD, Collin County, Texas, and is generally located south of County Road 51, north of Punk Carter Parkway, east of Dallas Parkway, and west of Light Farms Way. (The Columns Development Agreement) (DeBuff)

(2017-192R) Councilman Bill Webber left the meeting at this time (7:41 p.m.) Mayor Pro Tem Anderson opened the hearing at 7:41 p.m. No public comment was received. The hearing was closed at 7:41 p.m.

RESULT: APPROVED [5 TO 0]
SECONDER: Andy Hopkins, Wayne Nabors
AYES: Koehne, Hopkins, Roberts, Anderson, Nabors
AWAY: Webber

- G. The Celina City Council will conduct a public hearing to consider testimony and take action upon a resolution authorizing and creating the Chalk Hill Public Improvement District (PID) in accordance with Chapter 372 of the Texas Local Government Code; a ±97 acre tract of land generally located east of Preston Road, north of County Road 105, and south of County Road 102. (Chalk Hill) (DeBuff)

(2017-193R) Mayor Pro Tem Anderson opened the hearing at 7:41 p.m. No public comment was received. The hearing was closed at 7:42 p.m.

RESULT: APPROVED [5 TO 0]
MOVER: Wayne Nabors, Place 2
SECONDER: Mindy Koehne, Place 5
AYES: Koehne, Hopkins, Roberts, Anderson, Nabors
AWAY: Webber

IX. ACTION ITEM:

- A. Consider and act upon an Ordinance amending the City's Code of Ordinances, Appendix A, Fee Schedule. (Rodriguez)

(2017-60)

RESULT: APPROVED [4 TO 1]
MOVER: Mindy Koehne, Place 5
SECONDER: Wayne Nabors, Place 2
AYES: Koehne, Roberts, Anderson, Nabors
NAYS: Hopkins
AWAY: Webber

- B. Consider and act to authorize the City Manager to negotiate and execute a Professional Services Agreement for Building Inspection and Plan Review with Bureau Veritas North America, Inc. (Building Inspection and Plan Review Services) (DeBuff)

RESULT: APPROVED [5 TO 0]
MOVER: Wayne Nabors, Place 2
SECONDER: Carmen Roberts, Place 4
AYES: Koehne, Hopkins, Roberts, Anderson, Nabors
AWAY: Webber

- C. Consider and act upon a resolution setting a public hearing on November 14, 2017 at 5:00 p.m. under section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone within the City of Celina, Texas for The Columns, Being a ±48.784 acre tract of land generally located east of Dallas Parkway and south of County Road 51. (The Columns) (DeBuff)

(2017-194R)

RESULT: APPROVED [5 TO 0]
MOVER: Mindy Koehne, Place 5
SECONDER: Carmen Roberts, Place 4
AYES: Koehne, Hopkins, Roberts, Anderson, Nabors
AWAY: Webber

- D. Consider and act upon a resolution of the City Council of Celina, Texas, setting a public hearing under sec. 372.009 of the Texas Local Government Code for the creation of The Columns Public Improvement District within the City of Celina, Texas; and authorizing the issuance of notice by the City Secretary of Celina, Texas regarding the public hearing. (The Columns) (DeBuff)

(2017-195R)

Minutes Acceptance: Minutes of Oct 10, 2017 5:10 PM (Minutes Approval)

RESULT: APPROVED [5 TO 1]
MOVER: Andy Hopkins, Place 3
SECONDER: Wayne Nabors, Place 2
AYES: Koehne, Hopkins, Roberts, Anderson, Nabors
NAYS: Webber

- E. Consider and act upon a resolution setting a public hearing on November 14, 2017 at 5:00 p.m. under section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone within the City of Celina, Texas for Chalk Hill, Being a ±97 acre tract of land generally located north of County Road 105, east of Preston Road, south of County Road 102. (Chalk Hill) (DeBuff)

(2017-196R)

RESULT: APPROVED [5 TO 0]
MOVER: Andy Hopkins, Place 3
SECONDER: Wayne Nabors, Place 2
AYES: Koehne, Hopkins, Roberts, Anderson, Nabors
AWAY: Webber

- F. Consider and act upon an ordinance approving the Ownsby Farms Tax Increment Reinvestment Zone Number Seven, City of Celina, Texas Final Project and Finance Plan. (Ownsby Farms) (DeBuff)

(2017-61)

RESULT: APPROVED [5 TO 0]
MOVER: Wayne Nabors, Place 2
SECONDER: Carmen Roberts, Place 4
AYES: Koehne, Hopkins, Roberts, Anderson, Nabors
AWAY: Webber

- G. Consider and act upon an ordinance approving the Sutton Fields Tax Increment Reinvestment Zone Number Eight, City of Celina, Texas and Final Project and Finance Plan. (Sutton Fields) (DeBuff)

(2017-62)

RESULT: APPROVED [5 TO 0]
MOVER: Andy Hopkins, Place 3
SECONDER: Wayne Nabors, Place 2
AYES: Koehne, Hopkins, Roberts, Anderson, Nabors
AWAY: Webber

X. ADJOURNMENT:

There being no further comment Mayor Pro Tem Anderson adjourned the meeting at 7:51 p.m.

Sean Terry, Mayor

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

Date Minutes Approved

Minutes Acceptance: Minutes of Oct 10, 2017 5:10 PM (Minutes Approval)



City Secretary
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Karen Jannereth, Assistant
CC: Jason Laumer, City Manager
Date: November 14, 2017
Re: Minute Approval

Action Requested:

Consider and act upon approval of minutes for October 25, 2017, public hearing and October 26, 2017, special meeting and public hearing. (Faulkner)

Background Information:

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

Minutes

Staff Recommendation:



**CITY COUNCIL PUBLIC HEARING
CELINA CITY COUNCIL CHAMBERS
112 N. COLORADO DR.
CELINA, TEXAS 75009**

WEDNESDAY, OCTOBER 25, 2017 AT 5:00 P.M.

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Terry called the meeting/public hearing to order at 5:03 p.m. Councilmembers present were Mayor Pro Tem Chad Anderson, Deputy Mayor Pro Tem Nabors, Bill Webber, Andy Hopkins, Carmen Roberts and Mindy Koehne.

II. PUBLIC HEARING:

City Land Use Attorney Julie Fort addressed the protests to hold annexation hearings in the area (protests were received after the deadline for posting the agenda). She presented a resolution adopting findings that there is not a suitable site, and reviewed a draft service plan for the proposed annexations.

Deputy Mayor Pro Tem Nabors moved to approve the resolution presented (2017-197R). Councilman Webber seconded. Motion carried. 6-yes;0-no.

A. The Celina City Council will conduct public hearings to consider testimony on the proposed annexation of the following properties:

1. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 84821, being an approximate 10.0 acre tract of land in Denton County, Texas, legally described as Abstract No. 1106A in the Aaron Ray Survey, Tract 5 ; Denton CAD Property ID 52691, being an approximate 3.251 acre tract of land in Denton County, Texas, legally described as Abstract No. 1106A in the Aaron Ray Survey, Tract 6 ; Denton CAD Property ID 52834, being an approximate 7.749 acre tract of land in Denton County, Texas, legally described as Abstract 0903A in the T. McIntire Survey, Tract 3; Denton CAD Property ID 82874, being an approximate 10.0 acre tract of land in Denton County, Texas, legally described as Abstract 0903A in the T. McIntire Survey, Tract 4 ; Denton CAD Property ID 82872, being an approximate 12.2517 acre tract of land in Denton County, Texas, legally described as Abstract 0903A in the T. McIntire Survey, Tract 5 ; Denton CAD Property ID 52816, being an approximate 16.0 acre tract of land in Denton County, Texas, legally described as Abstract 0903A in the T. McIntire Survey, Tract 6 ; Denton CAD Property ID 148553, being an approximate 8.0 acre tract of land in Denton County, Texas, legally described as Abstract 0903A in the T. McIntire Survey, Tract 6A ; Denton CAD Property ID 282772, being an approximate 8.0 acre tract of land in Denton County, Texas, legally described as Abstract 0903A in the T. McIntire Survey, Tract 6A(1); and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:11 p.m. No public comment was received. The hearing was closed at 5:11 p.m.

2. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52694, being an approximate 9.999 acre tract of land in Denton County, Texas, legally described as Abstract 1411A in the F. Wilkerson Survey, Tract 7; Denton CAD Property ID 82865, being an approximate 10.0 acre tract of land in Denton County, Texas, legally described as Abstract 1411A in the F. Wilkerson Survey, Tract 6; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:12 p.m. No public comment was received. The hearing was closed at 5:12 p.m.

3. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52699, being an approximate 20.514 acre tract of land in Denton County, Texas, legally described as Abstract 1411A in the F. Wilkerson Survey, Tract 8; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:12 p.m. No public comment was received. The hearing was closed at 5:12 p.m.

4. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 97919, being an approximate 10.013 acre tract of land in Denton County, Texas, legally described as Abstract 1411A in the F. Wilkerson Survey, Tract 9; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:12 p.m. No public comment was received. The hearing was closed at 5:13 p.m.

5. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 173648, being an approximate 9.623 acre tract of land in Denton County, Texas, legally described as Abstract 1411A in the F. Wilkerson Survey, Tracts 10A and 11C; Denton CAD Property ID 661546, being an approximate 2.0 acre tract of land in Denton County, Texas, legally described as Abstract 1411A in the F. Wilkerson Survey, Tracts 10A(1) and 11C(1); Denton CAD Property ID 184938, being an approximate 0.294 acre tract of land in Denton County, Texas, legally described as Abstract 1411A in the F. Wilkerson Survey, Tract 11B(1); Denton CAD Property ID 52732, being an approximate 1.0 acre tract of land in Denton County, Texas, legally described as Abstract 1411A in the F. Wilkerson Survey, Tract 11; Denton CAD Property ID 173036, being an approximate 44.642 acre tract of land in Denton County, Texas, legally described as Abstract 1411A in the F. Wilkerson Survey, Tract 10 and 11B; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:13 p.m. No public comment was received. The hearing was closed at 5:14 p.m.

6. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52718, being an approximate 5.0 acre tract of land in Denton County, Texas, legally described as Abstract 1411A in the F. Wilkerson Survey, Tract 15; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:14 p.m. Dale Travis, Parvin Road said he had no opposition. His issue is with water being served by Mustang SUD. The hearing was closed at 5:16 p.m.

7. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52560, being an approximate 61.58 acre tract of land in Denton County, Texas, legally described as Abstract 1299A in the Texas & Pacific Railway Survey, Tract 1; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:16 p.m. No public comment was received. The hearing was closed at 5:16 p.m.

8. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52803, being an approximate 113.55 acre tract of land in Denton County, Texas, legally described as Abstract 0309A in the Thomas B. Cox Survey, Tract 1; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:16 p.m. No public comment was received. The hearing was closed at 5:17 p.m.

9. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52769, being an approximate 36.374 acre tract of land in Denton County, Texas, legally described as Abstract No. 1106A in the Aaron Ray Survey, Tract 5; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:17 p.m. No public comment was received. The hearing was closed at 5:17 p.m.

10. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 75820, being an approximate 11.049 acre tract of land in Denton County, Texas, legally described as Abstract No. 0791A in the John Morton Survey, Tract 5.

Mayor Terry opened the hearing at 5:17 p.m. No public comment was received. The hearing was closed at 5:18 p.m.

11. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52729, being an approximate 21.9 acre tract of land in Denton County, Texas, legally described as Abstract No. 0791A in the John Morton Survey, Tract 4; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:18 p.m. No public comment was received. The hearing was closed at 5:18 p.m.

12. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 178532, being an approximate 8.002 acre tract of land in Denton County, Texas, legally described as Abstract No. 0791A in the John Morton Survey, Tract 8A; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:18 p.m. Josh Thurlkill, 4290 Smiley Road, asked the council to table the proceedings until he has a chance to review. The hearing was closed at 5:22 p.m.

13. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 203151, being an approximate 5.388 acre tract of land in Denton County, Texas, legally described as Eastern Hills Estates, Lot 5B; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:22 p.m. No public comment was received. The hearing was closed at 5:22 p.m.

14. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 191266, being an approximate 10.967 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 12D; Denton CAD Property ID 168112, being an approximate 8.5 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 12D; Denton CAD Property ID 173392, being an approximate 1.5 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 12D(1); and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:22 p.m. Barbara Robinowitz, 16719 W. FM 424 objected to the change of strategy to her development agreement for both tracts and said there wasn't sufficient notice. Deputy Mayor Pro Tem asked staff to reconsider her agreement offer. The hearing was closed at 5:28 p.m.

15. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 176549, being an approximate 40.223 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 12F; Denton CAD Property ID 176550, being an approximate 1.0 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 12F(1); Denton CAD Property ID 176551, being an approximate 0.22 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 12F(2); Denton CAD Property ID 168111, being an approximate 1.0 acre tract of land in Denton County, Texas, legally described as Abstract 0211A in the Robert Cowan Survey, Tract 12C; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:28 p.m. No public comment was received. The hearing was closed at 5:28 p.m.

16. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 176548, being an approximate 24.659 acre tract of land in Denton County, Texas, legally described as Abstract 0211A in the Robert Cowan Survey, Tract 12E; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:29 p.m. No public comment was received. The hearing was closed at 5:29 p.m.

17. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52881, being an approximate 11.49 acre tract of land in Denton County, Texas, legally described as Abstract 0211A in the Robert Cowan Survey, Tract 34; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:29 p.m. A gentleman who did not state his name said he had no opposition but asked about water service. The hearing was closed at 5:30 p.m.

18. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 133330, being an approximate 3.0 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 12A; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:30 p.m. No public comment was received. The hearing was closed at 5:31 p.m.

19. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 187667, being an approximate 1.83 acre tract of land in Denton County, Texas, legally described as Lot 1, Meadow View Estates; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:31 p.m. No public comment was received. The hearing was closed at 5:31 p.m.

20. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 84189, being an approximate 29.9897 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 23; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:31 p.m. No public comment was received. The hearing was closed at 5:31 p.m.

21. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 181907, being an approximate 4.5 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 19A; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:32 p.m. No public comment was received. The hearing was closed at 5:32 p.m.

22. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52943, being an approximate 10.511 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 20; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:32 p.m. No public comment was received. The hearing was closed at 5:32 p.m.

23. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 678052, being an approximate 3.115 acre tract of land in Denton County, Texas, legally described as Lot 2, Block A, of Theeringer Estates; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:32 p.m. No public comment was received. The hearing was closed at 5:32 p.m.

24. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 678051, being an approximate 6.334 acre tract of land in Denton County, Texas, legally described as Lot 1, Block A, of Theeringer Estates; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:32 p.m. No public comment was received. The hearing was closed at 5:32 p.m.

25. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 84192, being an approximate 11.43 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 15; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:33 p.m. Dave Sullivan, Celina Road said he was frustrated with the city stating that nothing was happening in his area. He asked about his Agricultural exemption and when water and sewer would be provided. Lonnie Richards, Shelby Lane, also spoke at this time (in the same general area but doesn't know his hearing #). He asked about roadwork reimbursement for his private road and can he continue current uses. He asked if a grandfather clause can be added. The hearing was closed at 5:44 p.m.

26. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 84197, being an approximate 10.0 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 28; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:44 p.m. Lane Smirl, 1375 Shelby Lane, said he received no notice. The hearing was closed at 5:46 p.m.

27. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 498774, being an approximate 10.0 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 26A; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:46 p.m. No public comment was received. The hearing was closed at 5:47 p.m.

28. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 632429, being an approximate 64.6724 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 26B; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:47 p.m. No public comment was received. The hearing was closed at 5:47 p.m.

29. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52939, being an approximate 40.4163 acre tract of land in Denton County, Texas, legally described as Abstract 0211A in the Robert Cowan Survey, Tract 26; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:47 p.m. No public comment was received. The hearing was closed at 5:47 p.m.

30. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 84187, being an approximate 10.51 acre tract of land in Denton County, Texas, legally described as Abstract 0211A in the Robert Cowan Survey, Tract 17; Denton CAD Property ID 84190, being an approximate 2.704 acre tract of land in Denton County, Texas, legally described as Abstract 0211A in the Robert Cowan Survey, Tract 16; Denton CAD Property ID 699148, being an approximate 1.0 acre tract of land in Denton County, Texas, legally described as Abstract 0211A of the Robert Cowan Survey, Tract 16A; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:47 p.m. No public comment was received. The hearing was closed at 5:48 p.m.

31. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2120675, being an approximate 37.614 acre tract of land in Collin County, Texas, legally described as Abstract A0168, Collin County School Land #16 Survey, Sheet 2, Tract 26; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:48 p.m. No public comment was received. The hearing was closed at 5:48 p.m.

32. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 991859, being an approximate 37.614 acre tract of land in Collin County, Texas, legally described as Abstract A0168, Collin County School Land #16 Survey, Sheet 2, Tract 21.

Mayor Terry opened the hearing at 5:48 p.m. No public comment was received. The hearing was closed at 5:48 p.m.

33. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 990404, being an approximate 73.38 acre tract of land in Collin County, Texas, legally described as Abstract A0124, Henry Bentley Survey, Tract 19; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:48 p.m. No public comment was received. The hearing was closed at 5:48 p.m.

34. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2055071, being an approximate 5.0227 acre tract of land in Collin County, Texas, legally described as Abstract A0124, Henry Bentley Survey, Tract 40; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:49 p.m. No public comment was received. The hearing was closed at 5:49 p.m.

35. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Abstract A0211A, A. Cowan Survey, Tract 42; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:49 p.m. No public comment was received. The hearing was closed at 5:49 p.m.

36. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 84821, being an approximate 10.81 acre tract of land in Denton County, Texas, legally described as Abstract A0211A, A. Cowan Survey, Tract 45.

Mayor Terry opened the hearing at 5:49 p.m. No public comment was received. The hearing was closed at 5:49 p.m.

37. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52895, being an approximate 10.684 acre tract of land in Denton County, Texas, legally described as Abstract A0211A, A. Cowan Survey, Tract 44.

Mayor Terry opened the hearing at 5:49 p.m. No public comment was received. The hearing was closed at 5:50 p.m.

38. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 75332, being an approximate 10.58 acre tract of land in Denton County, Texas, legally described as Abstract A0211A, A. Cowan Survey, Tract 43; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:50 p.m. No public comment was received. The hearing was closed at 5:50 p.m.

39. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52926, being an approximate 6.068 acre tract of land in Denton County, Texas, legally described as Abstract A0211A, A. Cowan Survey, Tract 48.

Mayor Terry opened the hearing at 5:50 p.m. No public comment was received. The hearing was closed at 5:50 p.m.

40. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 122384, being an approximate 6.068 acre tract of land in Denton County, Texas, legally described as Abstract A0211A, A. Cowan Survey, Tract 49; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:50 p.m. No public comment was received. The hearing was closed at 5:50 p.m.

41. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52923, being an approximate 24.22 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 50; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:51 p.m. No public comment was received. The hearing was closed at 5:51 p.m.

42. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52930, being an approximate 12.11 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 51; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:51 p.m. No public comment was received. The hearing was closed at 5:51 p.m.

43. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52934, being an approximate 12.11 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 52; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:51 p.m. No public comment was received. The hearing was closed at 5:51 p.m.

44. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 101229, being an approximate 5.0 acre tract of land in Denton County, Texas, legally described as Abstract A0211A, Cowan Survey, Tract 53; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:51 p.m. No public comment was received. The hearing was closed at 5:52 p.m.

45. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52932, being an approximate 4.765 acre tract of land in Denton County, Texas, legally described as Abstract A0211A, Cowan Survey, Tract 54; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:52 p.m. No public comment was received. The hearing was closed at 5:52 p.m.

46. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 133328, being an approximate 4.0 acre tract of land in Denton County, Texas, legally described as Abstract A0211A, Cowan Survey, Tract 55; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:52 p.m. No public comment was received. The hearing was closed at 5:52 p.m.

47. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52664, being an approximate 44.495 acre tract of land in Denton County, Texas, legally described as Abstract A1265-A, A. Thompson Survey, Tract 1; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:52 p.m. Randy Allen, 16738 Carey Road, spoke regarding items #47 through #50. He said he was just finding out about this and asked for an extension. He is opposed to this and stated Prosper services were closer. Another gentleman who spoke earlier said that he had concerns about the fire response too. The hearing was closed at 5:58 p.m.

48. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 254126, being an approximate 1.799 acre tract of land in Denton County, Texas, legally described as Abstract A125A, A. Thompson Survey, Tract 1C; and any right-of-way adjacent to said property.

See item #47

49. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 254125, being an approximate 1.799 acre tract of land in Denton County, Texas, legally described as Abstract A125A, A. Thompson Survey, Tract 1B; and any right-of-way adjacent to said property.

See item #47

50. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 254127, being an approximate 1.799 acre tract of land in Denton County, Texas, legally described as Abstract A125A, A. Thompson Survey, Tract 1D; and any right-of-way adjacent to said property.

See item #47

51. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2110480, being an approximate 24.608 acre tract of land in Collin County, Texas, legally described as Abstract A0007, Richard Alderson Survey, Tract 11; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 5:58 p.m. No public comment was received. The hearing was closed at 5:58 p.m. (note see #87)

52. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 964790, being an approximate 22.188 acre tract of land in Collin County, Texas, legally described as Abstract A0788, Spencer Rice Survey, Tract 3.

Mayor Terry opened the hearing at 5:58 p.m. Carla MacKenzie, 13326 PR 5155, spoke on behalf of herself and the Mayfields on items #52 through #54, stating that they wish to remain "Ag" and not be in the city. The hearing was closed at 6:00 p.m.

53. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1647374, being an approximate 16.584 acre tract of land in Collin County, Texas, legally described as Abstract A0788, Spencer Rice Survey, Tract 5.

See item #52

54. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2020233, being an approximate 14.056 acre tract of land in Collin County, Texas, legally described as Abstract A0788, Spencer Rice Survey, Tract 8.

See item #52

55. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2551056, being an approximate 33.693 acre tract of land in Collin County, Texas, legally described as Abstract A0788, Spencer Rice Survey, Tract 7.

Mayor Terry opened the hearing at 6:00 p.m. No public comment was received. The hearing was closed at 6:00 p.m. (note see #87)

56. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2551057, being an approximate 8.0 acre tract of land in Collin County, Texas, legally described as Abstract A0788, Spencer Rice Survey, Tract 23.

Mayor Terry opened the hearing at 6:00 p.m. No public comment was received. The hearing was closed at 6:00 p.m.

57. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 964807, being an approximate 2.806 acre tract of land in Collin County, Texas, legally described as Abstract A0788, Spencer Rice Survey, Tract 4.

Mayor Terry opened the hearing at 6:00 p.m. No public comment was received. The hearing was closed at 6:00 p.m.

58. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2121924, being an approximate 14.59 acre tract of land in Collin County, Texas, legally described as Abstract A0788, Spencer Rice Survey, Tract 9; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:00 p.m. No public comment was received. The hearing was closed at 6:01 p.m.

59. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2523154, being an approximate 1.408 acre tract of land in Collin County, Texas, legally described as Abstract A0788, Spencer Rice Survey, Tract 18-19.

Mayor Terry opened the hearing at 6:01 p.m. Hon Nyguen (sp?), 12950 CR ?, spoke in opposition to item #59 and #84.. The hearing was closed at 6:02 p.m.

60. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2551058, being an approximate 19.817 acre tract of land in Collin County, Texas, legally described as Abstract No. A0788 in the Spencer Rice Survey, Tract 22.

Mayor Terry opened the hearing at 6:02 p.m. No public comment was received. The hearing was closed at 6:03 p.m.

61. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2121104, being an approximate 26.944 acre tract of land in Collin County, Texas, legally described as Abstract No. A0408 in the P F Hutchinson Survey, Tract 15; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:03p.m. No public comment was received. The hearing was closed at 6:03 p.m.

62. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2121102, being an approximate 10.35 acre tract of land in Collin County, Texas, legally described as Abstract A0408, P.F. Hutchinson Survey, Tract 1; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:03 p.m. David Baxter asked if he would keep his "Ag" exemption. The hearing was closed at 6:06 p.m.

63. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1639338, being an approximate 10.35 acre tract of land in Collin County, Texas, legally described as Abstract A0408, P.F. Hutchinson Survey, Tract 8; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:06 p.m. No public comment was received. The hearing was closed at 6:07 p.m.

64. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2545877, being an approximate 1.0 acre tract of land in Collin County, Texas, legally described as Abstract No. A0408 in the P F Hutchinson Survey, Tract 19; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:07 p.m. No public comment was received. The hearing was closed at 6:07 p.m.

65. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2545876, being an approximate 9.96 acre tract of land in Collin County, Texas, legally described as Abstract A0408, P.F. Hutchinson Survey, Tract 13; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:07 p.m. No public comment was received. The hearing was closed at 6:08 p.m.

66. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1639347, being an approximate 10.368 acre tract of land in Collin County, Texas, legally described as Abstract A0408, P.F. Hutchinson Survey, Tract 9.

Mayor Terry opened the hearing at 6:08 p.m. No public comment was received. The hearing was closed at 6:08 p.m.

67. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2721387, being an approximate 6.0 acre tract of land in Collin County, Texas, legally described as Abstract A0408, P.F. Hutchinson Survey, Tract 20.

Mayor Terry opened the hearing at 6:08 p.m. No public comment was received. The hearing was closed at 6:08 p.m.

68. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1647383, being an approximate 6.546 acre tract of land in Collin County, Texas, legally described as Abstract A0408, P.F. Hutchinson Survey, Tract 10.

Mayor Terry opened the hearing at 6:08 p.m. No public comment was received. The hearing was closed at 6:08 p.m.

69. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2120834, being an approximate 10.27 acre tract of land in Collin County, Texas, legally described as Abstract A0262, William Deavenport Survey, Tract 7; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:08 p.m. No public comment was received. The hearing was closed at 6:08 p.m.

70. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2120833, being an approximate 39.965 acre tract of land in Collin County, Texas, legally described as Abstract A0262, William Deavenport Survey, Tract 4; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:09 p.m. No public comment was received. The hearing was closed at 6:10 p.m.

71. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 963452, being an approximate 25.54 acre tract of land in Collin County, Texas, legally described as Abstract A0262, William Daavenport Survey, Tract 3; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:10 p.m. No public comment was received. The hearing was closed at 6:10 p.m.

72. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2120832, being an approximate 25.74 acre tract of land in Collin County, Texas, legally described as Abstract A0262, William Deavenport Survey, Tract 1; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:10 p.m. No public comment was received. The hearing was closed at 6:10 p.m.

73. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 963443, being an approximate 25.5414 acre tract of land in Collin County, Texas, legally described as Abstract A0262, William Deavenport Survey, Tract 2; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:10 p.m. No public comment was received. The hearing was closed at 6:10 p.m.

74. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1716860, being an approximate 1.262 acre tract of land in Collin County, Texas, legally described as Abstract A0408, P.F. Hutchinson Survey, Tract 11.

Mayor Terry opened the hearing at 6:10 p.m. No public comment was received. The hearing was closed at 6:11 p.m.

75. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1716879, being an approximate 13.448 acre tract of land in Collin County, Texas, legally described as Abstract A0408, P.F. Hutchinson Survey, Tract 12.

Mayor Terry opened the hearing at 6:11 p.m. No public comment was received. The hearing was closed at 6:11 p.m.

76. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1622355, being an approximate 10.27 acre tract of land in Collin County, Texas, legally described as Abstract No. A0408 in the P F Hutchinson Survey, Tract 4; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:11 p.m. No public comment was received. The hearing was closed at 6:11 p.m.

77. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1639329, being an approximate 10.26 acre tract of land in Collin County, Texas, legally described as Abstract No. A0408 in the P F Hutchinson Survey, Tract 7; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:11 p.m. No public comment was received. The hearing was closed at 6:11 p.m.

78. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1622337, being an approximate 5.49 acre tract of land in Collin County, Texas, legally described as Abstract No. A0408 in the P F Hutchinson Survey, Tract 2; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:11 p.m. No public comment was received. The hearing was closed at 6:11 p.m.

79. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2121105, being an approximate 4.997 acre tract of land in Collin County, Texas, legally described as Abstract No. A0408 in the P F Hutchinson Survey, Tract 16; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:11 p.m. No public comment was received. The hearing was closed at 6:11 p.m.

80. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 163364, being an approximate 11.18 acre tract of land in Collin County, Texas, legally described as Abstract A0408, P.F. Hutchinson Survey, Tract 6; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:11 p.m. David Baxter said he spoke earlier (#62). The hearing was closed at 6:11 p.m.

81. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2020231, being an approximate 3.52 acre tract of land in Collin County, Texas, legally described as Abstract No. A0408 in the P F Hutchinson Survey, Tract 14; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:12 p.m. No public comment was received. The hearing was closed at 6:12 p.m.

82. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2517630, being an approximate 3.728 acre tract of land in Collin County, Texas, legally described as Abstract No. A0408 in the P F Hutchinson Survey, Tract 18; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:12 p.m. No public comment was received. The hearing was closed at 6:12 p.m.

83. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2517629, being an approximate 3.724 acre tract of land in Collin County, Texas, legally described as Abstract No. A0408 in the P F Hutchinson Survey, Tract 3; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:13 p.m. No public comment was received. The hearing was closed at 6:13 p.m.

84. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2057836, being an approximate 1.0 acre tract of land in Collin County, Texas, legally described as Abstract No. A0788 in the Spencer Rice Survey, Tract 18.

Mayor Terry opened the hearing at 6:12 p.m. Hon Nyguen (sp?) said she spoke earlier. The hearing was closed at 6:14 p.m.

85. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 991332, being an approximate 109.78 acre tract of land in Collin County, Texas,

legally described as Abstract A0137, MD Bullion Survey, Tract 1; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:13 p.m. No public comment was received. The hearing was closed at 6:13 p.m.

86. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2120667, being an approximate 38.803 acre tract of land in Collin County, Texas, legally described as Abstract A0167, Collin County School Land #14 Survey, Sheet 2, Tract 61.

Mayor Terry opened the hearing at 6:13 p.m. No public comment was received. The hearing was closed at 6:13 p.m.

87. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1634592, being an approximate 20.0 acre tract of land in Collin County, Texas, legally described as Abstract A0167, Collin County School Land #14 Survey, Sheet 2, Tract 83.

Mayor Terry opened the hearing at 6:13 p.m. Carla MacKenzie spoke in opposition on behalf of owners on this road. (#51 and #55 as well). The hearing was closed at 6:15 p.m.

88. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 998095, being an approximate 30.0 acre tract of land in Collin County, Texas, legally described as Abstract A0943, IC Williamson Survey, Tract 11; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:15 p.m. No public comment was received. The hearing was closed at 6:15 p.m.

89. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2663825, being an approximate 49.9266 acre tract of land in Collin County, Texas, legally described as Abstract A0943, IC Williamson Survey, Tract 7; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:15 p.m. No public comment was received. The hearing was closed at 6:15 p.m.

90. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 20982, being an approximate 1.0 acre tract of land in Collin County, Texas, legally described as Abstract A0943, IC Williamson Survey, Tract 7-1; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:15 p.m. No public comment was received. The hearing was closed at 6:16 p.m.

91. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 998077, being an approximate 0.441 acre tract of land in Collin County, Texas, legally described as Abstract No. A0943 in the I C Williamson Survey, Tract 9; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:16 p.m. No public comment was received. The hearing was closed at 6:16 p.m.

92. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2509576, being an approximate 0.4714 acre tract of land in Collin County, Texas, legally described as Abstract No. A0943 in the I C Williamson Survey, Tract 19; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:16 p.m. No public comment was received. The hearing was closed at 6:16 p.m.

93. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2663828, being an approximate 5.862 acre tract of land in Collin County, Texas, legally described as Abstract A0132, BBB&C Railway Co. Survey, Tract 25; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:16 p.m. No public comment was received. The hearing was closed at 6:17 p.m.

94. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 991118, being an approximate 2.5 acre tract of land in Collin County, Texas, legally described as Abstract A0132, BBB&C Railway Co. Survey, Tract 5; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:17 p.m. No public comment was received. The hearing was closed at 6:17 p.m.

95. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2663826, being an approximate 0.372 acre tract of land in Collin County, Texas, legally described as Abstract A0943 IC Williamson Survey, Tract 23; Collin CAD Property ID 2663829, being an approximate 1.458 acre tract of land in Collin County, Texas, legally described as Abstract A0132, BBB&C Railway Co. Survey, Tract 40; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:17 p.m. No public comment was received. The hearing was closed at 6:17 p.m.

96. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 998068, being an approximate 1.0 acre tract of land in Collin County, Texas, legally described as Abstract A0943, IC Williamson Survey, Tract 8.

97. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2663827, being an approximate 0.17 acre tract of land in Collin County, Texas, legally described as Abstract A0943, Williamson Survey, Tract 24.

Mayor Terry opened the hearing at 6:17 p.m. No public comment was received. The hearing was closed at 6:17 p.m.

98. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 963229, being an approximate 6.0 acre tract of land in Collin County, Texas, legally described as Abstract A0167, Collin County School Land #14 Survey, Sheet 2, Tract 75; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:17 p.m. No public comment was received. The hearing was closed at 6:18 p.m.

99. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2120666, being an approximate 28.24 acre tract of land in Collin County, Texas, legally described as Abstract A0167, Collin County School Land #14 Survey, Sheet 2, Tract 60; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:18 p.m. No public comment was received. The hearing was closed at 6:18 p.m.

100. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 962765, being an approximate 3.551 acre tract of land in Collin County, Texas, legally described as Abstract A0167, Collin County School Land #14 Survey, Sheet 2, Tract 35; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:18 p.m. No public comment was received. The hearing was closed at 6:18 p.m.

101. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2760195, being an approximate 1.109 acre tract of land in Collin County, Texas, legally described as Abstract A0167, Collin County School Land #14 Survey, Sheet R02, Tract 35-1; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:18 p.m. No public comment was received. The hearing was closed at 6:19 p.m.

102. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2719498, being an approximate 30.90 acre tract of land in Collin County, Texas, legally described as Abstract A0167, Collin County School Land #14 Survey, Sheet 2, Tract 1; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:19 p.m. No public comment was received. The hearing was closed at 6:19 p.m.

103. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2756720, being an approximate 18.74 acre tract of land in Collin County, Texas, legally described as Abstract A0167, Collin County School Land #14, Sheet 2, Tract 99; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:19 p.m. No public comment was received. The hearing was closed at 6:19 p.m.

104. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 963103, being an approximate 11.071 acre tract of land in Collin County, Texas,

legally described as Abstract A0167, Collin County School Land #14 Survey, Sheet 2, Tract 65-9; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:19 p.m. No public comment was received. The hearing was closed at 6:19 p.m.

105. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2071428, being an approximate 9.993 acre tract of land in Collin County, Texas, legally described as Abstract A0167, Collin County School Land #14 Survey, Sheet 2, Tract 90; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:20 p.m. No public comment was received. The hearing was closed at 6:20 p.m.

106. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2006712, being an approximate 10.0 acre tract of land in Collin County, Texas, legally described as Abstract A0943, IC Williamson Survey, Tract 13; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:20 p.m. No public comment was received. The hearing was closed at 6:20 p.m.

107. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2120670, being an approximate 7.438 acre tract of land in Collin County, Texas, legally described as Abstract A0167, Collin County School Land #14 Survey, Sheet 4, Tract 86; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:20 p.m. Art Anderson, 2728 N. Harwood, Dallas, said he was in the middle of a project on this property and asked to be allowed to continue and work with the city. The hearing was closed at 6:24 p.m.

108. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2501429, being an approximate 1.8705 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 1; Collin CAD Property ID 2501430, being an approximate 2.0150 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 2; Collin CAD Property ID 2501431, being an approximate 1.9829 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 3; Collin CAD Property ID 2501432, being an approximate 1.9840 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 4; Collin CAD Property ID 2501433, being an approximate 2.0150 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 5; Collin CAD Property ID 2501434, being an approximate 1.9841 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 6; Collin CAD Property ID 2501435, being an approximate 1.9828 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 7; Collin CAD Property ID 2501436, being an approximate 2.0156 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 8; Collin CAD Property ID 2501437, being an approximate 2.0589 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 9; Collin CAD

Property ID 2501438, being an approximate 2.1066 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 10; Collin CAD Property ID 2501439, being an approximate 2.0025 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 11; Collin CAD Property ID 2501440, being an approximate 1.9854 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 12; Collin CAD Property ID 2501441, being an approximate 1.9824 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 13; Collin CAD Property ID 2501442, being an approximate 2.0150 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 14; Collin CAD Property ID 2501443, being an approximate 1.9847 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 15; Collin CAD Property ID 2501444, being an approximate 1.9822 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 16; Collin CAD Property ID 2501445, being an approximate 2.0150 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 17; Collin CAD Property ID 2501446, being an approximate 1.8680 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 18; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:24 p.m. Those speaking in opposition were:

Jennifer Sharber, 9219 Prairie Meadow, asked to stop annexation until December 1st. They ask to vote.

Ronald Price, 9241 Prairie Meadow, has concerns regarding the proposed agreement and asked for a vote.

John McGovern 9020 Prairie Meadow, questioned the choice of property and felt the city was treating them differently.

Jeannine McGovern, 9020 Prairie Meadow

Matt Lock, 9295 Prairie Meadow, asked why they can't vote. Does not want city services and wants to decide what ordinances are applied to them.

Diana Price, 9241 Prairie Meadow, said this annexation will blow their budget by raising fees and taxes.

Jennifer Sharber read a letter from Terry Sharber. The mayor went on record to correct a statement by Ms. Sharber stating that he said annexing people in the ETJ, "that's how we grow a city." Ms. Sharber asked to go on record saying the mayor said people in the city pay taxes, then ETJ people should pay too.

Mayor Terry read letters from Matt Garrabrants, 5175 Summerview Lane, Richard Howe, 9212 Prairie Meadows and Charlie Miller, 9212 Prairie Meadows (attached)

The hearing was closed at 6:57 p.m.

109. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 992199, being an approximate 6.9068 acre tract of land in Collin County, Texas, legally described as Abstract No. A0170 in the Collin County School Land #15 Survey, Sheet 2, Tract 24; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 6:57 p.m. No public comment was received. The hearing was closed at 6:57 p.m.

110. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1584958, being an approximate 3.13 acre tract of land in Collin County, Texas, legally described as Abstract No. A0170 in the Collin County School Land #15 Survey, Sheet 2, Tract 49.

Mayor Terry opened the hearing at 6:57 p.m. Janet Greening, 7650 Shade Tree Lane, said she is opposed to involuntary annexation, has concerns services can be a drain to current services and private road issues. The hearing was closed at 7:00 p.m.

111. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1960382, being an approximate 2.15 acre tract of land in Collin County, Texas, legally described as Abstract No. A0170 in the Collin County School Land #15 Survey, Sheet 2, Tract 61; Collin CAD Property ID 992117, being an approximate 1.994 acre tract of land in Collin County, Texas, legally described as Abstract No. A0170 in the Collin County School Land #15 Survey, Sheet 2, Tract 17; Collin CAD Property ID 1960300, being an approximate 3.147 acre tract of land in Collin County, Texas, legally described as Abstract No. A0170 in the Collin County School Land #15 Survey, Sheet 2, Tract 60; Collin CAD Property ID 11615, being an approximate 1.1558 acre tract of land in Collin County, Texas, legally described as Abstract No. A0170 in the Collin County School Land #15 Survey, Sheet 2, Tract 58.

Mayor Terry opened the hearing at 7:00 p.m. Don Hendricks said his concern is property taxes. John Heper, 944 Preston Road, said there is no benefit to being annexed and asked what is it going to cost me? The hearing was closed at 7:05 p.m.

112. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 997032, being an approximate 19.029 acre tract of land in Collin County, Texas, legally described as Abstract A0731, Samuel Queen Survey, Tract 6; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 7:05 p.m. No public comment was received. The hearing was closed at 7:05 p.m.

113. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2110123, being an approximate 9.18 acre tract of land in Collin County, Texas, legally described as Abstract A0731, Samuel Queen Survey, Tract 10; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 7:05 p.m. Christy Clinard, 12183 W. FM 455, would like protection from building regulations and has concerns with short notice. The hearing was closed at 7:07 p.m.

114. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2709494, being an approximate 3.689 acre tract of land in Collin County, Texas, legally described as Thomas Place, Block A, Lot 1; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 7:07 p.m. No public comment was received. The hearing was closed at 7:08 p.m.

115. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2110124, being an approximate 2.5 acre tract of land in Collin County, Texas, legally described as Abstract No. A0731 in the Samuel Queen Survey, Tract 13; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 7:08 p.m. No public comment was received. The hearing was closed at 7:08 p.m.

116. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2038564, being an approximate 1.193 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 1; Collin CAD Property ID 2038565, being an approximate 1.313 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 2; Collin CAD Property ID 2038566, being an approximate 1.313 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 3; Collin CAD Property ID 2038567, being an approximate 1.313 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 4; Collin CAD Property ID 2038568, being an approximate 1.313 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 5; Collin CAD Property ID 2038569, being an approximate 1.313 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 6; Collin CAD Property ID 2038570, being an approximate 1.275 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 7; Collin CAD Property ID 2038571, being an approximate 1.312 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 8; Collin CAD Property ID 2038572, being an approximate 1.363 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 9; Collin CAD Property ID 2038573, being an approximate 1.00 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 10; Collin CAD Property ID 2038574, being an approximate 1.00 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 11; Collin CAD Property ID 2038575, being an approximate 1.00 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 12; Collin CAD Property ID 2038576, being an approximate 1.00 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 13; Collin CAD Property ID 2038577, being an approximate 1.00 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 14; Collin CAD Property ID 2506190, being an approximate 1.00 acre tract of land in Collin County, Texas, legally described as Copperfield Settlement, Lot 1; Collin CAD Property ID 2506191, being an approximate 1.397 acre tract of land in Collin County, Texas, legally described as Copperfield Settlement, Lot 2; Collin CAD Property ID 2506192, being an approximate 1.397 acre tract of land in Collin County, Texas, legally described as Copperfield Settlement, Lot 3; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 7:08 p.m. Those speaking in opposition were:

Dustin Smith, 6588 Oak Hill Lane, does not rely on city for services, asked for a vote.

LeAnn Smith, 6588 Oak Hill Lane, said she is opposed to paying city taxes, benefits on city website are not wanted.

LeAnn Smith read an e-mail from Dave Shrier, Oak Hill Lane.

Amy Fortenberry (#120) 1213 E. Sunset Blvd., said she is frustrated that her property on CR 994 is not being annexed but her new property is and does not have "Ag" exemption status. She asks that the city consider doing nothing and don't annex to give longer time.

Stephanie Lambert, McKinney ETJ(?), encouraged the city to follow the precedence set by other surrounding cities and asked for consideration on a 3rd public hearing.

Shelley Connor, 6745 CR 90, asked that council listen to them and do they have to pay for sewer they don't yet have. Asks for respect for right to choose.

The hearing was closed at 7:33 p.m.

117. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2567261, being an approximate 4.046 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 97; Collin CAD Property ID 2133590, being an approximate 2.491 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 94; Collin CAD Property ID 962391, being an approximate 2.74 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 4; Collin CAD Property ID 2567259, being an approximate 4.0 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 5; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 7:33 p.m. Those speaking in opposition were:

Jim Owens, 1541 E. Sunset and 1353 Sunset.

Honey Goel, 4602 Boulder Parker, Tx, said this was short notice to understand. He intends to develop the property and talk with the city. Asks that the two acre tract be part of the development agreement.

Amish Sheth, 5316 Doral Circle, works with Honey and is happy to work with the city. He asks for the city to grant an extension.

The hearing was closed at 7:42 p.m.

118. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2120662, being an approximate 5.0 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 9; Collin CAD Property ID 962453, being an approximate 16.97 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 8; Collin CAD Property ID 2661898, being an approximate 8.602 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 104; Collin CAD Property ID 2109701, being an approximate 1.79 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 93; and any right-of-way adjacent to said property.

See item #117

119. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2661897, being an approximate 1.0 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 6; and any right-of-way adjacent to said property.

See item #117

120. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2120663, being an approximate 4.8 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 15; Collin CAD Property ID 2006703, being an approximate 5.0 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 32; Collin CAD Property ID 2120665, being an approximate 5.98 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 88; Collin CAD Property ID 962550, being an approximate 2.0 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 16; and any right-of-way adjacent to said property.

Mayor Terry opened the hearings at 7:42 p.m. No public comment was received. (Ms. Fortenberry spoke earlier on this) The hearing was closed at 7:43 p.m.

121. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1986888, being an approximate 0.6 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 87; Collin CAD Property ID 2121885, being an approximate 7.4 acre tract of land in Collin County, Texas, legally described as Abstract A0771 in the C P Rice Survey, Tract 11; Collin CAD Property ID 2680156, being an approximate 6.09 acre tract of land in Collin County, Texas, legally described as Abstract A0771 in the C P Rice Survey, Tract 12; Collin CAD Property ID 2683029, being an approximate 1.95 acre tract of land in Collin County, Texas, legally described as Carroll Addition, Block A, Lot 1; Collin CAD Property ID 2608104, being an approximate 1.003 acre tract of land in Collin County, Texas, legally described as Owens Development, Lot 2; Collin CAD Property ID 2608105, being an approximate 1.998 acre tract of land in Collin County, Texas, legally described as Owens Development, Lot 3; Collin CAD Property ID 2016580, being an approximate 5.006 acre tract of land in Collin County, Texas, legally described as Abstract A0771 in the C P Rice Survey, Tract 15; Collin CAD Property ID 1011531, being an approximate 9.345 acre tract of land in Collin County, Texas, legally described as Abstract A0771 in the C P Rice Survey, Tract 1; and any right-of-way adjacent to said property.

See item #120

122. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2608103, being an approximate 1.99 acre tract of land in Collin County, Texas, legally described as Owens Development, Lot 1; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 7:43 p.m. (Jim Owens spoke earlier on this) The hearing was closed at 7:46 p.m.

123. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 976386, being an approximate 2.234 acre tract of land in Collin County, Texas, legally described as DR Hunn Addition, Block A, Lot 1; Collin CAD Property ID 2619116, being an approximate 2.0 acre tract of land in Collin County, Texas, legally described as DR Hunn Addition, Block A, Lot 2; Collin CAD Property ID 2715058, being an approximate 2.0 acre tract of land in Collin County, Texas, legally described as DR Hunn Addition, Block A, Lot 3; Collin CAD Property ID 976395, being an approximate 2.0 acre tract of land in Collin County, Texas, legally described as DR Hunn Addition, Block A, Lot 4; Collin CAD Property ID 976402, being an approximate 2.0 acre tract of land in Collin County, Texas, legally described as DR Hunn Addition, Block A, Lot 5; Collin CAD Property ID 976411, being an approximate 2.0 acre tract of land in Collin County, Texas, legally described as DR Hunn Addition, Block A, Lot 6; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 7:43 p.m. John Long, 6437 CR 90. The hearing was closed at 7:46 p.m.

124. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 962630, being an approximate 16.9873 acre tract of land in Collin County, Texas, legally described as Abstract No. A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 24; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 7:46 p.m. No public comment was received. The hearing was closed at 7:47 p.m.

125. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2131658, being an approximate 3.021 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates Phase 2, Block A, Lot 4; Collin CAD Property ID 2131657, being an approximate 2.992 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates Phase 2, Block A, Lot 3; Collin CAD Property ID 2131656, being an approximate 2.992 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates Phase 2, Block A, Lot 2; Collin CAD Property ID 2658426, being an approximate 1.675 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates Phase 2, Block A, Lot 1ra; Collin CAD Property ID 2658427, being an approximate 1.317 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates Phase 2, Block A, Lot 1rb; Collin CAD Property ID 2118132, being an approximate 2.579 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates, Block A, Lot 1; Collin CAD Property ID 2118133, being an approximate 2.579 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates, Block A, Lot 2; Collin CAD Property ID 2118125, being an approximate 2.411 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates, Block A, Lot 3; Collin CAD Property ID 2131659, being an approximate 2.375 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates Phase 2, Block A, Lot 5; Collin CAD Property ID 2131660, being an approximate 2.37 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates Phase 2, Block A, Lot 6; Collin CAD Property ID 2131661, being an approximate 2.371 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates Phase 2, Block A, Lot 7; Collin CAD Property ID 2131662, being an approximate 2.371 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates Phase 2, Block A, Lot 8; Collin CAD Property ID 2118134, being an approximate 1.0 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates, Block B, Lot 4; Collin CAD Property ID 2118127, being an approximate 2.416 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates, Block B, Lot 5; Collin CAD Property ID 2118129, being an approximate 2.844 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates, Block B, Lot 10; Collin CAD Property ID 2118139, being an approximate 2.826 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates, Block B, Lot 9; Collin CAD Property ID 2118138, being an approximate 2.826 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates, Block B, Lot 8; Collin CAD Property ID 2118128, being an approximate 2.059 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates, Block B, Lot 7; Collin CAD Property ID 2118137, being an approximate 3.261 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates, Block B, Lot 6; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 7:47 p.m. Those speaking in opposition were:

Sandy Schmidt, 5277 Cr 87, concerned about financial impact. Asks that you stop this annexation attempt. Dr. Nate Johnson, 5090 CR 87, asks for compassion, compromise and listen to them. The letter could have been worded a little better. He offered his help.

Tom Baxter, 1414 Choate Pkwy, said they have all the services they need, moved here so he didn't have to pay taxes and asks they concentrate on another area of Celina.

Diane Baxter, 1414 Choate Pkwy, read a quote from the Dallas Morning News and asked how many police and fire are approved in the budget to accommodate this growth. She is not requesting your (city) service. The hearing was closed at 8:02 p.m.

126. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1011700, being an approximate 122.759 acre tract of land in Collin County, Texas, legally described as Abstract No. A0779 in the Levin Routh Survey, Tract 11; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 8:02 p.m. No public comment was received. The hearing was closed at 8:03 p.m.

127. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2522115, being an approximate 36.89 acre tract of land in Collin County, Texas, legally described as Abstract No. A0779 in the Levin Routh Survey, Tract 21; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 8:02 p.m. Dustin Hotard, has concerns about road maintenance. He asked how the city can maintain them if the limits are extended. He would like clarification on the agreement sent. The hearing was closed at 8:06 p.m.

128. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2655194, being an approximate 4.43 acre tract of land in Collin County, Texas, legally described as Abstract No. A0779 in the Levin Routh Survey, Tract 30; and any right-of-way adjacent to said property.

See item #127

129. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2691386, being an approximate 9.0 acre tract of land in Collin County, Texas, legally described as Abstract No. A0779 in the Levin Routh Survey, Tract 18; and any right-of-way adjacent to said property.

See item #127

130. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 16747, being an approximate 33.011 acre tract of land in Collin County, Texas, legally described as Abstract No. A1009 in the Mckinzie Wilhite Survey, Tract 2; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 8:06 p.m. No public comment was received. The hearing was closed at 8:06 p.m.

131. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2137873, being an approximate 28.693 acre tract of land in Collin County, Texas, legally described as Abstract No. A1008 in the Mckinzie Wilhite Survey, Tract 2; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 8:06 p.m. No public comment was received. The hearing was closed at 8:07 p.m.

132. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2122502, being an approximate 17.369 acre tract of land in Collin County, Texas, legally described as Abstract No. A1030 in the Jonathan Westover Survey, Sheet 3, Tract 5; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 8:07 p.m. Brent Vest, 4040 Cr 84, asked about the eminent domain factor in the agreement. He feels the 15 years offered is generous, but the city might compromise (with the 45 years other cities are offering). The hearing was closed at 8:10 p.m.

133. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2691506, being an approximate 1.162 acre tract of land in Collin County, Texas, legally described as Abstract No. A1030 in the Jonathan Westover Survey, Sheet 3, Tract 8; and any right-of-way adjacent to said property.

See item #132

134. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 965762, being an approximate 19.047 acre tract of land in Collin County, Texas, legally described as Abstract No. A1030 in the Jonathan Westover Survey, Sheet 3, Tract 3.

See item #132

135. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1521035, being an approximate 7.5 acre tract of land in Collin County, Texas, legally described as Abstract No. A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 79; and any right-of-way adjacent to said property.

Mayor Terry opened the hearing at 8:10 p.m. No public comment was received. The hearing was closed at 8:10 p.m.

The mayor asked for final comments. Dave Sullivan spoke regarding the atmosphere and way of life that people have created here. He asks the city to be fair.

III. ADJOURNMENT:

Mayor Terry thanked everyone for their input. There being no further comment the meeting/hearing was adjourned at 8:17 p.m.

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

Date Notice Removed



**CITY COUNCIL PUBLIC HEARING AND SPECIAL MEETING
CELINA CITY COUNCIL CHAMBERS
112 N. COLORADO DR.
CELINA, TEXAS 75009
THURSDAY, OCTOBER 26, 2017 AT 5:00 P.M.**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Terry called the meeting to order at 5:04 p.m. Councilmembers present were Deputy Mayor Pro Tem Wayne Nabors, Bill Webber, Andy Hopkins, Carmen Roberts and Mindy Koehne. Mayor Pro Tem Anderson was absent

II. CONSENT AGENDA:

A. Consider and act upon a Final Plat for Mustang Lakes Phase 2B, being an ±45.753 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas, generally located west of FM 2478, north of Frontier Parkway, south of Choate Parkway, and east of Roseland Parkway, containing 121 residential lots and 9 HOA lots. (Mustang Lakes Phase 2B Final Plat) (Rodriguez)

Councilman Hopkins moved to approve the consent agenda. Councilwoman Roberts seconded. Motion carried. 5-yes;0-no.

III. PUBLIC HEARING:

Mayor Terry introduced Dody Brigadier from Representative Pat Fallon's office who then read a letter from the Representative regarding annexations.

City Land Use Attorney Julie Fort gave an overview of the proposed service plans.

A. The Celina City Council will conduct public hearings to consider testimony on the proposed annexation of the following properties:

Mayor Terry opened hearings #1 and #2 at 5:10 p.m.

1. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 84821, being an approximate 10.0 acre tract of land in Denton County, Texas, legally described as Abstract No. 1106A in the Aaron Ray Survey, Tract 5 ; Denton CAD Property ID 52691, being an approximate 3.251 acre tract of land in Denton County, Texas, legally described as Abstract No. 1106A in the Aaron Ray Survey, Tract 6 ; Denton CAD Property ID 52834, being an approximate 7.749 acre tract of land in Denton County, Texas, legally described as Abstract 0903A in the T. McIntire Survey, Tract 3; Denton CAD Property ID 82874, being an approximate 10.0 acre tract of land in Denton County, Texas, legally described as Abstract 0903A in the T. McIntire Survey, Tract 4 ; Denton CAD Property ID 82872, being an approximate 12.2517 acre tract of land in Denton County, Texas, legally described as Abstract 0903A in the T. McIntire

Survey, Tract 5 ; Denton CAD Property ID 52816, being an approximate 16.0 acre tract of land in Denton County, Texas, legally described as Abstract 0903A in the T. McIntire Survey, Tract 6 ; Denton CAD Property ID 148553, being an approximate 8.0 acre tract of land in Denton County, Texas, legally described as Abstract 0903A in the T. McIntire Survey, Tract 6A ; Denton CAD Property ID 282772, being an approximate 8.0 acre tract of land in Denton County, Texas, legally described as Abstract 0903A in the T. McIntire Survey, Tract 6A(1); and any right-of-way adjacent to said property.

2. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52694, being an approximate 9.999 acre tract of land in Denton County, Texas, legally described as Abstract 1411A in the F. Wilkerson Survey, Tract 7; Denton CAD Property ID 82865, being an approximate 10.0 acre tract of land in Denton County, Texas, legally described as Abstract 1411A in the F. Wilkerson Survey, Tract 6; and any right-of-way adjacent to said property.

No public comments were received. The hearings were closed at 5:10 p.m.

Mayor Terry opened hearings #3 through #9 at 5:10 p.m. There was a short delay due to a medical emergency in the chambers.

3. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52699, being an approximate 20.514 acre tract of land in Denton County, Texas, legally described as Abstract 1411A in the F. Wilkerson Survey, Tract 8; and any right-of-way adjacent to said property.
4. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 97919, being an approximate 10.013 acre tract of land in Denton County, Texas, legally described as Abstract 1411A in the F. Wilkerson Survey, Tract 9; and any right-of-way adjacent to said property.
5. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 173648, being an approximate 9.623 acre tract of land in Denton County, Texas, legally described as Abstract 1411A in the F. Wilkerson Survey, Tracts 10A and 11C; Denton CAD Property ID 661546, being an approximate 2.0 acre tract of land in Denton County, Texas, legally described as Abstract 1411A in the F. Wilkerson Survey, Tracts 10A(1) and 11C(1); Denton CAD Property ID 184938, being an approximate 0.294 acre tract of land in Denton County, Texas, legally described as Abstract 1411A in the F. Wilkerson Survey, Tract 11B(1); Denton CAD Property ID 52732, being an approximate 1.0 acre tract of land in Denton County, Texas, legally described as Abstract 1411A in the F. Wilkerson Survey, Tract 11; Denton CAD Property ID 173036, being an approximate 44.642 acre tract of land in Denton County, Texas, legally described as Abstract 1411A in the F. Wilkerson Survey, Tract 10 and 11B; and any right-of-way adjacent to said property.
6. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52718, being an approximate 5.0 acre tract of land in Denton County, Texas, legally described as Abstract 1411A in the F. Wilkerson Survey, Tract 15; and any right-of-way adjacent to said property.

7. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52560, being an approximate 61.58 acre tract of land in Denton County, Texas, legally described as Abstract 1299A in the Texas & Pacific Railway Survey, Tract 1; and any right-of-way adjacent to said property.
8. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52803, being an approximate 113.55 acre tract of land in Denton County, Texas, legally described as Abstract 0309A in the Thomas B. Cox Survey, Tract 1; and any right-of-way adjacent to said property.
9. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52769, being an approximate 36.374 acre tract of land in Denton County, Texas, legally described as Abstract No. 1106A in the Aaron Ray Survey, Tract 5; and any right-of-way adjacent to said property.

No public comments were received. The hearings were closed at 5:25 p.m.

Mayor Terry opened hearings #10 through #17 at 5:25 p.m.

10. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 75820, being an approximate 11.049 acre tract of land in Denton County, Texas, legally described as Abstract No. 0791A in the John Morton Survey, Tract 5.
11. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52729, being an approximate 21.9 acre tract of land in Denton County, Texas, legally described as Abstract No. 0791A in the John Morton Survey, Tract 4; and any right-of-way adjacent to said property.
12. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 178532, being an approximate 8.002 acre tract of land in Denton County, Texas, legally described as Abstract No. 0791A in the John Morton Survey, Tract 8A; and any right-of-way adjacent to said property.
13. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 203151, being an approximate 5.388 acre tract of land in Denton County, Texas, legally described as Eastern Hills Estates, Lot 5B; and any right-of-way adjacent to said property.
14. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 191266, being an approximate 10.967 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 12D; Denton CAD Property ID 168112, being an approximate 8.5 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 12D; Denton CAD Property ID 173392, being an approximate 1.5 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 12D(1); and any right-of-way adjacent to said property.

15. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 176549, being an approximate 40.223 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 12F; Denton CAD Property ID 176550, being an approximate 1.0 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 12F(1); Denton CAD Property ID 176551, being an approximate 0.22 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 12F(2); Denton CAD Property ID 168111, being an approximate 1.0 acre tract of land in Denton County, Texas, legally described as Abstract 0211A in the Robert Cowan Survey, Tract 12C; and any right-of-way adjacent to said property.
16. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 176548, being an approximate 24.659 acre tract of land in Denton County, Texas, legally described as Abstract 0211A in the Robert Cowan Survey, Tract 12E; and any right-of-way adjacent to said property.
17. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52881, being an approximate 11.49 acre tract of land in Denton County, Texas, legally described as Abstract 0211A in the Robert Cowan Survey, Tract 34; and any right-of-way adjacent to said property.
18. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 133330, being an approximate 3.0 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 12A; and any right-of-way adjacent to said property.

Marian Poole 16611 FM 428, #14, said the agreements have rigid restrictions. She has no problem with the annexation. She is agreeable to meet with the city.

Fran Mask, #18, said the method is what makes her upset and to please reconsider.

The hearings were closed at 5:34 p.m.

Mayor Terry opened hearings #18 through #26.

19. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 187667, being an approximate 1.83 acre tract of land in Denton County, Texas, legally described as Lot 1, Meadow View Estates; and any right-of-way adjacent to said property.
20. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 84189, being an approximate 29.9897 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 23; and any right-of-way adjacent to said property.
21. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 181907, being an approximate 4.5 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 19A; and any right-of-way adjacent to said property.

22. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52943, being an approximate 10.511 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 20; and any right-of-way adjacent to said property.
23. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 678052, being an approximate 3.115 acre tract of land in Denton County, Texas, legally described as Lot 2, Block A, of Theeringer Estates; and any right-of-way adjacent to said property.
24. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 678051, being an approximate 6.334 acre tract of land in Denton County, Texas, legally described as Lot 1, Block A, of Theeringer Estates; and any right-of-way adjacent to said property.
25. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 84192, being an approximate 11.43 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 15; and any right-of-way adjacent to said property.
26. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 84197, being an approximate 10.0 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 28; and any right-of-way adjacent to said property.

Fran Mask, #18, spoke during the previous set. No other public comments were received. The hearings were closed at 5:34 p.m.

Mayor Terry opened hearings #27 through #35 at 5:34 p.m.

27. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 498774, being an approximate 10.0 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 26A; and any right-of-way adjacent to said property.
28. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 632429, being an approximate 64.6724 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 26B; and any right-of-way adjacent to said property.
29. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52939, being an approximate 40.4163 acre tract of land in Denton County, Texas, legally described as Abstract 0211A in the Robert Cowan Survey, Tract 26; and any right-of-way adjacent to said property.
30. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 84187, being an approximate 10.51 acre tract of land in Denton County, Texas, legally described as Abstract 0211A in the Robert Cowan Survey, Tract 17; Denton CAD Property

ID 84190, being an approximate 2.704 acre tract of land in Denton County, Texas, legally described as Abstract 0211A in the Robert Cowan Survey, Tract 16; Denton CAD Property ID 699148, being an approximate 1.0 acre tract of land in Denton County, Texas, legally described as Abstract 0211A of the Robert Cowan Survey, Tract 16A; and any right-of-way adjacent to said property.

31. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2120675, being an approximate 37.614 acre tract of land in Collin County, Texas, legally described as Abstract A0168, Collin County School Land #16 Survey, Sheet 2, Tract 26; and any right-of-way adjacent to said property.
32. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 991859, being an approximate 37.614 acre tract of land in Collin County, Texas, legally described as Abstract A0168, Collin County School Land #16 Survey, Sheet 2, Tract 21.
33. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 990404, being an approximate 73.38 acre tract of land in Collin County, Texas, legally described as Abstract A0124, Henry Bentley Survey, Tract 19; and any right-of-way adjacent to said property.
34. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2055071, being an approximate 5.0227 acre tract of land in Collin County, Texas, legally described as Abstract A0124, Henry Bentley Survey, Tract 40; and any right-of-way adjacent to said property.
35. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Abstract A0211A, A. Cowan Survey, Tract 42; and any right-of-way adjacent to said property.

No public comments were received. The hearings were closed at 5:35 p.m.

Mayor Terry opened hearings #36 through #45 at 5:35 p.m.

36. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 84821, being an approximate 10.81 acre tract of land in Denton County, Texas, legally described as Abstract A0211A, A. Cowan Survey, Tract 45.
37. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52895, being an approximate 10.684 acre tract of land in Denton County, Texas, legally described as Abstract A0211A, A. Cowan Survey, Tract 44.
38. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 75332, being an approximate 10.58 acre tract of land in Denton County, Texas, legally described as Abstract A0211A, A. Cowan Survey, Tract 43; and any right-of-way adjacent to said property.
39. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52926, being an approximate 6.068 acre tract of land in Denton County, Texas, legally described as Abstract A0211A, A. Cowan Survey, Tract 48.

40. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 122384, being an approximate 6.068 acre tract of land in Denton County, Texas, legally described as Abstract A0211A, A. Cowan Survey, Tract 49; and any right-of-way adjacent to said property.
41. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52923, being an approximate 24.22 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 50; and any right-of-way adjacent to said property.
42. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52930, being an approximate 12.11 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 51; and any right-of-way adjacent to said property.
43. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52934, being an approximate 12.11 acre tract of land in Denton County, Texas, legally described as Abstract No. 0211A in the Robert Cowan Survey, Tract 52; and any right-of-way adjacent to said property.
44. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 101229, being an approximate 5.0 acre tract of land in Denton County, Texas, legally described as Abstract A0211A, Cowan Survey, Tract 53; and any right-of-way adjacent to said property.
45. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52932, being an approximate 4.765 acre tract of land in Denton County, Texas, legally described as Abstract A0211A, Cowan Survey, Tract 54; and any right-of-way adjacent to said property.

Lockman Patel, #42 and #43, said he feels rushed due to the deadline and has concerns regarding taxes, changes, the plan and overall timeline.. The hearings were closed at 5:36 p.m.

Mayor Terry opened hearings #46 through #55 at 5:36 p.m.

46. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 133328, being an approximate 4.0 acre tract of land in Denton County, Texas, legally described as Abstract A0211A, Cowan Survey, Tract 55; and any right-of-way adjacent to said property.
47. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 52664, being an approximate 44.495 acre tract of land in Denton County, Texas, legally described as Abstract A1265-A, A. Thompson Survey, Tract 1; and any right-of-way adjacent to said property.
48. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 254126, being an approximate 1.799 acre tract of land in Denton County, Texas,

legally described as Abstract A125A, A. Thompson Survey, Tract 1C; and any right-of-way adjacent to said property.

49. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 254125, being an approximate 1.799 acre tract of land in Denton County, Texas, legally described as Abstract A125A, A. Thompson Survey, Tract 1B; and any right-of-way adjacent to said property.
50. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Denton CAD Property ID 254127, being an approximate 1.799 acre tract of land in Denton County, Texas, legally described as Abstract A125A, A. Thompson Survey, Tract 1D; and any right-of-way adjacent to said property.
51. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2110480, being an approximate 24.608 acre tract of land in Collin County, Texas, legally described as Abstract A0007, Richard Alderson Survey, Tract 11; and any right-of-way adjacent to said property.
52. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 964790, being an approximate 22.188 acre tract of land in Collin County, Texas, legally described as Abstract A0788, Spencer Rice Survey, Tract 3.
53. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1647374, being an approximate 16.584 acre tract of land in Collin County, Texas, legally described as Abstract A0788, Spencer Rice Survey, Tract 5.
54. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2020233, being an approximate 14.056 acre tract of land in Collin County, Texas, legally described as Abstract A0788, Spencer Rice Survey, Tract 8.
55. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2551056, being an approximate 33.693 acre tract of land in Collin County, Texas, legally described as Abstract A0788, Spencer Rice Survey, Tract 7.

No public comments were received. The hearings were closed at 5:37 p.m.

Mayor Terry opened hearings #56 through #65 at 5:38 p.m.

56. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2551057, being an approximate 8.0 acre tract of land in Collin County, Texas, legally described as Abstract A0788, Spencer Rice Survey, Tract 23.
57. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 964807, being an approximate 2.806 acre tract of land in Collin County, Texas, legally described as Abstract A0788, Spencer Rice Survey, Tract 4.
58. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2121924, being an approximate 14.59 acre tract of land in Collin County, Texas,

legally described as Abstract A0788, Spencer Rice Survey, Tract 9; and any right-of-way adjacent to said property.

59. Place for public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2523154, being an approximate 1.408 acre tract of land in Collin County, Texas, legally described as Abstract A0788, Spencer Rice Survey, Tract 18-19.
60. Place for public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2551058, being an approximate 19.817 acre tract of land in Collin County, Texas, legally described as Abstract No. A0788 in the Spencer Rice Survey, Tract 22.
61. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2121104, being an approximate 26.944 acre tract of land in Collin County, Texas, legally described as Abstract No. A0408 in the P F Hutchinson Survey, Tract 15; and any right-of-way adjacent to said property.
62. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2121102, being an approximate 10.35 acre tract of land in Collin County, Texas, legally described as Abstract A0408, P.F. Hutchinson Survey, Tract 1; and any right-of-way adjacent to said property.
63. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1639338, being an approximate 10.35 acre tract of land in Collin County, Texas, legally described as Abstract A0408, P.F. Hutchinson Survey, Tract 8; and any right-of-way adjacent to said property.
64. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2545877, being an approximate 1.0 acre tract of land in Collin County, Texas, legally described as Abstract No. A0408 in the P F Hutchinson Survey, Tract 19; and any right-of-way adjacent to said property.
65. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2545876, being an approximate 9.96 acre tract of land in Collin County, Texas, legally described as Abstract A0408, P.F. Hutchinson Survey, Tract 13; and any right-of-way adjacent to said property.

Constance Stanton spoke for Hong-Mai Thi Nguyen #59 and #84, asking to wait until December 1st and allow them to vote. The hearings were closed at 5:41 p.m.

Mayor Terry opened hearings #66 through #76 at 5:41 p.m.

66. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1639347, being an approximate 10.368 acre tract of land in Collin County, Texas, legally described as Abstract A0408, P.F. Hutchinson Survey, Tract 9.
67. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2721387, being an approximate 6.0 acre tract of land in Collin County, Texas, legally described as Abstract A0408, P.F. Hutchinson Survey, Tract 20.

68. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1647383, being an approximate 6.546 acre tract of land in Collin County, Texas, legally described as Abstract A0408, P.F. Hutchinson Survey, Tract 10.
69. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2120834, being an approximate 10.27 acre tract of land in Collin County, Texas, legally described as Abstract A0262, William Deavenport Survey, Tract 7; and any right-of-way adjacent to said property.
70. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2120833, being an approximate 39.965 acre tract of land in Collin County, Texas, legally described as Abstract A0262, William Deavenport Survey, Tract 4; and any right-of-way adjacent to said property.
71. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 963452, being an approximate 25.54 acre tract of land in Collin County, Texas, legally described as Abstract A0262, William Deavenport Survey, Tract 3; and any right-of-way adjacent to said property.
72. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2120832, being an approximate 25.74 acre tract of land in Collin County, Texas, legally described as Abstract A0262, William Deavenport Survey, Tract 1; and any right-of-way adjacent to said property.
73. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 963443, being an approximate 25.5414 acre tract of land in Collin County, Texas, legally described as Abstract A0262, William Deavenport Survey, Tract 2; and any right-of-way adjacent to said property.
74. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1716860, being an approximate 1.262 acre tract of land in Collin County, Texas, legally described as Abstract A0408, P.F. Hutchinson Survey, Tract 11.
75. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1716879, being an approximate 13.448 acre tract of land in Collin County, Texas, legally described as Abstract A0408, P.F. Hutchinson Survey, Tract 12.
76. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1622355, being an approximate 10.27 acre tract of land in Collin County, Texas, legally described as Abstract No. A0408 in the P F Hutchinson Survey, Tract 4; and any right-of-way adjacent to said property.

No public comments were received. The hearings were closed at 5:41 p.m.

Mayor Terry opened hearings #77 through #78 at 5:42 p.m.

77. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1639329, being an approximate 10.26 acre tract of land in Collin County, Texas, legally described as Abstract No. A0408 in the P F Hutchinson Survey, Tract 7; and any right-of-way adjacent to said property.
78. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1622337, being an approximate 5.49 acre tract of land in Collin County, Texas, legally described as Abstract No. A0408 in the P F Hutchinson Survey, Tract 2; and any right-of-way adjacent to said property.
79. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2121105, being an approximate 4.997 acre tract of land in Collin County, Texas, legally described as Abstract No. A0408 in the P F Hutchinson Survey, Tract 16; and any right-of-way adjacent to said property.
80. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 163364, being an approximate 11.18 acre tract of land in Collin County, Texas, legally described as Abstract A0408, P.F. Hutchinson Survey, Tract 6; and any right-of-way adjacent to said property.
81. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2020231, being an approximate 3.52 acre tract of land in Collin County, Texas, legally described as Abstract No. A0408 in the P F Hutchinson Survey, Tract 14; and any right-of-way adjacent to said property.
82. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2517630, being an approximate 3.728 acre tract of land in Collin County, Texas, legally described as Abstract No. A0408 in the P F Hutchinson Survey, Tract 18; and any right-of-way adjacent to said property.
83. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2517629, being an approximate 3.724 acre tract of land in Collin County, Texas, legally described as Abstract No. A0408 in the P F Hutchinson Survey, Tract 3; and any right-of-way adjacent to said property.
84. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2057836, being an approximate 1.0 acre tract of land in Collin County, Texas, legally described as Abstract No. A0788 in the Spencer Rice Survey, Tract 18.
85. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 991332, being an approximate 109.78 acre tract of land in Collin County, Texas, legally described as Abstract A0137, MD Bullion Survey, Tract 1; and any right-of-way adjacent to said property.

Lori Ferrell, 13600 PR 5155, #78, asked to let them have a chance to vote and wait until December 1st. She said the city is forcing them to pay for services they already have and give them the right to decide. The hearings were closed at 5:45 p.m.

Mayor Terry opened hearings #86 through #95 at 5:46 p.m.

86. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2120667, being an approximate 38.803 acre tract of land in Collin County, Texas, legally described as Abstract A0167, Collin County School Land #14 Survey, Sheet 2, Tract 61.
87. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1634592, being an approximate 20.0 acre tract of land in Collin County, Texas, legally described as Abstract A0167, Collin County School Land #14 Survey, Sheet 2, Tract 83.
88. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 998095, being an approximate 30.0 acre tract of land in Collin County, Texas, legally described as Abstract A0943, IC Williamson Survey, Tract 11; and any right-of-way adjacent to said property.
89. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2663825, being an approximate 49.9266 acre tract of land in Collin County, Texas, legally described as Abstract A0943, IC Williamson Survey, Tract 7; and any right-of-way adjacent to said property.
90. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 20982, being an approximate 1.0 acre tract of land in Collin County, Texas, legally described as Abstract A0943, IC Williamson Survey, Tract 7-1; and any right-of-way adjacent to said property.
91. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 998077, being an approximate 0.441 acre tract of land in Collin County, Texas, legally described as Abstract No. A0943 in the I C Williamson Survey, Tract 9; and any right-of-way adjacent to said property.
92. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2509576, being an approximate 0.4714 acre tract of land in Collin County, Texas, legally described as Abstract No. A0943 in the I C Williamson Survey, Tract 19; and any right-of-way adjacent to said property.
93. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2663828, being an approximate 5.862 acre tract of land in Collin County, Texas, legally described as Abstract A0132, BBB&C Railway Co. Survey, Tract 25; and any right-of-way adjacent to said property.
94. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 991118, being an approximate 2.5 acre tract of land in Collin County, Texas, legally described as Abstract A0132, BBB&C Railway Co. Survey, Tract 5; and any right-of-way adjacent to said property.
95. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2663826, being an approximate 0.372 acre tract of land in Collin County, Texas,

legally described as Abstract A0943 IC Williamson Survey, Tract 23; Collin CAD Property ID 2663829, being an approximate 1.458 acre tract of land in Collin County, Texas, legally described as Abstract A0132, BBB&C Railway Co. Survey, Tract 40; and any right-of-way adjacent to said property.

Charles Huddleston, 17055 W. FM 455, said he received a development agreement and has concerns regarding buildings and uses. He said this is rushed and asked them not to annex his property. The hearings were closed at 5:48 p.m.

Mayor Terry opened hearings #96 through #104 at 5:48 p.m.

96. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 998068, being an approximate 1.0 acre tract of land in Collin County, Texas, legally described as Abstract A0943, IC Williamson Survey, Tract 8.
97. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2663827, being an approximate 0.17 acre tract of land in Collin County, Texas, legally described as Abstract A0943, Williamson Survey, Tract 24.
98. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 963229, being an approximate 6.0 acre tract of land in Collin County, Texas, legally described as Abstract A0167, Collin County School Land #14 Survey, Sheet 2, Tract 75; and any right-of-way adjacent to said property.
99. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2120666, being an approximate 28.24 acre tract of land in Collin County, Texas, legally described as Abstract A0167, Collin County School Land #14 Survey, Sheet 2, Tract 60; and any right-of-way adjacent to said property.
100. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 962765, being an approximate 3.551 acre tract of land in Collin County, Texas, legally described as Abstract A0167, Collin County School Land #14 Survey, Sheet 2, Tract 35; and any right-of-way adjacent to said property.
101. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2760195, being an approximate 1.109 acre tract of land in Collin County, Texas, legally described as Abstract A0167, Collin County School Land #14 Survey, Sheet R02, Tract 35-1; and any right-of-way adjacent to said property.
102. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2719498, being an approximate 30.90 acre tract of land in Collin County, Texas, legally described as Abstract A0167, Collin County School Land #14 Survey, Sheet 2, Tract 1; and any right-of-way adjacent to said property.
103. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2756720, being an approximate 18.74 acre tract of land in Collin County, Texas, legally described as Abstract A0167, Collin County School Land #14, Sheet 2, Tract 99; and any right-of-way adjacent to said property.

104. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 963103, being an approximate 11.071 acre tract of land in Collin County, Texas, legally described as Abstract A0167, Collin County School Land #14 Survey, Sheet 2, Tract 65-9; and any right-of-way adjacent to said property.

No public comments were received. The hearings were closed at 5:48 p.m.

Mayor Terry opened hearings #105 through #108 at 5:48 p.m.

105. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2071428, being an approximate 9.993 acre tract of land in Collin County, Texas, legally described as Abstract A0167, Collin County School Land #14 Survey, Sheet 2, Tract 90; and any right-of-way adjacent to said property.
106. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2006712, being an approximate 10.0 acre tract of land in Collin County, Texas, legally described as Abstract A0943, IC Williamson Survey, Tract 13; and any right-of-way adjacent to said property.
107. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2120670, being an approximate 7.438 acre tract of land in Collin County, Texas, legally described as Abstract A0167, Collin County School Land #14 Survey, Sheet 4, Tract 86; and any right-of-way adjacent to said property.
108. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2501429, being an approximate 1.8705 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 1; Collin CAD Property ID 2501430, being an approximate 2.0150 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 2; Collin CAD Property ID 2501431, being an approximate 1.9829 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 3; Collin CAD Property ID 2501432, being an approximate 1.9840 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 4; Collin CAD Property ID 2501433, being an approximate 2.0150 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 5; Collin CAD Property ID 2501434, being an approximate 1.9841 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 6; Collin CAD Property ID 2501435, being an approximate 1.9828 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 7; Collin CAD Property ID 2501436, being an approximate 2.0156 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 8; Collin CAD Property ID 2501437, being an approximate 2.0589 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 9; Collin CAD Property ID 2501438, being an approximate 2.1066 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 10; Collin CAD Property ID 2501439, being an approximate 2.0025 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 11; Collin CAD Property ID 2501440, being an approximate 1.9854 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 12; Collin CAD Property ID 2501441, being an approximate 1.9824 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 13; Collin CAD Property ID 2501442, being an

approximate 2.0150 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 14; Collin CAD Property ID 2501443, being an approximate 1.9847 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 15; Collin CAD Property ID 2501444, being an approximate 1.9822 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 16; Collin CAD Property ID 2501445, being an approximate 2.0150 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 17; Collin CAD Property ID 2501446, being an approximate 1.8680 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 18; and any right-of-way adjacent to said property.

Jennifer Sharber gave handouts to the council. She said from last night she saw mistakes, hardships and protests for another meeting. She can help find a site/area. She asked that council motion to table or make McKinney's deal.

Ron Price, 9241 Prairie Meadows, protests the forced annexation. He heard yesterday that people already have the services outlines, and has concerns regarding the financial impacts.

John McGovern, 9020 Prairie Meadows, would like to annex by collaboration, (not forced). He had concerns regarding mistakes and follow up. He asks the city to drop annexation plan and allow a vote after December 1st or McKinney's 45 year deal.

Jennifer Locke, 9295 Prairie Meadow #108, was concerned about residents who just received their notices, rushing through the process and is concerned about extra costs of taxes. She asks that the city wait until December 1st or come to a mutually acceptable agreement.

Diana Price, 9241 Prairie Meadow, said they don't want city tax, water, sewer or trash. Stop the annexation.

The hearings were closed at 6:10 p.m.

Mayor Terry opened hearings #109 through #116 at 6:10 p.m.

109. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 992199, being an approximate 6.9068 acre tract of land in Collin County, Texas, legally described as Abstract No. A0170 in the Collin County School Land #15 Survey, Sheet 2, Tract 24; and any right-of-way adjacent to said property.
110. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1584958, being an approximate 3.13 acre tract of land in Collin County, Texas, legally described as Abstract No. A0170 in the Collin County School Land #15 Survey, Sheet 2, Tract 49.
111. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1960382, being an approximate 2.15 acre tract of land in Collin County, Texas, legally described as Abstract No. A0170 in the Collin County School Land #15 Survey, Sheet 2, Tract 61; Collin CAD Property ID 992117, being an approximate 1.994 acre tract of land in Collin County, Texas, legally described as Abstract No. A0170 in the Collin County School Land #15 Survey, Sheet 2, Tract 17; Collin CAD Property ID 1960300, being an approximate 3.147 acre tract of land in Collin County, Texas, legally described as Abstract No. A0170 in the Collin County School Land #15 Survey, Sheet 2, Tract 60; Collin CAD Property ID 11615, being an approximate

- 1.1558 acre tract of land in Collin County, Texas, legally described as Abstract No. A0170 in the Collin County School Land #15 Survey, Sheet 2, Tract 58.
112. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 997032, being an approximate 19.029 acre tract of land in Collin County, Texas, legally described as Abstract A0731, Samuel Queen Survey, Tract 6; and any right-of-way adjacent to said property.
 113. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2110123, being an approximate 9.18 acre tract of land in Collin County, Texas, legally described as Abstract A0731, Samuel Queen Survey, Tract 10; and any right-of-way adjacent to said property.
 114. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2709494, being an approximate 3.689 acre tract of land in Collin County, Texas, legally described as Thomas Place, Block A, Lot 1; and any right-of-way adjacent to said property.
 115. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2110124, being an approximate 2.5 acre tract of land in Collin County, Texas, legally described as Abstract No. A0731 in the Samuel Queen Survey, Tract 13; and any right-of-way adjacent to said property.
 116. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2038564, being an approximate 1.193 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 1; Collin CAD Property ID 2038565, being an approximate 1.313 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 2; Collin CAD Property ID 2038566, being an approximate 1.313 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 3; Collin CAD Property ID 2038567, being an approximate 1.313 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 4; Collin CAD Property ID 2038568, being an approximate 1.313 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 5; Collin CAD Property ID 2038569, being an approximate 1.313 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 6; Collin CAD Property ID 2038570, being an approximate 1.275 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 7; Collin CAD Property ID 2038571, being an approximate 1.312 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 8; Collin CAD Property ID 2038572, being an approximate 1.363 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 9; Collin CAD Property ID 2038573, being an approximate 1.00 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 10; Collin CAD Property ID 2038574, being an approximate 1.00 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 11; Collin CAD Property ID 2038575, being an approximate 1.00 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 12; Collin CAD Property ID 2038576, being an approximate 1.00 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 13; Collin CAD Property ID 2038577, being an approximate 1.00 acre tract of land in Collin County, Texas, legally described as Prairie Meadows Estates, Lot 14; Collin CAD Property ID 2506190, being an approximate 1.00 acre tract of land in Collin County, Texas, legally

described as Copperfield Settlement, Lot 1; Collin CAD Property ID 2506191, being an approximate 1.397 acre tract of land in Collin County, Texas, legally described as Copperfield Settlement, Lot 2; Collin CAD Property ID 2506192, being an approximate 1.397 acre tract of land in Collin County, Texas, legally described as Copperfield Settlement, Lot 3; and any right-of-way adjacent to said property.

Derek Smith, 6652 Oak Hill Lane, said he was opposed to the annexation, it feels rushed and forced, burdened by cost with little benefit. Asked council to reconsider proposed annexation plan and give them a vote.

Paul Martin, 6649 Oak Hill Lane, moved to get away from tax burden. Asked council to ponder concerns. The letter had a forceful tone. Has the annexation been thought through for fiscal impact? The areas selected appears to be cherry picking. The action violates liberties and rights.

Jim Owens spoke (read letter not submitted for the record) for Daniel Standfill, and Rachel and Troy Hammons, Oak Hill Lane. They moved to shed taxes, asked to drop the annexation or provide a 45 year deferment.

LeAnn Smith, 6588 Oak Hill Lane, said this feels rushed. They were not informed. They need to take it back to the drawing board. Let them vote.

Eric Trumbower, 5194 Summerview Lane, #125, opposed the annexation, doesn't like what they have to offer.

Matt Garrabrants, 5175 Summerview Lane, #125, would like to talk about uses for money by the tax burden. He said they don't get anything out of this and asks that the city reconsider this.

The hearings were closed at 6:36 p.m.

Mayor Terry opened hearings #117 through #118 at 6:36 p.m.

117. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2567261, being an approximate 4.046 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 97; Collin CAD Property ID 2133590, being an approximate 2.491 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 94; Collin CAD Property ID 962391, being an approximate 2.74 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 4; Collin CAD Property ID 2567259, being an approximate 4.0 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 5; and any right-of-way adjacent to said property.
118. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2120662, being an approximate 5.0 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 9; Collin CAD Property ID 962453, being an approximate 16.97 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 8; Collin CAD Property ID 2661898, being an approximate 8.602 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 104; Collin CAD Property ID 2109701, being an approximate 1.79 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 93; and any right-of-way adjacent to said property.

*Honey Goyl(?), 4602 Boulder4, Parker, said the notice is only a couple of days old. He is o.k. to move forward, but not much time to work it out.
The hearings were closed at 6:38 p.m.*

Mayor Terry opened hearings #119 through #123 at 6:38 p.m.

119. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2661897, being an approximate 1.0 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 6; and any right-of-way adjacent to said property.
120. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2120663, being an approximate 4.8 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 15; Collin CAD Property ID 2006703, being an approximate 5.0 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 32; Collin CAD Property ID 2120665, being an approximate 5.98 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 88; Collin CAD Property ID 962550, being an approximate 2.0 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 16; and any right-of-way adjacent to said property.
121. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1986888, being an approximate 0.6 acre tract of land in Collin County, Texas, legally described as Abstract A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 87; Collin CAD Property ID 2121885, being an approximate 7.4 acre tract of land in Collin County, Texas, legally described as Abstract A0771 in the C P Rice Survey, Tract 11; Collin CAD Property ID 2680156, being an approximate 6.09 acre tract of land in Collin County, Texas, legally described as Abstract A0771 in the C P Rice Survey, Tract 12; Collin CAD Property ID 2683029, being an approximate 1.95 acre tract of land in Collin County, Texas, legally described as Carroll Addition, Block A, Lot 1; Collin CAD Property ID 2608104, being an approximate 1.003 acre tract of land in Collin County, Texas, legally described as Owens Development, Lot 2; Collin CAD Property ID 2608105, being an approximate 1.998 acre tract of land in Collin County, Texas, legally described as Owens Development, Lot 3; Collin CAD Property ID 2016580, being an approximate 5.006 acre tract of land in Collin County, Texas, legally described as Abstract A0771 in the C P Rice Survey, Tract 15; Collin CAD Property ID 1011531, being an approximate 9.345 acre tract of land in Collin County, Texas, legally described as Abstract A0771 in the C P Rice Survey, Tract 1; and any right-of-way adjacent to said property.
122. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2608103, being an approximate 1.99 acre tract of land in Collin County, Texas, legally described as Owens Development, Lot 1; and any right-of-way adjacent to said property.
123. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 976386, being an approximate 2.234 acre tract of land in Collin County, Texas, legally described as DR Hunn Addition, Block A, Lot 1; Collin CAD Property ID 2619116, being an approximate 2.0 acre tract of land in Collin County, Texas, legally described as DR Hunn

Addition, Block A, Lot 2; Collin CAD Property ID 2715058, being an approximate 2.0 acre tract of land in Collin County, Texas, legally described as DR Hunn Addition, Block A, Lot 3; Collin CAD Property ID 976395, being an approximate 2.0 acre tract of land in Collin County, Texas, legally described as DR Hunn Addition, Block A, Lot 4; Collin CAD Property ID 976402, being an approximate 2.0 acre tract of land in Collin County, Texas, legally described as DR Hunn Addition, Block A, Lot 5; Collin CAD Property ID 976411, being an approximate 2.0 acre tract of land in Collin County, Texas, legally described as DR Hunn Addition, Block A, Lot 6; and any right-of-way adjacent to said property.

Susan Owens, 1541 E. Sunset Blvd, said the letters went out so quick and so fast. Would like to see a committee and make this right.

John Fox, 6347 CR 90, said let the old timers pay later, new people can pay now.

The hearings closed at 6:42 p.m.

Mayor Terry opened hearings #124 through #125 at 6:42 p.m.

124. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 962630, being an approximate 16.9873 acre tract of land in Collin County, Texas, legally described as Abstract No. A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 24; and any right-of-way adjacent to said property.
125. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2131658, being an approximate 3.021 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates Phase 2, Block A, Lot 4; Collin CAD Property ID 2131657, being an approximate 2.992 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates Phase 2, Block A, Lot 3; Collin CAD Property ID 2131656, being an approximate 2.992 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates Phase 2, Block A, Lot 2; Collin CAD Property ID 2658426, being an approximate 1.675 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates Phase 2, Block A, Lot 1ra; Collin CAD Property ID 2658427, being an approximate 1.317 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates Phase 2, Block A, Lot 1rb; Collin CAD Property ID 2118132, being an approximate 2.579 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates, Block A, Lot 1; Collin CAD Property ID 2118133, being an approximate 2.579 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates, Block A, Lot 2; Collin CAD Property ID 2118125, being an approximate 2.411 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates, Block A, Lot 3; Collin CAD Property ID 2131659, being an approximate 2.375 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates Phase 2, Block A, Lot 5; Collin CAD Property ID 2131660, being an approximate 2.37 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates Phase 2, Block A, Lot 6; Collin CAD Property ID 2131661, being an approximate 2.371 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates Phase 2, Block A, Lot 7; Collin CAD Property ID 2131662, being an approximate 2.371 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates Phase 2, Block A, Lot 8; Collin CAD Property ID 2118134, being an approximate 1.0 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates, Block B, Lot 4; Collin CAD Property ID 2118127, being an approximate 2.416 acre tract of land in Collin County,

Texas, legally described as Summerview Country Estates, Block B, Lot 5; Collin CAD Property ID 2118129, being an approximate 2.844 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates, Block B, Lot 10; Collin CAD Property ID 2118139, being an approximate 2.826 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates, Block B, Lot 9; Collin CAD Property ID 2118138, being an approximate 2.826 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates, Block B, Lot 8; Collin CAD Property ID 2118128, being an approximate 2.059 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates, Block B, Lot 7; Collin CAD Property ID 2118137, being an approximate 3.261 acre tract of land in Collin County, Texas, legally described as Summerview Country Estates, Block B, Lot 6; and any right-of-way adjacent to said property.

Diane Baxter, 1414 Choate Pkwy, is against forced annexation and asked to see the proposed plan for infrastructure. Asked (city) to understand the financial and emotional impact.

Tom Baxter, 1414 Choate Pkwy, said he fought for rights to vote, postpone and do it the right way, please reconsider.

An unidentified person spoke for Ron, 5121 Summerview Lane, asked to give us a vote.

Eric Trumbower and Matt Garrabrants spoke earlier in the evening.

The hearings were closed at 6:51 p.m.

Mayor Terry opened hearings #126 through #135 at 6:51 p.m.

126. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1011700, being an approximate 122.759 acre tract of land in Collin County, Texas, legally described as Abstract No. A0779 in the Levin Routh Survey, Tract 11; and any right-of-way adjacent to said property.
127. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2522115, being an approximate 36.89 acre tract of land in Collin County, Texas, legally described as Abstract No. A0779 in the Levin Routh Survey, Tract 21; and any right-of-way adjacent to said property.
128. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2655194, being an approximate 4.43 acre tract of land in Collin County, Texas, legally described as Abstract No. A0779 in the Levin Routh Survey, Tract 30; and any right-of-way adjacent to said property.
129. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2691386, being an approximate 9.0 acre tract of land in Collin County, Texas, legally described as Abstract No. A0779 in the Levin Routh Survey, Tract 18; and any right-of-way adjacent to said property.
130. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 16747, being an approximate 33.011 acre tract of land in Collin County, Texas, legally described as Abstract No. A1009 in the Mckinzie Wilhite Survey, Tract 2; and any right-of-way adjacent to said property.

131. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2137873, being an approximate 28.693 acre tract of land in Collin County, Texas, legally described as Abstract No. A1008 in the Mckinzie Wilhite Survey, Tract 2; and any right-of-way adjacent to said property.
132. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2122502, being an approximate 17.369 acre tract of land in Collin County, Texas, legally described as Abstract No. A1030 in the Jonathan Westover Survey, Sheet 3, Tract 5; and any right-of-way adjacent to said property.
133. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 2691506, being an approximate 1.162 acre tract of land in Collin County, Texas, legally described as Abstract No. A1030 in the Jonathan Westover Survey, Sheet 3, Tract 8; and any right-of-way adjacent to said property.
134. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 965762, being an approximate 19.047 acre tract of land in Collin County, Texas, legally described as Abstract No. A1030 in the Jonathan Westover Survey, Sheet 3, Tract 3.
135. Public hearing on the proposed annexation of certain property by the City of Celina, Texas: Collin CAD Property ID 1521035, being an approximate 7.5 acre tract of land in Collin County, Texas, legally described as Abstract No. A0167 in the Collin County School Land #14 Survey, Sheet 1, Tract 79; and any right-of-way adjacent to said property.

Dustin Hotard, 1722 Choate Pkwy, asked what's the criteria for one to be annexed versus another? Asked about an agreement.

Donald Vest, 4060 CR 84, asked if he signs agreement will he be committed to it if a better one comes along.

The hearings were closed at 7:04 p.m.

Marian Poole, 16611 FM 428, asked a question regarding the agreement and not giving enough time. It is not right.

IV. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 7:08 p.m.

Sean Terry, Mayor

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

Date Minutes Approved

Richard

9212
P. meadows
W

Good day,

My name is Richard Howell and I served in the 25th Infantry Division , aka Tropic Lightning, during the Vietnam War from 1967 - 68. When my country called, I answered the call to faithfully serve and challenge oppressive governments wherever they existed. Upon return to the States, I was spat on and called derogatory names for wearing the uniform of the 'armed forces". I attempted to reenter mainstream America and become a productive element of society.

Fast forward 35 years to 2003. After many exhausting adventures, I happen to chance upon a pastoral oasis in the outer fringe of Collin county. War's injuries slowly was taking its toll on my body and this would be my final resting place. A place to call my own, home. Over time, a retreat complimented by nature and my furry friends was created. Come January, I will be blessed to reach the tender age of 70, and I do not know how many more sunrises or sunsets will caress my body.

The city of Celina is attempting to annex the Prairie Meadows subdivision, and is refusing to uphold the cornerstone of our American's democracy, the right to vote. What crime have my neighbors and I committed that we are being denied the basic rights that countless individuals have donned the uniform of the United States armed forces and paid with the 'ultimate sacrifice".

Will this be my personal Vietnam, and who can I, a Vietnam War's veteran, ask to defend my rights as an American to vote for my pursuit of life, liberty and happiness?

no celina land grab

no forced annexation

#right to vote

Attachment: letters read (Minutes of Oct 25, 2017 and Oct 26, 2017)

Charlie Miller

Good afternoon,

My name is Charlie Miller, and I currently reside at 9212 Prairie Meadows Lane in the Prairie Meadows subdivision. Having lived here since the early 2000's, I have watched this town develop. Currently, there is an attempt by the city to annex our subdivision without allowing the residents a chance to vote. I beg the question as to why no vote? Everyone who live in this area made this decision freely. We chose not to settle in Carter's Ranch or any of the other subdivisions within Celina's proper. We chose a slower pace lifestyle with large, open spaces not beholden to the unencumbered bureaucracy of local government. We wish to coexist in perfect harmony with the city, but we have no desire to become part of the city.

Furthermore, from a business perspective, the liabilities greatly outnumber the assets..

1. Higher taxes (liability)
2. higher utility cost (liability)
3. extra layer of bureaucracy (liability)
4. police protection (liability) the current force can barely accommodate the current boundary, where will the extra manpower come from?
5. Infrastructure (liability). Old Celina does not currently have sidewalks, drainage for water runoff, or many ADA facilities. If you can not provide for the current residents, what can you offer us?
6. Amenities - (liability) on average your action will cost each household 200 to 400 extra dollars a month. What free activities would be available for our families to replace our lost disposable income?

If you can think of any benefits that would be derived if the city annex, I would like you to please list them.

Thank you.

government overreach

let us vote

no Celina land grab

Attachment: letters read (Minutes of Oct 25, 2017 and Oct 26, 2017)

Matt Garrabrants
5175
Summerview

Aside from the regulatory impact on our properties; there is a heavy financial burden as well.

For example: A monthly tax increase of \$350 for a 40 year old alternatively invested at even a small underperforming annual return rate of 3% equals \$157,000 by the time that individual is 65 years of age. By age 70 that amount balloons to \$200,000.

I went to the Celina Website to look at the benefits of annexation. However, when I click on anything it takes me to the McKinney city page with their listed reasons for annexation.

In addition, someone buying our homes if we should ever want to sell loses part of their home purchasing power. Now they will have to account for the increase in their monthly mortgage payment for city taxes.

What do I gain from being annexed into the City of Celina?

- a. Police protection-Frankly we don't need it. We have a Collin County Sheriff off 101
- b. Fire protection & fire prevention-City is already reimbursed from county for this
- e. Parks and recreation facilities accessibility-Parks in Celina are already public and anyone can visit them. However, we didn't ask nor do we need access to this
- j. Extension of City water and sewer infrastructure as development occurs

We have our own water at much cheaper rates and have septic tanks. We didn't ask for this or want this.

In fact, Mr. Nabors is on tape saying that ". I can't remember exactly how much it was, but you'll probably save some money on your homeowner's insurance policy

However, that statement is untrue, When I called my insurance company they stated that the policy is based off fire hydrants on street(which we all have)not if we are in city limits or not.

All we ask it that you honor the spirit of Senate bill 6 and let us vote.

Julie Ford
What Firm is she on?

Matt Garrabrants

Attachment: letters read (Minutes of Oct 25, 2017 and Oct 26, 2017)



PAT FALLON

Denton County

October 25, 2017

The Honorable Sean Terry
Mayor, City of Celina
142 North Ohio Street
Celina, Texas 75009

Mayor Terry,

As one of the State Representatives of the Denton County and the City of Celina, I want to express my opposition to the City of Celina's plans for annexation for the remainder of 2017. Having previously served as Mayor Pro Tem for the City of Frisco, I'm fully aware of the challenges a growing city such as Celina faces and commend you for your strong public service to the North Texas region.

As you're aware, the Texas Legislature recently passed Senate Bill 6, which amended Chapter 43 of the Texas Local Government Code regarding municipal annexations in Texas. As a cosponsor of this bill, we sent a strong message that property owners should play a far more meaningful role in the annexation process. Should the City choose to proceed with annexation plans against the wishes of affected landowners, I request that you delay any such action until after Senate Bill 6 goes into effect on December 1, 2017. By rushing forward with any plans to annex before this effective date, you are acting in direct contradiction to the State's wishes in order to skirt this new law.

Fundamentally, I believe that forced annexation, without a vote, infringes upon the liberties of our citizens. The government doesn't have rights, people have rights and it's always best to give those people a say in determining their own future. Should you wish to discuss this matter further, please do not hesitate to contact me and I thank you for your service to our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Pat Fallon".

Pat Fallon, Member
Texas House of Representatives
North Texas

CC: Mayor Pro Tem Chad Anderson, Councilmember Bill Webber, Councilmember Wayne Nabors,
Councilmember Andy Hopkins, Councilmember Carmen Roberts, Councilmember Mindy Koehne



PAT.FALLON@HOUSE.TEXAS.GOV

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LITTLE ELM, TEXAS 75068-5060
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Packet Pg. 99

Attachment: letters read (Minutes of Oct 25, 2017 and Oct 26, 2017)



Mainstreet Department
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Rebecca Barton, Downtown Development Manager
CC: Lance Vanzant, City Attorney
Date: November 14, 2017
Re: Main Street Advisory Board appointment.

Action Requested:

Consider and act upon appointment of Michelle Baggett to the Main Street Advisory Board. (Barton)

Background Information:

The Celina Main Street Advisory Board has a vacancy as of 10/23/2017. Michelle Baggett is currently the Friday Night Market Committee Chair and has volunteered to serve on the advisory board.

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:

Application

Staff Recommendation:

Approve



Public Service opportunities are offered by the City of Celina without regard to race, color, national origin, religion, sex or disability.

BOARD/COMMISSION APPLICATION

Please submit your application and a statement of why you wish to serve on a particular board or commission

Date: November 7, 2017

Name: Michelle Lee Baggett
(please print name as you wish it to appear)

Please choose from the list below of up to three (3) boards you are interested in serving. Please list your choices in order of preference.

Main Street Advisory Board
(Board/Commission)

Board of Adjustment
Building and Standards Commission
Community Development Corp
Economic Development Corp
Historic Preservation Commission
Keep Celina Beautiful

Parks & Recreation Board
Planning & Zoning Commission
Library Board
☒ Main Street Advisory Board
Upper Trinity Regional Water District Rep

PERSONAL INFORMATION

Home Address: 1220 Drake Lane

City: Celina State: Texas Zip Code: 75009

e-mail: michelle.baggett1213@gmail.com Telephone: 904.514.0273

Celina Resident for 5 years

STATEMENT OF INTENT

I am aware of the requirements of the City regarding conflicts of interest to the City of Celina Boards/Commissions. I am aware of the meeting dates and times of the Board/Commission for which I have applied. I am also aware that my attendance at these meetings is imperative to the function of the Board/Commission. If appointed, I agree to serve on the Board/Commission for which I have applied. I affirm that I am qualified to vote.

Michelle Baggett

Signature

11-7-17

Date

STATEMENT OF INTEREST

(Why I wish to serve on the Board/Commission)

I have lived in Celina for the past 5 yrs and I love this small community. I enjoy all the events Main Street offers and after starting the Friday Night Market 4 yrs ago and seeing its success with Main Street's help, I would love to be a part of the Main Street Board.



Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Gabe Johnson, Director of Engineering
CC: Vicki Faulkner, City Secretary
Date: November 14, 2017
Re: 12 Oaks Agreement

Action Requested:

Consider and act to authorize the city manager to execute an agreement between the City, 12 Oaks HOA and Kodiak. (Johnson)

Background Information:

City staff is working with the 12 Oaks HOA representatives to reach an agreement on the cost to repair the existing irrigation system that was compromised during the construction of the Phase 1 SE Sector Sewer project. The City Attorney is drafting a settlement agreement that will release the City and Kodiak from all future claims once the repair amount has been agreed upon.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

The settlement amount will be paid from the retainage for SE Sector Phase 1.

Legal Review:

The City Attorney will review the agreement for content and form.

Supporting Documents:

N/A

Staff Recommendation:

Approve



Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Gabe Johnson, Director of Engineering
 Date: November 14, 2017
 Re: GTUA Regional Water Distribution Study

Action Requested:

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

Background Information:

On May 6, 2015 a meeting was held by the Authority in Whitesboro City Hall to discuss the possibility of pursuing an engineering study to investigate the feasibility and cost of preparing a regional water distribution study to serve retail water providers in the North Central Texas area. This study is intended to include parts of northwestern Collin County, northeastern Denton County, southeastern Cooke County and southwestern Grayson County.

After the meeting each of the retail water providers expressed interest in the project and the holders of the current water storage contracts in Lake Texoma were contracted to determine their interest in pursuing this project. The Texas Water Development Board (TWDB) had indicated a willingness to consider an application to fund 50% of the cost of this engineering study. We estimate the total study cost to be \$200,000. Half of the cost of the study must be provided by local funds. In an effort to provide the necessary local share, GTUA had requested that Celina consider providing \$9,000 as its portion of the local funds needed to undertake this effort. Council approved a resolution on December 7, 2015 (RES 2015-63R) to support this project.

Since that time the TWDB funding for Regional Facility Planning Fund was tabled just before the application period began. The scope of the original study has been reduced to \$160,000. This cost will be split between 10 to 13 entities. GTUA is requesting participation from each entity in an up-to amount based on 10 entities (estimated low-end) participating. If more than 10 entities participate, then each entity would be refunded their equal and proportionate share. Checks will not be deposited until enough participants to fully fund the project have been collected. If full funding is not achieved, all checks will be returned.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

\$16,000 has not been budgeted as part of FY18, but will come from the Engineering budget 102-520-02-5209.

A budget modification will be required to cover the portion not available in the engineering budget line.

Legal Review:

The City Attorney has reviewed the proposed contract for content and form.

Supporting Documents:

2015 Resolution

GTUA Request Letter and Project Scope

Staff Recommendation:

Approve

2015-63R

A Resolution by the City Council of Celina Relating to the Submission of an Application to the Texas Water Development Board Seeking Financial Assistance for the Development of an Engineering Study to Determine Feasibility of a Texoma Regional Water Distribution System.

Whereas, the Greater Texoma Utility Authority (the Authority) has secured 50,000 acre feet of water storage in Lake Texoma under provisions of The Water Resources Act of 1986 from the U.S. Army Corps of Engineers; and

Whereas, the Authority made these water storage rights available to retail water providers in the area; and

Whereas, the fifteen (15) area water providers took action to acquire a portion of those water storage rights in Lake Texoma for its future use; and

Whereas, the Authority is now in the process of seeking to undertake an engineering study to determine the most feasible method of treating and transporting water from Lake Texoma to retail water providers who have purchased and expect to need surface water to meet their future water demands; and

Whereas, The Texas Water Development Board has a financial assistance program to provide fifty per cent (50%) of the cost of regional water and wastewater facility planning; and

Whereas, the Authority has identified a budget of two hundred thousand (\$200,000) dollars necessary to examine the possibilities for developing a regional distribution water system; and

Whereas, the local share of this project will be on hundred (\$100,000) dollars to support the funding sought from the Texas Water Development Board;

Now, therefore be it resolved by the City Council of Celina that;

- I. The City Council of Celina supports this effort to develop an economical method to treat and transport surface water from Lake Texoma to area retail water providers.
- II. The City Council of Celina commits to provide up to \$9000 as a part of the local share of the funds necessary to support this investigation.

On a motion of Andy Hopkins, Seconded by Wayne Nabors the foregoing resolution was passed and approved this 7 day of December 2015.

Signature of Mayor



Attest by City Secretary



GREATER TEXOMA UTILITY AUTHORITY

5100 AIRPORT DRIVE
DENISON, TEXAS 75020-8448
903/786-4433
FAX: 903/786-8211
www.gtua.org

November 2, 2015

Mr. Mike Foreman
City Manager
City of Celina
142 N Ohio St
Celina, TX 75009

2015-63R

Re: Participation in Regional Water Distribution System Study

On May 6th of this year a meeting was held by the Authority in the Whitesboro City Hall to discuss the possibility of pursuing an engineering study to investigate the feasibility and cost of preparing a regional water distribution study to serve retail water providers in the North Central Texas area. This study is intended to include parts of northwestern Collin County, northeastern Denton County, southeastern Cooke County and southwestern Grayson County.

After the May 6th meeting, each of the retail water providers expressing interest in the project and the holders of current water storage contracts in Lake Texoma were contacted to determine their interest in pursuing this project. After contacting everyone it appears that there is sufficient interest to take the next step in this process. The Texas Water Development Board (TWDB) has indicated a willingness to consider an application to fund 50% of the cost of this engineering study. We estimate the total study cost to be \$200,000. This estimate has been revised after we received suggestions from some of the participants regarding information they felt should be included in the study. Half of the cost of the study must be provided by local funds.

In an effort to provide the necessary local share, I am requesting that you consider providing \$9000 as your portion of the local funds needed to undertake this effort. A suggested resolution of support and a pledge of financial support in the amount of \$9000 is attached for your consideration. The application to the TWDB must be filed by January 2016 in order to be considered for funding. Will you request your council/ board to consider this matter at your earliest opportunity so that we can move forward with the application to the TWDB? If you need additional information or desire to have me attend your meeting, please let me know as soon as possible.

Sincerely,

Drew Satterwhite P.E.
General Manager
GTUA

Attachment: 2015-12-07 Resolution - GTUA Regional Water Study (GTUA Regional Water Study Resolution)



GREATER TEXOMA UTILITY AUTHORITY

5100 AIRPORT DRIVE
DENISON, TEXAS 75020-8448

903/786-4433

FAX: 903/786-8211

www.gtua.org

October 12, 2017

To: Area Retail Water Providers

Re: Regional Water Distribution Project

As you will recall, we had been pursuing a grant through the Texas Water Development Board ("TWDB") as a way to help fund the Grayson Regional Water Distribution Study. The TWDB staff was initially excited about the proposed project as they thought it fit perfectly into the criteria. However, this program, the Regional Facility Planning Fund, was tabled just before the application period began. Discussions with the TWDB staff led us to believe there was a decent chance that the program would return in 2017. Recently we have found out that the program will not return this year and is likely not going to be resurrected in the near future. Given the information above, we felt that it was time to move forward with trying to get this study underway as we do not expect state funding to be available to assist with the project.

The goal of the Grayson Regional Water Distribution Study would be to explore the feasibility of developing a regional water distribution system to deliver treated water to parts of southwest Grayson, northwest Collin, northeast Denton and southwest Cooke Counties. Some of the retail water providers interested in this project already own water supplies in Lake Texoma which could be treated and used to distribute within this area. Others do not own water rights in Lake Texoma but could contract with current owners who possess water rights that are not expected to be needed to meet their demands for a long period of time. Currently, I have received responses from owners of approximately 25,000 acre-feet of water storage that they are willing to discuss long term leases for this water. This is a sufficient amount of water to make the project viable. Also included in the scope is a look at each participating entity's water needs out to 25 years. This would help each entity in determining how much water they may need as well as how much water they could reasonably lease.

There are multiple options which could be pursued to develop a system that could transmit the treated water to a network of retail providers. The network and sizing of any distribution system would obviously depend on the parties who participate in the system. It is unlikely that all of the pumping and distribution system would be built at the same time. Need, economics and financial ability will probably govern how the system develops. However, as with all journeys, there has to be a first step. For the area water providers seeking an alternate water source for now and/or in the future, we believe it would be beneficial to pool our resources for a regional system as it will be difficult to do on an individual basis.

Please see the attached scope of services provided to us by Freese and Nichols. The total cost of the study is \$160,000. I've had discussions regarding this scope of services with many of the area retail water providers and believe that 10 to 13 entities would be interested in pursuing/funding this study.

We believe the simplest way to organize the funding for this project is to request participation from each entity in an up-to amount based on 10 entities (estimated low-end) participating. This amount would be \$16,000 per entity and if we get more participants than 10, then each entity would be refunded their equal and proportionate share. We will not deposit the checks until we have enough participants to fully fund the project and if we do not achieve full funding, we will return everyone's checks.

If your entity would like to participate, we are proposing the following action plan:

- By December 31, 2017, send a check addressed to GTUA Regional Water System Study for \$16,000.
- Immediately following the new year, we will evaluate the number of participants.
- If we have exactly 10 entities participating, we will proceed with taking the Scope of Services to our Board of Directors for execution.
 - If we have less than 10, we will return everyone's checks by mail.
 - If we have more than 10, we will deposit checks and immediately issue checks for a refund of each entity's equal and proportionate share of the amount collected over \$160,000. We will then proceed with taking the Scope of Services to our Board of Directors for execution.

Please feel free to contact me if you have any questions.

Thank you,



Drew Satterwhite, P.E.
General Manager
Greater Texoma Utility Authority

SCOPE OF SERVICES
Greater Texoma Utility Authority (GTUA)
REGIONAL WATER SYSTEM STUDY

PROJECT UNDERSTANDING:

Water supply availability and reliability is essential to the growth and health of any community. Freese and Nichols, Inc. (FNI) understands that this project involves investigating the feasibility of implementing a new regional water system for communities in Collin, Cooke, Denton, and Grayson Counties. The following scope of work outlines a regional water system study that will evaluate the costs and administrative issues of implementing a new utility system.

SCOPE OF WORK:

1. Kick-off Meeting: FNI will attend a kick-off meeting with GTUA and other stakeholders to discuss project scope, schedule, and data requirements.
2. Data Collection: FNI will develop a list of data needs and distribute to selected entities. FNI will compile the data and summarize the anticipated water needs of stakeholders.
3. Water Demand Projections: FNI will define a proposed service area and identify potential cities and retail water providers that could be served by the regional water system. FNI will develop population and water demand projections for potential members of the regional water system. FNI will develop average day and maximum day demand projections for 10-year and 25-year demand conditions.
4. Water Supply Availability Evaluation: FNI will investigate the availability of water supply sources for the regional system. Potential supplies could include existing water rights in Lake Texoma from participating entities, securing of additional water rights, or other potential sources. FNI will compare projected water demands to available water supply and assess the need for additional water supplies. Water supply will be projected for 10-year and 25-year demand conditions.
5. Long Range Supply Evaluation: FNI will provide a brief evaluation of each participating entity's long term water supply. This evaluation will provide the water suppliers with a summary of how long they can expect their existing storage allocations to meet their demands.
6. Assessment of Existing Facilities: FNI will research and review available data on existing water system infrastructure in the area. This assessment will identify the general condition of and available excess capacity in treatment plants, pipelines, and storage facilities in the area. FNI will conduct site visits for up to two (2) facilities identified as candidates for the regional water system. FNI will evaluate potential water supply redundancy enhancements for existing water systems. FNI will provide a high level summary of water quality issues associated with each of the potential regional water supply sources.
7. Hydraulic Analysis of Supply Alternatives: FNI will evaluate up to two (2) alternative regional supply and transmission system strategies and develop a proposed layout for a regional water system. The proposed concept will identify the location and magnitude of proposed infrastructure. Hydraulic analyses will be performed to calculate the sizing of treatment, storage, and transmission infrastructure to meet 25-year projected demand conditions. FNI will provide a high level summary

of alternative water treatment plant site locations with considerations for the TWDB regional water plan.

8. Develop Phasing Plan to Leverage Existing Facilities: FNI will develop a phasing plan for proposed projects to maximize use of existing infrastructure with excess capacity and to defer capital costs. Projects will be phased in 10-year and 25-year time increments.
9. Develop Cost Estimates: FNI will develop planning level cost estimates and large scale color mapping for proposed capital improvement Plan (CIP) projects. Prioritization, descriptions, justification, and phasing of proposed projects will be identified. Projects costs will be in 2016 dollars and include allowances for contingencies and engineering.
10. System Development and Administrative Issues: FNI will evaluate and summarize the administrative issues associated with development of the regional water system. The analysis will include considerations for:
 - a. Ownership of infrastructure
 - b. Operations and Maintenance of Infrastructure
 - c. High level concepts of potential wholesale rate structures
 - d. Funding of capital projects
 - e. Administrative structure
 - f. Considerations for longer-term (beyond 30 years) water rights leases
11. Draft Technical Report: FNI will develop a draft technical report that summarizes the assumptions, methodology, and findings of the regional water system study. FNI will provide an electronic PDF copy of the Draft Technical Report.
12. Progress Meetings: FNI will attend up to two (2) progress meetings (in addition to the kick-off meeting) throughout the course of the project to review project progress, provide project updates, and to solicit comments on the draft report.
13. Final Technical Report: FNI will review the draft report based on comments received and develop a Final Technical Report. FNI will provide an electronic PDF copy and fifteen (15) hard copies of the final report.
14. Presentations to City Councils / Board of Directors: FNI will conduct up to three (3) presentations to City Councils, Board of Directors, or other stakeholder groups to present the findings of the regional water system study.

ESTIMATE FOR ENGINEERING SERVICES = \$160,000

ESTIMATED SCHEDULE = 8 - 10 months



Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Swapna Konda, Engineer
Date: November 14, 2017
Re:

Action Requested:

Consider and act upon a Master Services Agreement (MSA) contract by and between the City of Celina and TRC for Engineering and Surveying Services. (Johnson)

Background Information:

This agreement shall provide Professional Engineering Services for various City of Celina Departments in compliance with the “Texas Engineering Practice Act and Rules Concerning the Practice of Engineering and Professional Engineering Licensure” of the Texas Board of Professional Engineers, and all applicable laws. The scope of services may vary from Project to Project shall be determined by City personnel or by mutual agreement between the City and Engineer. The contract term shall commence on the date of execution by the City Council, or their authorized representative, and extend for a period of twelve (12) months thereafter. The contract term may be extended by mutual agreement of the parties.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

None

Legal Review:

The City Attorney will review the proposed agreement for content and form

Supporting Documents:

Master Services Agreement

Staff Recommendation:

Approve

MASTER SERVICE AGREEMENT

This Master Service Agreement (MSA) (Agreement) No. _____ is made this _____ day of _____, 2017, by and between the City of Celina, Texas, formed under the laws of the State of Texas and having offices at 142 North Ohio Street, Celina, Texas, hereinafter referred to as the "CLIENT", and TRC Engineers, Inc., a company formed under the laws of the State of New Jersey and having offices at 700 Highlander Blvd., Suite 210, Arlington, Texas 76015, hereinafter referred to as the "CONSULTANT".

WHEREAS, the CLIENT desires to contract with the CONSULTANT from time to time to provide professional consulting services; and

WHEREAS, the CONSULTANT is willing to provide such professional consulting services on a nonexclusive basis; and

WHEREAS this Agreement does not obligate CLIENT to order work from CONSULTANT, nor does it obligate CONSULTANT to accept orders for work, but it shall control and govern all work accepted by CONSULTANT under written task orders and shall define the rights, obligations, and liabilities of CLIENT and CONSULTANT during the term hereof with respect to the matters covered herein; and

NOW THEREFORE, in consideration of the faithful performance of the terms and conditions set forth herein, the parties hereto agree as follows:

ARTICLE 1 - TASK ORDERS

- 1.1 CLIENT may from time to time, request CONSULTANT to perform services (Work) hereunder by issuing CONSULTANT a written task order which shall set forth a Scope of Work including:
- a) The location of the Work Site;
 - b) The Work required to be performed, including any drawings, plans and/or specifications applicable to such Work;
 - c) The schedule on which such Work is to be completed;
 - d) The CLIENT'S office to which CONSULTANT is to render its invoice; and
 - e) Any other requirements applicable to such Work not inconsistent with the other terms and conditions of this Agreement.

Written task orders shall be substantially in the form of Attachment "A", attached hereto.

- 1.2 The CONSULTANT shall review the task order, prepare a cost estimate to complete the Scope of Work, agree to an estimated schedule for performance, and return the task order for CLIENT'S authorization.
- 1.3 CLIENT may also issue oral task orders to which CONSULTANT will respond with a proposal substantially in the form of Attachment "B".
- 1.4 Upon receipt of CLIENT'S written acceptance, the CONSULTANT shall commence the Work as detailed on the task order. Facsimiles of task orders will be accepted.
- 1.5 In the event of conflict between the requirement of a task order and this Agreement, the Agreement will, in all cases, take precedence, unless a variance is specifically noted and agreed to by both parties.

ARTICLE 2. COMPENSATION

- 2.1 CONSULTANT bills for its services on a time-and-materials basis using the Rate Schedules included as Attachment "C". Use of CONSULTANT-owned equipment will be billed in accordance with CONSULTANT'S standard fee schedule. The CONSULTANT'S pricing, unless otherwise stated, shall not include any present or future federal, state, or local property, license, privilege, sales, use, excise, gross receipts or other like taxes or assessments which may be applicable to, measured by, imposed upon, or resulting from the performance of the Work, and such taxes, if any, will be extra.
- 2.2 CONSULTANT will submit monthly invoices for Services rendered. Payment terms are net thirty (30) days from date of invoice. If CLIENT objects to all or any portion of an invoice, it will notify CONSULTANT of the same within fifteen (15) days from the date of receipt of the invoice and will pay that portion of the invoice not in dispute, and the parties shall immediately make good faith efforts to settle the disputed portion of the invoice.
- 2.3 If CLIENT fails to make any payment due CONSULTANT within thirty (30) days after receipt of an invoice, then the amount due CONSULTANT will increase at the rate of 1.5 percent per month after the 30th day. In addition, CONSULTANT may, after giving seven (7) days' written notice to CLIENT, suspend its Services and any deliverables until CONSULTANT has been paid in full for all amounts outstanding more than thirty (30) days. In the event that payment in full is not received, CONSULTANT reserves the right to have collection handled by CONSULTANT'S attorneys and any and all costs of collection, including reasonable attorney's fees, shall be paid by CLIENT.

ARTICLE 3. CLIENT'S RESPONSIBILITIES

- 3.1 CLIENT will furnish to CONSULTANT all existing studies, reports, data and other information available to CLIENT necessary for performance of the work and authorize CONSULTANT to obtain additional data as required. CONSULTANT will be entitled to use and rely upon all such information and services.
- 3.2 Where necessary to performance of the work, CLIENT shall arrange for CONSULTANT access to any site or property.
- 3.3 In the event scheduled, prearranged or mandated events, meetings, access to sites, delivery of documentation or other obligations, the responsibility of which the CLIENT has agreed to and upon which the CONSULTANT relied, and which events, meetings, entrees to sites, delivery of documentation or other obligations, could not or did not take place, or were required to be rescheduled because of the failure of the CLIENT in the discharge of the CLIENT'S obligations, CONSULTANT shall be granted an extension of time and all costs associated with that rescheduling shall be borne by the CLIENT.
- 3.4 If the work involves excavations or drilling, it is the responsibility of the CLIENT to provide the CONSULTANT with assistance in locating underground structures or utilities in the vicinity of any exploration or investigations. If neither CLIENT nor CONSULTANT can confirm the location, the CLIENT agrees to accept all liability and costs associated with the repair, replacement or restoration of any damage caused by the CONSULTANT'S exploration or investigations, in the performance of the Work
- 3.5 CLIENT recognizes that, when it is known, assumed, or suspected that hazardous materials exist on or beneath the surface of the site of the Work or within any structure thereon, certain sampling materials such as drill cuttings and drill fluids or asbestos removed for sampling, should be handled as if hazardous or contaminated. Accordingly, when sampling is included in the scope of services and when determined by CONSULTANT in its sole and exclusive judgment to be necessary based

on CONSULTANT'S assessment of the degree of contamination, hazard, and risk, CONSULTANT will promptly inform CLIENT that containerization and labeling will be performed; will appropriately contain and label such materials; and will leave the containers on site for proper, lawful removal, transport, and disposal by CLIENT. CLIENT waives any claim against CONSULTANT, and agrees to indemnify, defend, and hold CONSULTANT harmless from any claim or liability for injury or loss which may arise as a result of the drill cuttings, drilling fluids, or other assumedly hazardous materials being left on the site of the Work after containerization by CONSULTANT. All samples of soil, ground water, waste, rock, or other materials collected from the site shall remain the property of the CLIENT and shall be returned to the CLIENT by the CONSULTANT within thirty (30) days after submission of the CONSULTANT'S report, unless applicable law requires the retention or other disposition of such samples. All costs associated with the disposition or returning of samples will be charged to the CLIENT or as set forth in the Scope of Work.

ARTICLE 4. PERFORMANCE OF SERVICE AND EXTENSION OF AGREEMENT

- 4.1 This Agreement shall commence on the date set forth above and end December 31, 2017, both dates inclusive (initial term). This Agreement shall automatically renew for subsequent one-year terms with provisions for annual rate schedule changes, or as identified in task orders or CONSULTANT'S proposals, unless terminated in accordance with the provisions of this Agreement.
- 4.2 The dates of performance shall be interpreted as a material consideration in the Agreement; however, in the absence of an amended Agreement dates shall not be construed as falling within the meaning of "time is of the essence."
- 4.3 The schedule and compensation may be influenced by the availability of information, public and regulatory agency concerns, weather, and numerous other factors that may not be foreseen during initial project planning. The CLIENT and CONSULTANT will negotiate in good faith and mutually agree on proposed schedule and costs changes as they occur, as appropriate.
- 4.4 Services additional to those set forth in the task order will be performed and completed within the time period and compensation agreed to in writing by the parties at the time such services are authorized.
- 4.5 If any time period within or date by which any of CONSULTANT'S services are to be performed is exceeded for reasons outside of CONSULTANT'S reasonable control, all rates, measures and amounts of compensation and the time for completion of performance shall be subject to equitable adjustment.
- 4.6 CONSULTANT'S services under this Agreement will be considered complete at the earlier of (i) the date when CONSULTANT'S report is accepted by the CLIENT or (ii) thirty (30) days after the date when CONSULTANT'S report is submitted for final acceptance if CONSULTANT is not notified in writing within such 30-day period of a material defect in such report.

ARTICLE 5. CONFIDENTIALITY

- 5.1 The CONSULTANT and the CLIENT (including the employees, officers, agents, and directors of the respective parties) shall treat as confidential and proprietary, and will not disclose to others during or subsequent to the term of this Agreement, except as is necessary to perform the work under this Agreement, any information whether verbal or written, of any description whatsoever, (including any technical information, experience, or data) regarding either party's plans, programs,

plants, processes, products, costs, equipment, or operations which may come within the knowledge of the parties in the performance of this Agreement, without in each instance securing the prior written consent of the other party. Nothing contained within this Article shall prevent either party from disclosing to others, or using in any manner, information which has been published and has become part of the public domain other than by acts, omissions, or fault of either party; has been furnished or made known to either party by third parties directly or indirectly; or was developed independently by either party.

- 5.2 In the event that either party shall be required by subpoena, court, or administrative order to disclose any of the information deemed by this Agreement to be confidential and/or proprietary, that party shall give immediate written notice to the other party. Upon receipt of the notice, the party whose information may be disclosed shall have the right to interpose all objections to the disclosure.

ARTICLE 6. WARRANTY

- 6.1 In performing services, CONSULTANT agrees to exercise professional judgment, made on the basis of the information available to CONSULTANT, and to use the same degree of care and skill ordinarily exercised in similar circumstances by reputable consultants performing comparable services. This standard of care shall be judged as of the time and place the services are rendered, and not according to later standards. Reasonable people may disagree on matters involving professional judgment and, accordingly, a difference of opinion on a question of professional judgment shall not excuse CLIENT from paying for services rendered or result in liability to CONSULTANT.
- 6.2 If any failure to meet the foregoing Warranty appears within six (6) months from the date of completion of the Services and CONSULTANT is promptly notified thereof in writing, CONSULTANT will at its option and expense re-perform the non-conforming work or refund the amount of compensation paid to CONSULTANT for such non-conforming services. In no event shall CONSULTANT be required to bear the cost of gaining access in order to perform its Warranty obligations.
- 6.3 THE FOREGOING WARRANTY IS EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES, WHETHER WRITTEN, ORAL, IMPLIED OR STATUTORY, INCLUDING ANY WARRANTY OF MERCHANTABILITY. CONSULTANT DOES NOT WARRANT ANY PRODUCTS OR SERVICES OF OTHERS DESIGNATED BY CLIENT.

ARTICLE 7. INSURANCE

- 7.1 CONSULTANT will procure and maintain insurance as required by law. At a minimum, CONSULTANT will have the following coverage:
- (a) Worker's compensation and occupational disease insurance in statutory amounts.
 - (b) Employer's liability insurance in the amount of \$1,000,000.
 - (c) Automobile liability in the amount of \$1,000,000.
 - (d) General comprehensive liability insurance for bodily injury, death or loss of or damage to property of third persons in the amount of \$1,000,000 per occurrence, \$2,000,000 in the aggregate.
 - (e) Professional liability coverage in the amount of \$1,000,000.

ARTICLE 8. INDEMNITY

- 8.1 The CONSULTANT and CLIENT (the PARTY'S/PARTY) shall hold harmless and indemnify each other to the extent of their respective proportionate responsibility therefore, from any claims, demands, expenses or liabilities, caused or alleged to have been caused, by injury to, or death of, personnel and damage to third-party property. Nothing herein shall be construed to mean that either PARTY shall hold harmless and indemnify the other from claims, demands, expenses or liabilities arising out of any acts or omissions of the other PARTY'S own officers, agents, or employees.
- 8.2 Notwithstanding the foregoing, in the event that CONSULTANT performs intrusive ground work as part of the Scope of Work, CLIENT shall indemnify CONSULTANT from and against any and all claims, costs, liabilities or expenses, including reasonable attorneys' fees, resulting from, or arising out of, damages to subsurface or underground utilities or structures, including but not limited to, gas, telephone, electric, water or sewer utilities whose locations were not designated or identified to CONSULTANT prior to the commencement of any subsurface investigation or cleanup, including but not limited to, excavation, drilling, boring, or probing required to be conducted by CONSULTANT as part of site investigation, characterization or remediation work.

ARTICLE 9. ALLOCATION OF RISK

- 9.1 To the fullest extent permitted by law, the total liability in the aggregate of CONSULTANT and its employees, subcontractors or suppliers to CLIENT and anyone claiming by, through or under CLIENT on all claims of any kind (excluding claims for death or bodily injury) arising out of or in any way related to CONSULTANT'S services, or from any cause or causes whatsoever, including but not limited to negligence, errors, omissions, strict liability, indemnity or breach of contract, shall not exceed the maximum amount of the insurance coverage set forth in Article 7 herein. All such liability shall terminate on the expiration date of the warranty period specified in Article 6.
- 9.2 In no event, whether in contract, indemnity, warranty, tort (including negligence), strict liability or otherwise, shall CONSULTANT, its employees, subcontractors or suppliers be liable for loss of profits or revenue; loss of use of any equipment or facilities; cost of capital; cost of purchased power; cost of substitute equipment, facilities or services; downtime costs; any special consequential, incidental or exemplary damages; or claims of customers of CLIENT.
- 9.3 If CONSULTANT furnishes CLIENT with advice or assistance concerning any products, systems or services which is not required under the Scope of Work or any other contract among the parties, the furnishing of such advice or assistance will not subject CONSULTANT to any liability whether in contract, indemnity, warranty, tort (including negligence), strict liability or otherwise.

ARTICLE 10. OWNERSHIP OF DOCUMENTS

- 10.1 CONSULTANT shall furnish the number of copies of each Report to CLIENT specified in the task order. Except for the Reports, all field data and notes, laboratory test data, calculations, estimates and other documents which the CONSULTANT prepares shall remain the property of the CONSULTANT. The CLIENT agrees that all reports and other work the CONSULTANT provides which are not paid for, will be returned upon demand and will not be used for any purpose whatsoever.
- 10.2 Any Report prepared as part of the work will be prepared solely for use of the CLIENT. Other third-parties are not to rely on the Report unless both CONSULTANT and CLIENT consent in

writing to such reliance. CONSULTANT may assess a charge in connection with documenting such consent.

- 10.3 CONSULTANT will prepare and perform the work according to the scope and purposes of this Agreement and task orders. To the extent that the work product is utilized in any manner outside the scope and purposes of this contract, CONSULTANT reserves the right to notify directly any third-party recipient of the limitations of the work product due to the scope and purposes of the contract under which it was prepared. It is expressly acknowledged that this reservation by CONSULTANT is necessary to protect and preserve CONSULTANT'S professional reputation with respect to its work product.

ARTICLE 11. INDEPENDENT CONTRACTOR

- 11.1 The CONSULTANT is an independent contractor and shall not be regarded as an employee or agent of the CLIENT.

ARTICLE 12. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS

- 12.1 The CONSULTANT shall observe all applicable provisions of the federal, state and local laws and regulations, including those relating to equal opportunity employment.

ARTICLE 13. SAFETY

- 13.1 The CLIENT shall be obligated to inform the CONSULTANT and its employees of any applicable site safety procedures and regulations known to CLIENT as well as any special safety concerns or dangerous conditions at the site. The CONSULTANT and its employees will be obligated to adhere to such procedures and regulations once notice has been given.
- 13.2 CONSULTANT shall not have any responsibility for overall job safety at the site. If in CONSULTANT'S opinion, its field personnel are unable to access required locations or perform required services in conformance with applicable safety standards, CONSULTANT may immediately suspend performance until such safety standards can be attained. If within a reasonable time site operations or conditions are not brought into compliance with such safety standards, CONSULTANT may in its discretion terminate its performance, in which event, CLIENT shall pay for services and termination expenses as provided in Article 16.

ARTICLE 14. LITIGATION

- 14.1 At the request of CLIENT, CONSULTANT agrees to provide testimony and other evidence in any litigation, hearings or proceedings to which CLIENT is or becomes a party in connection with the work performed under this Agreement. CLIENT agrees to compensate CONSULTANT at its then current rates for its time and other costs in connection with such evidence or testimony. Similarly, if CONSULTANT is compelled by legal process to provide testimony or produce documents or other evidence in connection with work performed, CONSULTANT agrees to contact CLIENT and cooperate with CLIENT and CLIENT'S counsel. CLIENT agrees to compensate CONSULTANT at its then current rates for its time and expense in connection with such testimony or document and other evidentiary production. In the event the support services of CONSULTANT are required in connection with litigation instituted by or against the CLIENT, CLIENT agrees to obtain from CLIENT'S counsel, a fully executed Agreement for Expert Service.

ARTICLE 15. NOTICE

- 15.1 All notices to either party by the other shall be deemed to have been sufficiently given when made in writing and delivered in person, by email, facsimile, certified mail or courier to the address of the respective party or to such other address as such party may designate.

ARTICLE 16. TERMINATION

- 16.1 The performance of work under this Agreement or any individual task order may be terminated or suspended by either party, in whole or in part. Such termination shall be effected by delivery of fifteen (15) days' prior written notice specifying the extent to which performance of work is terminated and the date upon which such action shall become effective. In the event work is terminated or suspended by CLIENT prior to the completion of services contemplated under any task order, CONSULTANT shall be paid for (i) the services rendered to the date of termination or suspension; (ii) demobilization costs; (iii) costs incurred with respect to non-cancellable commitments; and (iv) reasonable services provided to effectuate a professional and timely project termination or suspension.

ARTICLE 17. SEVERABILITY

- 17.1 If any term, covenant, condition or provision of this Agreement is found by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of these Terms and Conditions shall remain in full force and effect, and shall in no way be affected, impaired, or invalidated thereby.

ARTICLE 18. WAIVER

- 18.1 Any waiver by either party or any provision or condition of these Terms and Conditions shall not be construed or deemed to be a waiver of a subsequent breach of the same provision or condition, unless such waiver is so expressed in writing and signed by the party to be bound.

ARTICLE 19. GOVERNING LAW; JURISDICTION

- 19.1 The Terms and Conditions of this Agreement, and any act or transactions to which they shall apply, or which are contemplated hereby or hereunder, shall be governed by, and construed and interpreted in accordance with, the laws of the State of Texas. Jurisdiction and venue shall be laid in the State of Texas.
- 19.2 In the event that CONSULTANT must resort to legal action to enforce any provision of this agreement, CLIENT agrees to pay attorney fees and other costs resulting from such action.

ARTICLE 20. ASSIGNMENTS

- 20.1 Neither party shall assign or transfer this Agreement without the prior written consent of the other party. As a condition of any such written consent, such assignment shall be subject to the terms and conditions herein and no greater rights or remedies shall be available to the assignee.

ARTICLE 21. CAPTIONS

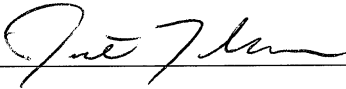
- 21.1 The captions of these Terms and Conditions are intended solely for the convenience of reference and shall not define, limit or affect in any way the provisions, terms and conditions hereof or their interpretation.

ARTICLE 22. ENTIRE AGREEMENT

- 22.1 These Terms and Conditions represent the entire understanding and agreement between the parties and supersede any and all prior agreements, whether written or oral, and may be amended or modified only by a written amendment signed by both parties.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives as of the day and year set forth in this Agreement.

CONSULTANT**CLIENT****TRC ENGINEERS, INC.** _____

By:  _____

By: _____

Printed Name: Justin Thomas, P.E.

Printed Name: _____

Title: Arlington CES Practice Leader

Title: _____

Date: 10-27-2017

Date: _____

ATTACHMENT A
TASK ORDER

MASTER SERVICE AGREEMENT (MSA) No.: _____, **Task Order No. XXX**

Pursuant and subject to the above captioned MSA dated _____ between _____ and TRC Engineers, Inc. CLIENT hereby requests that CONSULTANT performs the work described below upon the terms set forth:

CLIENT PROVIDED INFORMATION:

Work Site: _____

Work to Be Performed: _____

Drawings, plans, specifications (are) (are not) attached: _____

Date and Time to Commence: _____

Date and Time to Complete: _____

Equipment, vehicles, tools, materials, supplies to be furnished or obtained through third parties by CLIENT (if any): _____

Invoice Mailing Instructions: _____

Other Requirements or Variance from MSA (if any): _____

CONSULTANT PROVIDED INFORMATION:

Compensation: _____

Scope of Work: _____

ACCEPTANCE:

The foregoing TASK ORDER is accepted on the terms set forth as indicated by the signatures below.

CONSULTANT

TRC ENGINEERS, INC. _____

CLIENT

By: _____

By: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

ATTACHMENT B

PROPOSALS IN RESPONSE TO AN ORAL TASK ORDER SHALL BE IN A FORM AGREEABLE TO BOTH PARTIES. AT A MINIMUM, THE PROPOSAL SHALL CLEARLY STATE THE SCOPE OF WORK TO BE PERFORMED, THE SCHEDULE TO PERFORM SAID WORK, AND THE COST TO PERFORM SAID WORK INCLUDING ALL COMPONENTS (LABOR, EQUIPMENT, MATERIAL, SUPPLIES, AND ALL FEES, TAXES, AND LOADS).

ATTACHMENT C

Billing Rate Schedule

A. RECORDS

Accurate and daily records of all labor, equipment, and materials furnished by TRC Engineers, Inc. on a project will be kept. Daily records will be summarized on a weekly and/or monthly basis and submitted for review upon customer's written request.

B. WAGE RATES

3.24 times salary cost

C. REIMBURSABLE EXPENSES

- **Project Expenses** – will be invoiced at a 6% of Labor (includes in-house reproduction, office materials, telecommunications, standard software, postage, computer expenses and field expendables).
- **Customer Requested Expenses** - outside services such as, but not limited to outside reprographic services, materials, and equipment will be invoiced at **cost plus 10%**.
- **Mileage** - Travel pay from portal to portal or between locations will be charged at \$0.57.5 cents per mile.
- **Per Diem Expenses** - Hotels and Meals will be charged per US government specification see www.perdiemrates.html .
- **Travel Expense** - Airfare, car rental, taxi, parking and tolls will be invoiced at **Cost +10%**.

D. SUBCONTRACTS

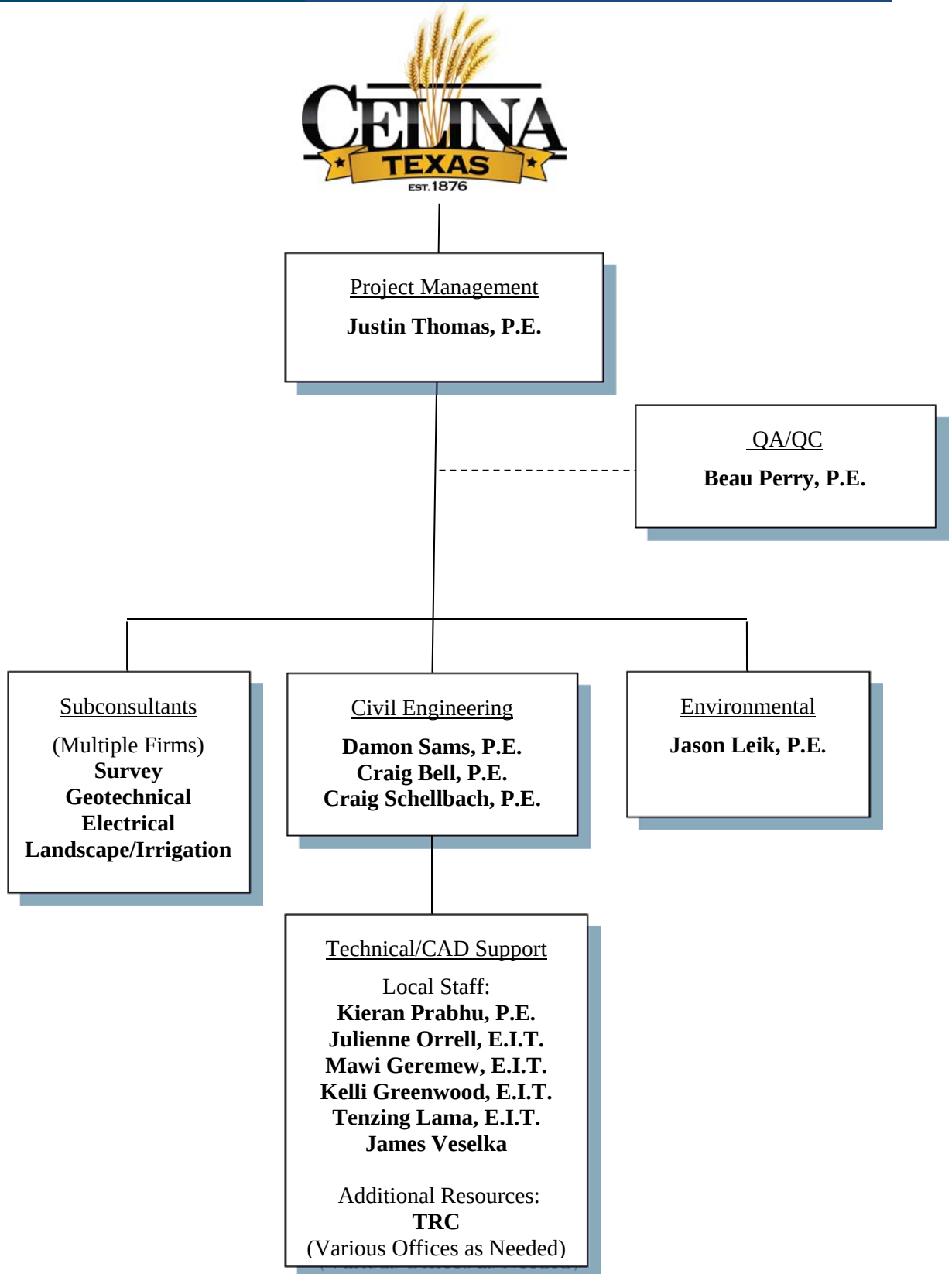
An administrative fee of 10% will be added to the invoice cost of subcontracts administered by TRC Engineers, Inc.

E. TERMS

Customer will make payment to Contractor within **thirty (30) days** after receipt of invoice and are subject to TRC Engineers, Inc. standard general terms and conditions.

The above rates are subject to periodic adjustments based on market conditions.

TRC ORGANIZATIONAL CHART





JUSTIN L. THOMAS, PE

EDUCATION

B.S., Civil Engineering, Texas A&M University, 2001

PROFESSIONAL REGISTRATIONS

Professional Engineer, Texas (No. 98403), 2006

AREAS OF EXPERTISE

Mr. Thomas, PE, has over 15 years progressive experience in:

- Municipal and Land Development
- Paving and Grading
- Drainage, Storm Sewer Systems and Detention Ponds
- Water Distribution Systems
- Sanitary Sewer Systems
- Plat Preparation
- Computer Drafting Software: AutoCAD/Civil 3D, Terramodel
- Construction Administration
- Project Management and Client Relations
- Railroad Facilities
- Environmental Construction Oversight

REPRESENTATIVE EXPERIENCE

Mr. Thomas has over 15 years of progressive responsibility in municipal and private development infrastructure design including paving and grading design, storm sewer design and analysis, water design, sanitary sewer design, and plat preparation. Mr. Thomas is intimately familiar with various city, county, and state regulations including ADA/TAS accessibility standards, FEMA, FHWA, TxDOT, and TCEQ. Representative projects include:

Roadway Projects:

Punk Carter Striping Plan – Celina, TX
 Old Witt Road Reconstruction – Little Elm, TX
 Smotherman Road Reconstruction– Little Elm, TX
 Smotherman Road Connector (Martin Way and McCord Way) – Little Elm, TX
 Main Street Reconstruction – Little Elm, TX
 Intersection Improvements for Fifth Street North of SH 78 – Sachse, TX
 Main Street – Frisco, TX
 Eldorado Parkway – Frisco, TX

Parks Projects:

Lakefront Trail – Little Elm, TX
 Beard Park Site Work – Little Elm, TX
 Cottonwood Trail Sidewalk – Little Elm, TX



Brent Elementary Sidewalk – Little Elm, TX
McCord Park Pedestrian Bridge and Bank Stabilization – Little Elm, TX

Water/Wastewater Projects:

Westside Water and Sewer Improvements – Little Elm, TX
Woodlake Irrigation Improvements – Little Elm, TX
Riney Road Water Improvements – Little Elm, TX
Purnell Street Sanitary Sewer Phase I and II – Lewisville, TX
1.0 MGD Wastewater Treatment Plant Expansion – Little Elm, TX
Airport Sewer Phase II – McKinney, TX
Main Street Irrigation Well – Little Elm, TX
King's Crossing Lift Station Expansion – Little Elm,
Twin Lakes 48" Sanitary Sewer – Wylie, TX
2009 TDRA Water Project Contract 1 - Hamilton, TX

Environmental Projects:

SGMP Oversight State Highway 34 (TxDOT) - Terrell, Texas

Railroad Projects:

Union Pacific Ray Yard Fuel Storage and Containment - Denison, Texas
Union Pacific Ray Yard Water Line Extension - Denison, Texas

Miscellaneous Municipal Projects:

Hilltown Subdivision Preliminary Engineering Report – Little Elm, TX
Water and Sewer CCN Amendment and STM Applications – Little Elm, TX
Development Plan Reviews – Little Elm, TX

Land Development Projects:

Boot Ranch Master Planned Community – Fredericksburg, TX
YES! Communities, Residential Developments – Various Projects
Arbor Springs Drainage Improvements – Dallas, TX
Redwood at the Lake Expansion – Wylie, TX
Preston on the Lake Expansion - Little Elm, TX
Castle Hills Master Planned Community – Lewisville, TX
Frisco Square – Frisco, TX
Mueller Pipe Supply – Caddo Mills, TX
Pleasant Ridge Subdivision– Mesquite, TX
January Lane Townhomes – Grand Prairie, TX
West Kessler Development – Dallas, TX

SPECIALIZED TRAINING

- OSHA 40 Hour HAZWOPER Certification
- E-railsafe Certification

PROFESSIONAL AFFILIATIONS

- American Society of Civil Engineers (ASCE)



KEVIN BEAU PERRY, P.E.

EDUCATION

M.S., Engineering Management, University of Texas, 2005

B.S., Civil Engineering, Texas A&M University, 2002

PROFESSIONAL REGISTRATIONS/CERTIFICATIONS

P.E., Texas, (#98450), 2006

AWWA RAM-W Certified, 2003

AREAS OF EXPERTISE

Mr. Beau Perry, P.E. has management and technical experience in the following general areas:

- Streets & Drainage Systems
- Water/Wastewater Distribution & Collection Systems
- Permitting
- Water/Wastewater Treatment
- Engineering Reports
- City Engineer
- Miscellaneous Projects

REPRESENTATIVE EXPERIENCE

Mr. Perry has over 15 years of experience and progressive responsibility in civil engineering consulting. His qualifications include extensive hands-on planning, engineering design, permitting, cost estimating, and project management. Mr. Perry's background includes extensive service to public and private-sector clientele including the Cities of Seguin, Rosenberg, Elgin, Hallettsville and Hamilton, Canadian National Railroad, and TxDOT. He currently serves in the capacity of Project Manager for Infrastructure Services Division with responsibility for Plans, Specifications & Estimate (PS&E) packages for various water, sewer, street & drainage projects.

Streets & Drainage Systems

City of Seguin, 2007 Street & Water Improvement Project – Seguin, TX

City of Elgin, 2007 Street, Water, Sewer and Drainage Improvement Project – Elgin, TX

Baxter Street Improvements – Seguin, TX

Mays Railroad Yard Drainage Improvements – New Orleans, LA

Walnut Street Drainage Improvements – Seguin, TX

Heideke Culvert Crossing – Seguin, TX

d Eastwood Drive Drainage Improvements – Seguin,

River Street sidewalks and sign plan – Seguin, TX

Walnut Branch Maintenance Project – Seguin, TX

Green Valley Growers Access Road – Seguin, TX

Hwy. 123 Bypass/Jim Barnes Drive – Seguin, TX

Walnut Branch Stabilization Project – Seguin, TX



Martindale Sidewalk – Seguin, TX
 IH-10 Frontage Road Improvement Project – Seguin, TX
 Phase One & Two Downtown Streetscape Renovations – Hallettsville, TX
 Little Mill Creek Improvements – Seguin, TX
 Walnut Branch Detention Ponds – Seguin, TX
 Sidewalk Improvement Project – Rosenberg, TX
 Avenue A Drainage Improvements – Elgin, TX
 2007 Street Seal Coat – Elgin, TX

Water/Wastewater Distribution & Collection Systems

Brazos Electric Power Cooperative, Inc., Jack County Generation Facility – TX
 Boot Ranch Development – Fredericksburg, TX
 City of Seguin, Ireland Street Elevated Tank Rehab Project – Seguin, TX
 City of Elgin, 0.5 MG Elevated Tank Rehab Project – Elgin, TX
 City of Elgin, 0.5 MG Ground Storage Reservoir Project – Elgin, TX
 City of Elgin, 0.3 MG Ground Storage Reservoir Rehab Project – Elgin, TX

Permitting

Mr. Perry has completed over 15 Domestic Wastewater Permit Applications for new, renewals, and amendments to Texas Commission on Environmental Quality (TCEQ). He has also completed pretreatment permits for TCEQ. He has completed sanitary control easements for water wells for TCEQ. He has experience in acquiring utility and driveway permits from Texas Department of Transportation (TxDOT). Mr. Perry has completed numerous Vulnerability Assessments and Emergency Response Plans for the Environmental Protection Agency (EPA). Projects have included: City of Elgin (TCEQ Sanitary Control Easements), City of Hamilton (TCEQ Major & Minor Permit Amendments).

Water/Wastewater Treatment

BNSF, Albuquerque Superfund Site – Albuquerque, NM
 Elgin Water Treatment Plant Expansion – Elgin, TX
 North Texas Municipal Water District Wastewater Treatment Plant–Royse City, TX
 Water Treatment Plant Improvements – Gonzales, TX
 Walnut Branch WWTP Stormwater Mitigation – Seguin, TX
 Walnut Branch WWTP Drying Bed Project – Seguin, TX
 Wastewater Treatment Plant Expansion – Hamilton, TX
 North Texas Municipal Water District Odor Abatement Project – Frisco, TX
 Pond Closing – Lytle, TX

Engineering Reports

City of Seguin, 2005 Impact Fee – Seguin, TX
 City of Seguin, 2007 Impact Fee – Seguin, TX
 City of Elgin, 2008 Impact Fee – Elgin, TX
 City of Rosenberg, 2008 Impact Fee – Rosenberg, TX
 City of Lytle, 2008 Impact Fee – Elgin, TX



Miscellaneous

Mr. Perry has been a team member and project manager in developing a variety of engineering reports, feasibility studies, and environmental reports. Projects have included: Cities of Elgin, West Tawakoni, Hamilton, and Teague (USDA Engineering and Environmental Reports), City of Seguin (Wastewater Studies (4) and Detention Studies(2)), Cities of Seguin and Elgin (Comprehensive Plans), Brazos Valley Water Alliance (Water Supply & Transmission Studies (2)), Cities of Teague and Hamilton (Wastewater Treatment Plant Studies).

City Engineer

Mr. Perry has served as a team member and project manager on multiple projects for various municipalities in central Texas including Elgin and Seguin. This On-Call, As Needed contract involves providing technical specialist for a wide variety of assignments including land development review, engineering design, cost estimating, project consulting, and engineering support. Mr. Perry is currently the City Engineer for Elgin, TX.

Miscellaneous Projects

Fire Station – Edwards County, TX
 Rodeo Arena Bleachers – Seguin, TX
 Utility Map Updates – Seguin, TX
 Austin Energy Decker Power Plant – Austin, TX

SPECIALIZED TRAINING

- Project Manager Training, 2004
- Magic of Winning Proposals – 1Ricci LLC, 2007
- 40 Hr OSHA Training, 2008

PROFESSIONAL AFFILIATIONS

- American Society of Civil Engineers

SELECTED PUBLICATIONS AND PRESENTATIONS

Perry, K. B., "Quality Management through Project Management" University of Texas Thesis, December 2005.

HONORS AND AWARDS

- Engineer/Designer of the Year – TRC Infrastructure Division 2004
- Engineer/Designer of the Year – TRC Infrastructure Division 2005
- Achievement Award – TRC Engineers, Inc. July 2007



H. CRAIG BELL, PE

EDUCATION

B.S., Civil Engineering, Texas A & M University, 1983

PROFESSIONAL REGISTRATIONS/CERTIFICATIONS

Registered Professional Engineer, Texas (#66078)

AREAS OF EXPERTISE

Mr. Bell has over 30 years of experience encompassing:

- Water and wastewater treatment design
- Sanitary and storm sewer design
- Water distribution systems
- Preparation of construction plans and specifications
- Construction management
- Design review

Experience with both commercial and governmental clients in developing:

- Permit applications
- Operations and maintenance manuals
- Treatment plant upgrades

REPRESENTATIVE EXPERIENCE

Little Elm Wastewater Treatment Plant Expansion – Little Elm, TX
 Elgin Water Treatment Plant Expansion – Elgin, TX
 Guadalupe-Blanco River Authority, Wastewater Treatment Plant No. 2 –
 Lockhart, TX
 City of Yoakum, Wastewater Treatment Plant – Yoakum, TX
 North Texas Municipal Water District, Sabine Creek Regional Wastewater
 Treatment Plant – Fate / Royse City, TX
 City of Seguin, Walnut Branch Wastewater Treatment Plant – Seguin, TX
 Kansas City Southern Railroad, Wastewater Treatment System–Shreveport, LA
 Brazos Electric, Jack County Generation Facility – Bridgeport, TX
 City of Lockhart, Water Treatment Plant – Lockhart, TX
 City of Marlin, Water Treatment Plant – Marlin, TX
 North Texas Municipal Water District, Stewart Creek West WWTP – Frisco, TX
 City of Lytle, Wastewater Treatment Plant – Lytle, TX
 Kansas City Southern Railroad, Wastewater Treatment System–Shreveport, LA
 BNSF Railway, Groundwater Treatment System – Albuquerque, NM
 Canadian National Railway, Mays Yard Wastewater Lagoon Sludge Removal –
 Harahan, LA

**Additional Projects:****City of Elgin**

WWTP Mobile Belt Filter Press
Structures
Eagle's Landing Water/Sewer Project
Westwind Subdivision Water/Sewer Project
WWTP Engineering Report

Paradise Point WSC WTP

0.15 MGD Water Treatment Plant
USDA Engineering/Environmental Reports
Equipment Mod.

City of Hallettsville

WWTP Rehabilitation
Expo Center Sewer Project
(Wedgewire)
2004 Sewer Project

City of Gonzales

WTP Modifications
WTP Disinfection Conversion (Chloramines)
Water Conservation Plan
WWTP Effluent Reuse

City of Yoakum

Water Well No. 5 Aerator
WWTP Permitting for Sludge Composting

City of Luling

South WWTP Rehabilitation
Addition

City of Rocksprings

6" Water Line Extensions/Replacement
Edwards County Fire Station

City of Seguin

Jim Barnes School Water/Sewer Project
WWTP Drying Bed Rehabilitation
WWTP Chemical Feed Replacement
Townewood Sub. Water/Street Project
Walnut Branch Bank Stabilization Project
Motorola Water/Sewer Project
Water/Sewer
Friesenhahn Rd. Sewer Project

City of Weimar

WWTP Headworks/Outlet

WWTP Pond Cleaning/Enlarging
WWTP 0.5 MGD Expansion
WWTP Engineering Report

GBRA

Luling/Lockhart Pump Station
Canyon Park Estates WWTP

City of Cuero

1.5 MGD WWTP Rehabilitation
WWTP Sludge Drying Beds

WWTP O&M Manual

City of Hamilton

WWTP Study (for Expansion)
WWTP Sludge Belt Press Facility

City of Lytle

WWTP Pond Closure
Water Well Forced Draft Aerator

City of Natalia

WWTP Clarifier/Ox. Ditch

Jonestown Water Supply Corp.

0.5 MGD Water Treatment Plant
Water Distribution System Mains

WTP Valve Replacement/SCADA
WWTP Stormwater Pump Station
WWTP Water Reuse Bypass
Deerwood Sub. Sewer Project
Stremple Road Sewer Project
Burgess St./FM 46/Cedar St.

CAVCO Sewer Project



Burges St. Drainage Project
Project
Animal Control Building Expansion

123 Bypass Utility Adjustment

Downtown Sidewalk Extensions

City of The Colony

WWTP Engineering Report (Expansion)
Main

BNSF Railroad - Sommerville

CAMU Pump Sta. and Force

LCRA

Elgin WWTP Filters/Sludge Processes

Process/Treatment Equipment Designs:

- City of Burnet WTP
- City of La Villa WTP
- New Braunfels Utilities Guadalupe WTP
- City of Center WTP
- City of Mart WTP
- City of Nome WTP
- North Travis Co. MUD No. 5 WWTP
- Travis Co. Detention Facility WWTP
- City of Lockhart – 1.1 MGD WWTP
- Martin Ent. WTP – Hidalgo County
- City of Giddings WWTP
- City of Buda WWTP
- City of Vernon WWTP
- City of Port Neches WWTP
- New Braunfels Utilities (3 WWTP's)
- Emerald Bay MUD WWTP
- Bell Co. WCID No. 3 WWTP



CRAIG P. SCHELLBACH, PE

EDUCATION

B.S., Civil Engineering, Texas Tech University, 1981

MBA, Midwestern State University, 1982

PROFESSIONAL REGISTRATIONS/CERTIFICATIONS

Professional Engineer - Texas - #86027

Professional Engineer – Tennessee - #23430

TxDOT Pre-Certification

OSHA Health and Safety Certification

AREAS OF EXPERTISE

Mr. Craig Schellbach, PE is an engineering services manager with program management and technical experience in the following areas:

- Roadway and Thoroughfares
- Land Development - Industrial / Commercial / Retail / Residential
- Public Transportation facilities
- Railroad facilities
- Drainage
- Water Distribution
- Wastewater Distribution
- Parks
- Value Engineering
- Environmental Investigation / Remediation
- Storm Water Pollution Prevention Planning
- Spill Prevention Response Containment and Countermeasures Planning
- Petroleum Storage Tank Management / Closure
- Asbestos Remediation

REPRESENTATIVE EXPERIENCE

Roadways

Trinity Boulevard - Grand Prairie, Texas

Valwood Parkway – Farmers Branch, Texas

Denton Drive – Dallas, Texas

NW 28th Street Reconstruction and Utility Improvements – Fort Worth, Texas

Street Reconstruction and Utility Upgrades – Burleson, Texas

Drainage

Trinity River Vision – Fort Worth, Texas

Downtown Drainage Basin Study – Fort Worth, Texas

Sarita Channel Rehabilitation; Fort Worth, Texas

Longstraw Channel Improvements; Fort Worth, Texas

Waverly Park Storm Drain Improvements; Fort Worth, Texas

Bridge and Culvert Facility Evaluation – Fort Worth, Texas



Utilities

East Side II 36" Water Transmission Main; City of Fort Worth, Texas
 Montgomery Plaza (Contract 67) Sewer Rehabilitation Alignment Study and Design; Fort Worth, Texas
 SH 121T Utility Relocations – Fort Worth, Texas
 Clear Fork (M439) Relief Sewer – Fort Worth, Texas
 East Mountain Creek Interceptor Capacity and Alignment Study – Trinity River Authority
 Denton Drive Water Transmission Mains - Dallas, Texas
 Great Southwest Parkway - 30-Inch Transmission Main – Grand Prairie, Texas
 Hicks Industrial Park Water and Sanitary Sewer Extensions – Fort Worth, Texas
 Brown Blvd. 16-Inch Water Transmission Main – Arlington, Texas

Rail

Union Pacific Railroad Fueling Facility Compliance Upgrades; Dallas and Mesquite, Texas
 Chevron Phillips SIT Rail Yard Improvements; Cedar Bayou, Pasadena, and Orange, Texas
 Union Pacific Intermodal Yard; San Antonio, Texas
 Track Slab Improvements – Union Pacific Davidson Yard, Fort Worth, Texas
 Fuel Piping and Skid Facility – Union Pacific North Little Rock Yard, North Little Rock, Arkansas
 Tank Car Fueling Facility – UP North Yard, Denver, Colorado
 Bulk Fuel Storage including Load and Unload Facilities – UP Ray Yard, Dennison, Texas

Federal / Municipal

Lackland Air Force Base Residential Dormitory Complex – Lackland AFB, Texas
 Corpus Christi NAS T-6 Hangar Expansion and Test Pad – Corpus Christi NAS, Texas
 South Texas Housing Privatization – Corpus Christi NAS and Aransas Pass, Texas
 Basewide Potable Waterline Replacements - Naval Air Station / Joint Reserve Base Fort Worth, Texas
 Fire Trainer Facility - Naval Air Station / Joint Reserve Base; Fort Worth, Texas
 Compressed Natural Gas Fueling Stations; Rockport, Texas
 Denton Solid Waste Administration / Maintenance Facility; Denton, Texas
 Municipal Vehicle Maintenance Facility Expansion; Plano, Texas
 Bus Operations / Service Facility – Houston ISD; Houston, Texas

Parks

West Community Park, Phase I – Fort Worth, Texas
 Water Line Replacements – Cedar Hill State Park, Texas
 Lake Brownwood State Park Boat Dock Facilities
 Caddo Lake State Park Bank Stabilization and Parking Lot Expansion
 Lake Ray Roberts State Park Breakwaters

Environmental

Hazardous Waste Landfill Site – Hardeman County, Tennessee
 Mercury Formulation and Recycling Site – Bergen County, New Jersey
 Municipal Landfill Site – Memphis, Tennessee
 PCB Contaminated Soils Site – New Braunfels, Texas

PROFESSIONAL AFFILIATIONS

- American Society of Civil Engineers
- American Public Works Association
- American Railway Engineering and Maintenance-of-Way Association

DAMON SAMS, PE

EDUCATION

B.S., Civil Engineering, Texas A&M University, 2002

PROFESSIONAL REGISTRATIONS/CERTIFICATIONS

Professional Engineer, Texas, (#98344), 2006

Professional Engineer, Virginia, (#55523), 2015

AREAS OF EXPERTISE

Mr. Damon Sams, PE has program management and technical experience in the following general areas:

- Wastewater Collection System Design
- Wastewater Treatment System Design
- Water Distribution System Design
- Water Treatment System Design
- Paving and Drainage System Design
- Discharge Permitting

REPRESENTATIVE EXPERIENCE

Mr. Sams has over 15 years of experience and progressive responsibility in environmental and civil engineering consulting. His qualifications skills include design, review, construction document preparation, cost estimating, and evaluation of a variety of water, wastewater, and drainage projects. He also has experience with construction management for wastewater treatment and collection facilities. The clientele served consists of numerous municipalities including the Cities of Elgin, New Braunfels, and Little Elm as well as private agencies such as the Canadian National Railway, BNSF Railway, and Dominion Energy. He currently serves as a Design Engineer designing, managing construction, and evaluating various water, wastewater, and drainage projects.

REPRESENTATIVE PROJECTS

Wastewater Treatment Plant Expansion - Little Elm, Texas

Clover Power Station - Dominion Energy

BNSF Cherokee Yard Industrial Wastewater Upgrades – Tulsa, Oklahoma

Sam McKenzie Water Reclamation Facility - New Braunfels, Texas

Wastewater Treatment Plant Expansion - Rockdale, Texas

Sabine Creek Wastewater Treatment Plant - Royse City, Texas

Wastewater Treatment Plant Improvements - Elgin, Texas

Water Treatment Plant Expansion – Olmito, Texas

Water Treatment Plant Expansion - West Tawakoni, Texas

Water Treatment Plant Expansion – Canyon Lake, Texas

Water Treatment Plant Expansion – Canyon Lake, Texas

Water Distribution System Expansion – Frisco, Texas



Water/Wastewater Distribution and Collection Systems – Multiple Clients
TCEQ Discharge Permits – Multiple Clients

SPECIALIZED TRAINING

- Railroad Contractor Safety Training (e-Railsafe)

PROFESSIONAL AFFILIATIONS

- American Society of Civil Engineers



JASON A. LEIK, PE

EDUCATION

M.S., Civil/Environmental Engineering, Texas A&M University, 1998
B.S., Civil/Environmental Engineering, Texas A&M University, 1995

PROFESSIONAL REGISTRATIONS/CERTIFICATIONS

Professional Engineer, Texas (#91043), 2002
Professional Engineer, Wyoming (#11113), 2007 (Inactive)
Professional Engineer, Montana (#17405), 2006 (Inactive)
Steel Tank Institute SP001 Inspector (#AST 61409)
Corrective Action Project Manager, TCEQ (#PM0000325)

AREAS OF EXPERTISE

Mr. Leik has 19 years of experience in environmental and civil engineering consulting. His qualifications include extensive hands-on planning, field investigation and construction management, design, permitting, cost estimating, and project management. Mr. Leik's background includes extensive service to public and private-sector clientele including BNSF Railway, CN-IC, TxDOT, City of Austin, Austin Energy, City of Fort Worth, Dallas Area Rapid Transit, Marathon Petroleum Company, LLC, and Baker Petrolite. He currently serves in the capacity of Program Manager and Senior Engineer.

EXPERIENCE

Program Manager – North Texas, TRC, Arlington, TX, 2013-present.
Senior Engineer/Senior Project Manager, TRC, Austin, TX, 2008-2013.
Senior Engineer/Project Manager, TRC, Austin, TX, 2006-2013.
Staff Engineer, TRC, Austin, TX 2000-2006.
Associate Engineer, Radian International, LLC (Now AECOM), Austin, TX, 1998-2000.

Environmental Site Investigation and Remediation

Texas Department of Transportation, SH249 ROW Clearing – Tomball, TX
Town of Little Elm Main Street PST Site – Little Elm, Texas
City of Farmers Branch Surface Water Study – Farmers Branch, Texas
Atlas Energy Baseline Sampling – Jack County, Texas
BNSF Railway Former Amory Fueling Facility – Amory, Mississippi
BNSF Railway Former Bellville Fueling Facility – Bellville, Texas
City of Austin Govalle WWTP Phase I ESA – Austin, Texas
Railroad Commission of Texas, Wendkirk Oilfield BMP Design – Coke County, TX
Pasadena Pulp and Paper Mill Demolition – Pasadena, TX

Engineering Design and Construction

Magellan Partners Pipeline Groundwater Treatment System – Kansas City, KS
Austin Energy, Storm Water Modifications – Austin, TX



Marathon Oil Company, Refinery Demolition - Indianapolis, IN
 Benitez Construction, Environmental Support and Oversight - Austin, TX City of Austin,
 Environmental Support and Oversight – Austin, TX

Compliance, Permitting, and Auditing

Triumph Aerostructures Facility Closure and Legal Support – Dallas, Texas
 Navajo Tribal Utility Authority SPCC Plan Updates – Arizona and Nevada
 Texas Department of Transportation Cedar Hill SPCC Plan Development – Cedar Hill, Texas
 Texas Department of Transportation SM Wright Landfill Report – Dallas, Texas
 HollyFrontier SPCC and FRP Updates – Tulsa, Oklahoma
 Facility Response Plan – Port Aransas, Texas
 CN/IC SPCC and SWPPP Updates – Jackson, MS
 CN/IC SPCC and SWPPP Updates – Memphis, TN
 Pasadena Pulp and Paper Mill Demolition – Pasadena, TX
 Confidential Energy Client, SPCC Updates – Houston, TX
 Austin Energy, SPCC Plan Updates – Austin, TX
 Texas Department of Transportation, SPCC Plan Updates – Multiple Counties, TX
 Kinder Morgan, SPCC Plan Certification – Various Locations

SPECIALIZED TRAINING

- Project Manager Training, 2002
- Forty-Hour OSHA Health and Safety Training, Current
- Supervisory OSHA Health and Safety Training, 2005
- ASTM Monitored Natural Attenuation Training
- ASTM LNAPL Transmissivity Testing and Analysis, 2013
- Steel Tank Institute (STI) SP001 Inspection Certification
- NIMS/ICS Training, 2015

PROFESSIONAL AFFILIATIONS

- Chi Epsilon, Honorary Civil Engineering Society
- National/Texas Society of Professional Engineers
- ASTM E50 Workgroup

PUBLICATIONS & PRESENTATIONS

K Piontek, S Deters, K Woodburne, and J Leik. *Natural Source Zone Depletion Rate Measurements to Support LNAPL Remediation Decision Making*. Presented at Battelle Bioremediation and Sustainable Environmental Technologies Symposium, Miami, FL; May 2015.

K Piontek, K Woodburne, S. McDonald, and J Leik. *Insights into NSZD Rate Measurements of LNAPL*. Presented at Railroad Environment Conference, University of Illinois at Champaign-Urbana, October 2014.



Statement of Qualifications

TRC ENGINEERS, INC.

Infrastructure • Environmental • Energy
 700 Highlander Blvd. Suite 210
 Arlington, Texas 76015
 T.B.P.E. Firm Registration #F-8632





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OVERVIEW

TRC is a customer-focused company that creates and implements sophisticated and innovative solutions to the challenges facing America's energy, environmental, and infrastructure markets. The company is the leading provider of technical, financial risk management, and construction services to industry and government clients across the country. TRC is engaged in the design and construction of infrastructure systems in some of the fastest growing regions of the United States. We provide engineering, scientific, and construction support services to ensure public safety and convenience.

TRC's Civil Engineering Service areas include:

- Water and Wastewater
- Transportation
- Public Access / Sidewalks
- Land Development
- Parks and Recreation
- Linear Projects
- Solid Waste / Landfills
- Railroad Infrastructure

Over the last half century, we have developed the knowledge and technical expertise to tackle the most complex of design challenges. Regardless of the scope of the project with the large pool of resources to draw upon, TRC has the capacity to provide specialized services to small and large clients alike.

We take pride in the repeat business we have received over the years. The experience of our engineers, planners, and surveyors in the public and private sectors, combined with the most advanced computer design software and drafting systems, enable TRC to maintain a professionally managed staff and provide quality controlled services to our clients. As evidenced by this repeat business, our clients know that we provide expertise and quality in a manner customized to meet their individual needs.

Date of Firm Formation

TRC Companies, Inc. was incorporated in 1969. TRC Solutions, Inc., TRC Environmental Corporation and TRC Engineers, Inc. are all subsidiaries of TRC Companies (TRC).

TRC is a privately held company with an annual net revenue of \$408 million in 2015 and an 87% Repeat Business Ratio. With over 3,000 technical professionals and support personnel in more than 100 offices throughout the U.S. Through these offices TRC has a client base that includes state, county, and local government, as well as various

	Incorporated in 1969
	3,000 employees in 100 U.S. offices
	Ranked 30th in ENR's Top 500 Design Firms (2013)
	\$408+ Million annual revenue
	Proven track record resulting in a repeat business ratio of greater than 87%
	Success across the country working with regulatory agencies and local stakeholders

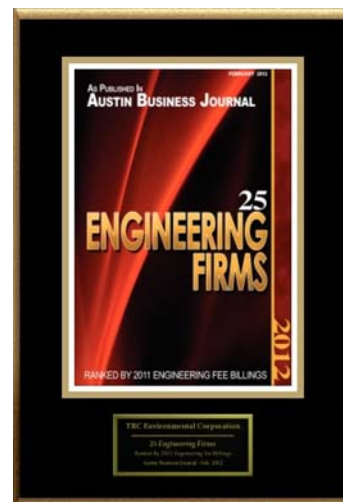


private-sector entities. This list includes hundreds of municipalities, water/utility districts and related authorities, state agencies, private industries, land development companies and attorneys, as well as special interest groups and private individuals.

TRC currently employs more than 125 personnel in Texas, and can draw upon the resources of all TRC offices. This gives us the capacity to provide specialized services to small and large clients alike. Our professional, technical, and administrative staff has earned a reputation for consistently meeting or exceeding the needs of our clients. We understand our client's goals and embrace them as our own, applying creativity, experience, integrity and dedication to deliver superior solutions. Providing excellence in service is the creation of a company philosophy we call "customer-focused solutions."

Honors/Awards

The U.S. Environmental Protection Agency (EPA) has named TRC's Energy Services division as a 2008 ENERGY STAR Partner of the Year for outstanding energy management and reductions in greenhouse gas emissions. Selected from over 1,400 eligible firms, TRC, as an ENERGY STAR partner, has been designing and managing energy efficiency programs throughout its customer offerings since 2003. TRC's commitment to client satisfaction and successful project performance has put TRC in the top 10% of the Engineering News-Record's (ENR's) Top 500 Design Firms (#23) and in the top 25% of ENR's Top 200 Environmental Firms. TRC received two Environmental Business Journal 2008 Business Achievement Awards, recognition for work that is significant in the advancement of the environmental industry. TRC was most recently awarded 2011 Environmental Business Journal Business Achievement Award, 2011 Environmental Business Journal Business Mergers & Acquisitions Silver Medal, and recognized as a top 25 Engineering Firm in 2012 by the Austin Business Journal.



TRC and the State of Texas

TRC has been performing engineering services in the State of Texas for the past 60 years. In this time, TRC has helped numerous cities improve their existing infrastructure needs, including utilities, streets, treatment plants, and drainage systems. TRC is currently acting as City Engineer for many cities and has maintained this role in some for the past 40 years.

TRC is a Registered Professional Engineering Firm in the State of Texas. Our firm registration number is F-8632.



TRC has designed thousands of projects for various cities during that time. As City Engineer, TRC has assisted cities in planning, development, ordinances, budgeting, and many other factors



that go into the day to day City services. As City Engineer, TRC has attended countless council meetings, workshops, and provided services on an “as-needed” basis for these cities. TRC has provided numerous utility studies, written comprehensive plans, derived impact fees, and captured numerous grants for a variety of clients.

TRC staff members have obtained experience in and have practiced the design methods needed and expected by City, County, and State for projects in the State of Texas. TRC is familiar with the policies, procedures and standards of city and local government agencies. TRC has a working relationship with state regulatory agencies, TxDOT offices, water supply corporations and river authorities. TRC has assisted cities with adopting subdivision ordinances and Construction Standards.

TRC is familiar with municipal government administration, purchasing, and staff requirements and expectations. TRC has a working knowledge of design criteria and codes as a result of the extensive projects within the State. Team members are also knowledgeable about contractors, having performed construction oversight for countless infrastructure and street improvement projects over the years in the State. In addition, TRC is active in determining the availability of different types of construction materials and construction procedures through our contacts with supply companies. Finally, TRC personnel are familiar with local geologic conditions, having performed numerous geotechnical studies and construction inspection observations in the State.



TRC has a history of meeting its client’s expectations, which is why we have remained the prime engineering firm for several clients for the last 40 years. City personnel can attest to the professionalism TRC has shown in approaching projects, budgets, and schedules throughout the years.

TRC has recently completed or is currently conducting the following projects in the State of Texas. Below is a small sample of these projects:

- Wastewater Treatment Plant Expansion, Town of Little Elm
- U.S. 287 16” Waterline, City of Arlington
- Boot Ranch Development, Fredericksburg, Texas
- Sam C. McKenzie, Jr. Water Reclamation Facility, New Braunfels Utilities
- 48-inch Gravity Wastewater Main, New Braunfels Utilities
- River, San Marcos, Mountain and Heideke Street Reconstruction, City of Seguin
- US 183 Utility Relocations, City of Lockhart
- 15” Sanitary Sewer Project, City of McKinney
- Comprehensive Plan, City of Del Rio
- Sanitary Sewer Replacement, Phases II & III, City of Yoakum



- Park Trail and Path Improvements, Timber Lane Utility District
- 2nd Street Reconstruction, Multipurpose Path & Transit Stops, City of Elgin
- Love's Truck Stop, Microtel Inn & Suites, City of Pecos
- Surface Water Intake Improvements, New Braunfels Utilities
- 18" Water Transmission Main, City of Lockhart
- CNG Fueling Facility, City of Rockport

CIVIL ENGINEERING SERVICES

TRC's infrastructure experience includes the full range of civil engineering services from analyzing the feasibility of implementing projects to completing final construction drawings and specifications. Our expertise in the civil engineering field encompasses investigative studies, planning and management, and design and technical services in the areas of water, wastewater and land development.



Our infrastructure market focus includes:

- **Water and Wastewater:** Planning, design, and construction management for potable water, wastewater, and storm water treatment needs from designing and permitting systems to compliance management and troubleshooting.
- **Transportation:** Planning, design, and construction management of road, bridge, rail, port, aviation, and transit projects for public clients.
- **Public Access:** Sidewalks design, bike trails, Americans with Disabilities Act (ADA) compliance projects and parks and recreation facilities.
- **Land Development:** Planning, design, and construction management of development projects for municipal and private clients.
- **Parks and Recreation:** Providing communities with planning, design, and construction of parks and recreation facilities.
- **Linear Projects:** Planning, design and construction management of pipelines, utility transmission lines, highways, fiber optic lines, and railroads is unsurpassed by any other company.
- **Solid Waste/Landfill Engineering:** Planning, design, construction management, closure, post closure, leachate and gas management, comprehensive environmental compliance services.
- **Railroad Infrastructure:** Providing engineering services internationally for major railroad clients.



- **General Civil Engineering Services:** Providing “as needed” services to our clients including reports, studies, plans, etc.

Clients

TRC clients include state, county, and local government, as well as private development clients. This list includes literally hundreds of municipalities, water/utility districts and related authorities, state agencies, private industries, land development companies and attorneys, as well as special interest groups and private individuals. For all of these clients, we provide the infrastructure on which Texans live. A sample of our infrastructure clients includes the following:

City of Elgin, Texas	Marathon Ashland Petroleum LLC
El Paso County Water Authority	Motiva (Shell)
City of Gonzales, Texas	New Braunfels Utilities
Guadalupe-Blanco River Authority	North Texas Municipal Water District
City of Hamilton, Texas	Paradise Point Water Supply Cooperative
Kansas City Southern Railway	City of Rocksprings, Texas
Town of Little Elm, Texas	City of Seguin, Texas
City of Lockhart, Texas	Texas A&M University
City of Lytle, Texas	City of Yoakum, Texas

In addition to these specific clients, we have conducted major social demand and water availability studies, and we have designed and constructed water/wastewater infrastructure projects for more than 200 municipalities in Texas, including the following:

Addison	DeSoto	Kilgore	Navasota
Atlanta	Dilley	La Salle County	Omaha
Balch Springs	Duncanville	Lancaster	Palmer
Ballinger	Eagle Pass	Lewisville	Plainview
Brackettville	Edwards County	Limestone	Plano
Brownsville	Ferris	Linden	Quanah
Camp Wood	Ft. Worth	Lott	Quinlan
Carrollton	Franklin	Lufkin	Rosenberg
Cleveland	Grand Prairie	Luling	Sachse
Copper Canyon	Groesbeck	Marshall	Spofford
Corsicana	Hearne	Marfa	Teague
Cuero	Hallettsville	Maud	Texarkana
Crystal City	Hico	McKinney	Uvalde County
Dalhart	Kames City	Mesquite	Wylie
Dallas	Keene	Murphy	
Del Rio	Kleberg	Natalia	



Water and Wastewater Services

TRC team members have provided water and wastewater services to municipal and industrial clients for almost 60 years. Our professionals have successfully completed numerous, large water and wastewater projects from project feasibility studies, value engineering, facilities planning and permitting to detailed design and construction management through startup and operations and maintenance of facilities. Our services include the following:

- Special Problem Analyses and Studies
- Water Well Design
- Treatment Plant Evaluation, Process Optimization, Design, and Construction
- Sewer and Lift Station Design/Rehabilitation and Construction
- Elevated/Ground Storage Design/Rehabilitation and Construction
- Booster Station Modifications
- Water/Sewer Line Replacement
- Project Feasibility Analyses
- Storage, Pumping, Distribution and Transmission System Design and Implementation
- Collection Systems Design and Implementation
- Pipeline and Pumping Station Hydraulic Modeling
- Telemetry Instrumentation and Control
- Surface Water Control Design and Construction
- Water Reuse Distribution/Systems



We have extensive experience in a wide range of water and wastewater projects from design of major new water and wastewater treatment facilities to retrofit of existing treatment and collection systems. With more than 60 years of providing these services, we have a broad perspective on the various approaches to designing and constructing municipal facilities. In addition, we are intimately familiar with current practices, standards, regulations, and technologies, as well as regulatory trends and technological issues. The water and wastewater services we provide include feasibility analysis, infrastructure development, facilities planning, wastewater treatment, and effluent disposal/reuse.



TRC designs complete wastewater facilities including aerobic, anaerobic and tertiary treatment processes, as required by federal and state agencies. Each facility is tailored to the client's needs and requirements to attain the necessary level of treatment. We use only the most advanced technology available. This approach ensures that each project is environmentally sound,



professionally designed, and cost effective. TRC understands both industrial and municipal systems and has designed, constructed, and retrofitted numerous raw water and wastewater treatment facilities with capacities ranging from 0.1 to 10 million gallons per day (MGD).

Transportation

TRC has extensive experience in providing engineering services for all types of transportation projects. Our expertise ranges from planning and design to construction management. We are pre-certified in more than 31 Texas Department of Transportation Work Categories that include environmental, planning and schematics, PS&E, structural, and survey.

We have a wide range of transportation experience and capabilities from rural roadways to urban freeway design. Our staff includes planners, civil engineers, designers, environmental scientists, inspectors, technicians, surveyors and CADD operators who are experts in aviation, bridge, highway, rail, waterfront, traffic and environmental engineering. We specialize in the following areas:

- Freeways and Interchanges
- Highways and Bridges
- Traffic Warrant Studies
- Street Widening
- Ramps and Intersection
- Signalization
- Roadside Safety
- Drainage and Pavement
- Bridge Widening and Replacement
- Balancing Weave and Ramp Lengths
- Alternative Ramp Ties to Streets/ Highways
- Geometrics



A large percentage of the transportation projects that TRC conducts include roadway paving and drainage. This experience encompasses complicated highway design, divided lane parkways, route alignment, resurfacing, lane widening, turning corridors, culverts, headwalls, gravity drains, inlet placement, and surface drainage.

When designing bridges and highway overpasses, our design experts successfully match the functional requirements with the existing development. Our experience includes designing long arched and sloped configurations over wetlands, as well as simulating historic structures.





We provide traffic engineering design and construction, along with implementing traffic signal systems and traffic safety programs, and we are well versed in conducting traffic impact studies and interchange analysis. This experience includes conducting field inspection and identification of existing signage and providing recommendations for improvement.

Public Access Services

As the infrastructure in Texas continues to grow and progress, transportation issues will become the paramount challenge for City officials and public works professionals. Texas cities and local communities recognize that pedestrian and bicycle traffic cannot be overlooked in providing community transportation. TRC has dedicated its business to serving communities, and our entire practice is based on municipal engineering. We are specialists in public works and city engineering, and we are uniquely qualified to provide public access services.



While perhaps not as dramatic, there are other practical, technical, and quality considerations that assure the safety of workers and the public alike. Through our experience, we have successfully addressed issues such as safety, storm water pollution prevention, and general security and protection of the public. We understand the importance of public access projects, and we have the ability to plan these projects without unnecessarily disrupting the community. Furthermore, we understand that traffic flows will have to be considered carefully in traffic control plans so that implementation of construction does not preclude necessary transportation.

TRC has specialists in public works and city engineering, and we are uniquely qualified to provide public access services. Over the years, TRC has established a standard approach to public access projects that includes incorporating ADA, AASHTO, TAS, TDLR, historic issues, and local issues in the design from the beginning. Our communications approach has proven successful on numerous other projects/ contracts with clients such as the City of Austin, Railroad Commission of Texas, Texas Department of Transportation, City of El Paso, Fort Bliss, Fort Hood, San Antonio River Authority, approximately 200 municipalities, and most recently, on our new multidisciplinary contract with the Texas Department of Criminal Justice. With more than 60 years of municipal engineering experience, TRC is very capable of foreseeing issues during the project. Issues such as contractor access, storm water pollution prevention, budget constraints, product availability, permitting, and public awareness are all issues that will be dealt with at some time during the project. The biggest issues for cities and the engineers is the protection of the water supply and returning service to the customer without delay.





Land Development Services

Our goal for every land development project is to build a framework for lasting aesthetics and profitability. We strive to provide lasting value for generations to come. TRC's land development professionals specialize in complex projects. Our approach includes the leadership of experienced professionals who assume the long-term responsibility for the overall success of the development and attainment of the owner's objectives.

TRC's approach to land development encompasses the entire spectrum of interrelationships among the land and its use. We consider the financial goals of the owner, the environmental conditions, and the existing regulations. By addressing all of these issues, we optimize relationships throughout the planning, design and construction phases while adding overall value to the project. Our services include the following:

- Land Planning
- Hydrology / Hydraulics
- Floodplain Reclamation/Flood Control
- Site Grading / Drainage
- Water / Wastewater
- Construction Administration



We can provide limited scope services or act as the owner's representative, overseeing the coordination and management of all aspects of the project. We lead the team through planning, agency processing, bidding, construction, and sales to maintain consistency with the strategic plan. We also assist the owner in obtaining private or public financing, and contribute to the overall success of the project.

TRC's specialties include establishing long-term relationships with our clients. As a result, we have served in various roles and capacities from development manager, to the owner's representative, to project and construction manager. This experience enables us to provide cost-effective solutions for the modern, successful land development project.

Parks and Recreation Services

From neighborhood playgrounds to regional recreational facilities, our planners and designers have the knowledge and expertise to provide complete assistance. TRC staff members provide comprehensive community planning to locate recreational facilities that are easily accessible and environmentally appealing. We assist with assist with capital improvement budgeting, identifying funding sources, and community outreach efforts. Our expertise includes the use of flood plains to provide needed open space without the loss of productive land areas. From baseball fields to swimming pools, we ensure our designs add the finishing touches on a complete, well-planned community.





Our parks and recreation services include the following:

- Site Analysis
- Feasibility Studies
- Schematic Layouts
- Master Planning and Design
- Landscape Planning
- Bid/Construction Administration and Cost Estimating
- Erosion Control Plans/Irrigation System Design
- Construction Management and Inspection
- Public Involvement/Public Outreach
- Best Management Practices
- Storm Water Management Design



From project inception through construction phase service and beyond, we provide high-quality, professional services. TRC staff includes professional engineer (civil, chemical, environmental, mechanical, electrical, instrumentation, and structural), registered professional landscape architects, surveyors, cost estimators, funding and permitting specialists, and construction specialists. Our project experience includes swimming pools, sports complexes, concession stands, restrooms, baseball and soccer fields, and fishing piers. These projects have involved Texas Parks and Wildlife grants, as well as community development block grants.

Linear Projects

TRC provides comprehensive services to clients engaged in linear projects. Our work in support of major construction projects involving pipelines, utility transmission lines, highways, fiberoptic lines, and railroads is unsurpassed by any other company.

TRC supplies comprehensive services during linear projects, including:

- Alignment Studies
- Right-of-Way Acquisitions
- Construction Planning—TRC routinely prepares plans for wetland/waterbody crossings and residential mitigation measures.
- Design and Preparation of Contract Documents
- Compliance and Permitting, including FERC Section 7 applications.
- Cultural/Natural Resource Clearance and Mitigation—TRC has completed resource clearance and mitigation projects for more than 2,000 miles of pipeline, 1,600 miles of highway, 2,000 miles of communication lines, 2,400 miles of FERC applications, 330 right-of-way projects, as well as more than 100 EIS/ EAs.





- Health, Safety, and Hazardous Materials Management Plans
- Investigation and Remediation
- Noise Impact Assessment and Mitigation Planning
- Pipeline Integrity Management (PIM)—TRC provides regulatory and engineering support for cost-effective compliance with DOT PIM requirements. Our experienced staff includes pipeline segment risk analysts, release consequence analysts, DOT regulatory experts, and environmental and engineering professionals from the pipeline industry. TRC also offers comprehensive GIS/data management services to develop efficient solutions to the complex data assessment and planning aspects of PIM programs.
- Air Quality Services
- Public Hearing and Expert Witness Testimony



Solid Waste / Landfill Engineering Services

TRC has decades of experience siting, permitting, designing, managing construction, and life cycles of solid waste facilities. This includes comprehensive environmental compliance management, design and management of leachate and gas collection systems, and closure/post closure management. TRC has worked for over 200 solid waste clients in 30+ states across the U.S.

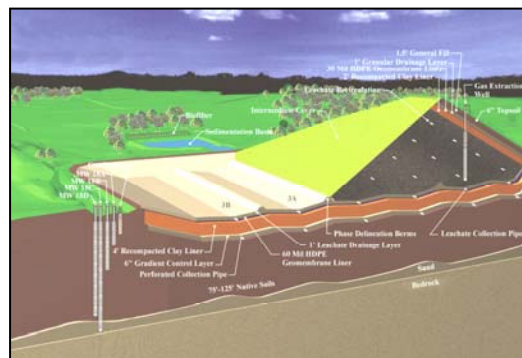
TRC has extensive experience in designing and constructing facilities located in a variety of hydrogeologic settings, and challenging local and regulatory climates. We identify and address key technical issues and have an intimate understanding of the regulations and the review agency's interpretation of them. This knowledge allows TRC to optimize the design resulting in reduced capital and long-term operational, maintenance, and closure/long-term-care costs.

TRC recognizes that a client's fiscal health may hinge on the timely completion of construction, construction documentation reporting, and a timely agency approval. Our construction-phase services have been tailored to meet the landfill operator's principal objectives—delivery of approved airspace, and timely/cost-effective construction. We also have extensive experience in construction services associated with groundwater remediation systems, landfill gas and leachate management systems, landfill gas-to-energy systems, and other landfill operational and remediation services.



The following summarize other typical landfill services offered

- Detailed Site Investigations
- Waste Characterization and Analyses
- Planning Studies/Alternatives Analyses
- Site/Facility Selection
- 3-D Design Graphics
- Permit Applications
- GIS Services
- Laboratory Services
- Operations, Closure, and Post-Closure
- Landfill Remediation Services
- Landfill Gas and Leachate Management
- Electrical Power and Automation
- Air Permitting and Environmental Compliance
- Operations and Maintenance (O&M)



General Civil Engineering Services

Our experience in the civil engineering field encompasses expert design and technical services in the following areas, and we can provide any or all of these services.

- Environmental Engineering
- Capital Improvements Planning
- Impact Fee Studies and Updates
- Comprehensive Planning
- GIS Services
- Land Development/Subdivision Development Review
- Permitting
- Vulnerability Assessments
- Emergency Response Planning

TRC has provided impact fee studies and updates, CIP plans, master plans, and land use assumption plans for several of cities throughout Texas. We understand that with growth and development come the need for significant infrastructure improvements.

We have developed a sophisticated system for estimating the cost of engineering projects by taking the base construction cost, factored by size and complexity, and then adding additional project costs such as right-of-way, utility relocations, engineering design, overhead expenses, etc.



We have also developed a decision matrix to aid in prioritizing which projects are most cost-effective to complete, based on factors deemed most important to our Client.

Our staff is well versed in the planning, design and implementation of water distribution systems, as well as treatment plants, pump stations, elevated tanks, and water wells. Wastewater collection, treatment and lift stations are another specialty of TRC. We have designed plants for small cities with minimal collection requirements and regional plants that serve multiple cities.

We provide hydraulic modeling for water and wastewater systems to evaluate current systems and plan for future growth.

Railroad Fueling Facilities Services

One of TRC's emerging markets is the design and construction of locomotive fixed fueling facilities. TRC has already performed numerous environmental services for our railroad clients, and the next logical step was to apply our extensive mechanical design expertise to solve the unique challenges of fuel receipt, storage, and delivery. Often consuming thousands of gallons of diesel fuel, lubrication oil, and other fluids each day, fixed fueling facilities service and maintain the locomotives and other cars used by the railroads. TRC has upgraded existing fueling facilities and created new designs for complete fuel and oil handling systems that replaced outdated and inefficient systems.



ADDITIONAL TRC SERVICES

Water Resources

With more than 60 years of experience in water resource planning and engineering, TRC has developed an expertise in obtaining, collecting, and treating water and wastewater. TRC's comprehensive capabilities can solve almost any water resource problem. Industrial or municipal, large or small systems, we have experienced professionals ready to assist our clients with their projects. Our familiarity with current practices, standards, regulations, and technologies, as well as future regulatory trends and technological issues, provides our clients with a thorough understanding of agency requirements and expectations.

TRC's services include the following:

- Water Availability and Development Studies
- Well Diagnosis
- Water System Analyses





- Industrial, Sanitary, and Storm Sewer Mapping and Evaluation
- Infiltration and Inflow Studies
- Constructed Wetlands
- Toxicity Reduction Evaluations
- NPDES Permitting
- Floodplain Analysis
- Stormwater Drainage
- Phase II MS4 Storm Water Management
- Hydrology and Hydraulics for Watersheds
- Dam Constructability/Inspections
- Detention Ponds

TRC staff members have advanced degrees in specialty areas such as hydraulics, water resources, and hydrology. We provide expertise in all aspects of water, including surface and/or ground water, hydrology, hydraulics, water resources development, water supply, water rights, flood control, drainage, water pollution, water quality, storm water management, non-point source pollutants, solid wastes and environmental impact assessments. We have conducted projects to address water-oriented problems dealing with streams, rivers, canals, pipe distribution systems, ponds, lakes, reservoirs, aquifers, wetlands, bays, and estuaries. TRC's diverse capabilities in the water resources arena allow us to offer clients a single-source solution to most projects.

TRC has earned a reputation as a firm capable of handling difficult assignments while providing responsive, cost-effective, on-budget, and quality service.

Government

TRC provides services to federal, state, and local government agencies. Service areas include cultural and natural resources, environmental sciences, and civil/environmental engineering. TRC supplies comprehensive environmental services to federal, state, and local governments, including:

- Asbestos Surveys and Mitigation
- Air Quality Services
- Environmental and Health Risk Assessment
- Historic Architecture/Preservation
- Indoor Air Quality Testing
- Investigation and Remediation
- Native American Consultation
- Natural Resource Management
- Quality Assurance/Quality Control (Program, Project, Analytical)
- Surveying





Through our vast network of offices throughout the Central U.S., TRC provides regional and statewide coverage on federal and state government projects.

We understand how to work with and support local government. TRC has provided quality service to more than 200 municipalities. We have been working with many of these municipalities for more than 40 years.

TRC employs the largest number of cultural resource specialists in the country, working on a large number of projects involving federal and tribal lands and state highway construction.

TRC's vast knowledge and experience solving environmental problems for industry is transferable to government projects.



Energy

TRC is a leader in providing environmental services to energy-related companies and utilities. TRC stands out with more than 40 years of experience in providing energy clients with value-added services that consistently meet or exceed expectations. We provide consulting and engineering support on independent power, electric transmission, and natural gas pipeline projects across the country.

TRC supplies comprehensive services to the energy industry, including:

- Acquisition Due Diligence and Audits
- Air Pollution Control Engineering and Equipment Permitting
- Air Quality Services
- Civil and Environmental Engineering
- Emissions and Ambient Air Measurements
- Energy Savings Consulting
- Environmental and Health Risk Assessment
- Environmental Management System (EMS) Development
- Environmental Program Management
- Exit Strategy®
- Expert Testimony and Public Relations
- Federal Energy Regulatory Commission (FERC) Submittals
- Investigation and Remediation
- Multidisciplinary Licensing for Brownfield/Greenfield Development
- Multidisciplinary Permitting and Regulatory Compliance





- Cultural and Natural Resources Management
- Site Selection and Critical Flow Assessment
- Strategic Planning for Obtaining Approvals and Registrations
- Water Resource Management

Cultural and Natural Resources

TRC's cultural and natural resource group is one of the largest in the Central U.S. We help clients efficiently obtain permits and conduct cultural/natural resource clearances for new and expanding projects prior to land development. We have conducted projects at major U.S. government sites such as Fort Bliss and Fort Hood, as well as for the construction of major pipelines, state highways, and surface water reservoirs.

TRC provides complete National Historic Preservation Act/National Environmental Policy Act (NHPA/NEPA) archaeological surveys, testing, excavations, and artifact processing and curation. We also provide other NEPA-compliant services such as endangered species surveys and wetlands delineation.

These services are complemented by our in-house geographic information system (GIS) capabilities for tracking, processing, and presenting field data. A list of our services includes:

- Compliance Planning
- National Register of Historic Places (NRHP) Evaluations
- Data Recovery Plans
- Archaeological Surveys and Excavations
- Site Testing and Mitigation
- Geomorphologic and Paleontological Studies
- Construction Site Monitoring
- Database Development and Management
- Computer Enhanced Data Analysis
- Aerial Photo Analysis/Interpretation
- Historical Assessments
- Historic American Building Surveys
- Historic American Engineering Record Documentation
- Expert Witness Testimony
- American Indian Religious Freedom Act (AIRFA) Consultation
- Native American Graves Protection and Repatriation Act (NAGPRA) Compliance and Implementation





- Traditional Cultural Properties (TCP) Identification
- Data Recovery Excavations
- Ceramic, Faunal, and Lithic Analyses
- Pollen and Macrobotanical Sample Analyses
- Resource Mapping
- Wetlands Delineation
- Habitat Studies and Species Surveys
- Environmental Assessment Reports and Impact Statements

In Texas, TRC employs more than 25 archeologists, historians, architects, and other cultural resource specialists and has been providing complete archeological and historic preservation services since 1980.

Investigation and Remediation

TRC assists clients in making good decisions today to ensure that high quality environmental resources are here tomorrow. Historically, when populations were smaller, land was less intensively used and we understood less about our environment. Decisions were made that left us with facilities that are aging and often incapable of serving today's demands.

TRC and our Texas-based staff of more than 200 professionals bring several unique and innovative offerings to the Texas environmental and engineering marketplace. Our team of environmental engineers and scientists, geologists, archaeologists, air and water quality experts and compliance specialists has been providing customer-focused solutions to the environmental aspects of infrastructure development for more than 40 years. We provide engineering, scientific, and technical environmental services to customers in various industries. These services include pollution control, waste management, auditing and assessment, permitting and compliance, design and engineering, and natural and cultural resource management. We specialize in air quality and emissions control, licensing new and expanded facilities, and investigating and cleaning up environmentally impaired sites. We focus on the following services:

- Environmental Permitting
- Environmental Engineering
- Brownfield / Redevelopment
- Restoration and Litigation Support
- Air Quality
- Site Selection and Due Diligence



TRC is the leader in creating and implementing innovative and cost-effective fixed-cost remediation solutions to clean up sites that range from discontinued corporate operations to federal Superfund sites. We help clients resolve environmental issues in full compliance with federal, state, and local environmental laws. Clients turn to us to help rehabilitate older business processes



to increase efficiency and productivity, during mergers and acquisitions, and to redevelop former industrial properties to meet changing urban demographic patterns. Our site characterization experience ranges from Phase I assessments of undeveloped land to detailed investigations of single spills or waste management units to complex facility-wide investigations.

TRC's site investigation and remediation expertise helps clients extinguish environmental liabilities at their sites. Through strategic project planning and cost-effective implementation, TRC has successfully completed more than 3,000 major site assessments, investigations, and cleanups in just the past ten years. Our efforts helped one client save more than \$45 million in planned expenditures over five years—money that was put back on the bottom line.

TRC has also completed many projects under state-specific risk-based cleanup programs. For example, we routinely execute projects under the Texas Risk Reduction Program (TRRP), the Louisiana Risk Evaluation/Corrective Action Program (RECAP), the Illinois Tiered Approach to Corrective Action Objectives (TACO), as well as other state programs. TRC has significant experience conducting environmental studies and investigations, preparing remedial plans and engineering designs, and implementing cleanup under a variety of regulatory programs, including CERCLA, NEPA, RCRA, and TSCA.

TRC's **Exit Strategy® Program**, where TRC assumes the environmental liability for a site or group of sites for a fixed price, has greatly benefited cleanups and facilitated several clients' property acquisition and divestiture efforts. TRC is currently performing more than \$20 million in fixed-price site investigation and remediation work in Texas, Oklahoma, Louisiana, New Mexico, and Wisconsin under our **Exit Strategy® Program**.

Compliance and Permitting

TRC has considerable experience in planning, scheduling, and preparing applications for federal, state, and local permits, licenses, and certificates. Our strong background in working with applicants and numerous agencies enables us to identify environmental compliance needs and formulate sensible, cost-effective solutions to address those needs quickly and intelligently. We routinely work with clients over the long term to ensure that compliance is maintained.



TRC offers the following compliance and permitting services:

- Acquisition due diligence and audits
- Agency negotiations
- Air emissions compliance testing and Continuous Emissions Monitoring System (CEMS) certification
- Compliance auditing
- Environmental Management System (EMS) development





- Expert testimony and public relations
- Federal Energy Regulatory Commission (FERC) permitting and compliance
- Licensing for Brownfield or Greenfield development sites
- Multimedia (air, water, waste) permitting and operational compliance
- Potentially Responsible Party (PRP) searches and liability estimates
- Spill Prevention, Control, and Countermeasures (SPCC) Plans and Facility Response Plans (FRP)
- Site selection and critical flaw assessment
- Storm water management planning (e.g., Phase II MS4 Storm Water Program)
- Strategic planning for permits, approvals, and registrations
- Training

Power Delivery

The power delivery group of TRC has over 550 professionals located in more than a dozen offices throughout the United States. Comprised of many experienced engineers, our project teams know how to plan, design, and install facilities that meet a client's financial, technical, and scheduling goals. TRC is unique in the power delivery industry in that we self-perform a project from initial studies, through detailed design, construction management, to final commissioning.

Our goals are to make the client's job easier, be an extension of the client's staff, provide flexibility, and deliver a quality product.

TRC's capabilities include:

- EPC (Engineer, Procure, Construct) Contracts
- Project Management
- Program Management
- Construction Management
- Power System Studies
- Routing Permitting & Siting
- Transmission Engineering and Design
- Substation & Switchyard Engineering and Design
- Relay & Protection
- Transmission & Distribution Planning, Engineering and Design
- Commissioning & Testing
- Telecommunications Engineering
- Nuclear Generation
- Renewable Generation
- Field Services
- Operational Consulting





Communication Engineering

TRC provides a variety of communication engineering services. These services are further expanded by providing complete engineering packages to include planning, design and construction administration. These typical engineering delivery packages provide the Utility with a complete package to validate options, determine cost estimates, make intelligent choices of equipment and procedures, obtain detailed design documents suitable for bidding and follow up on the construction and turn-up processes to ensure that as-built equipment functions as originally intended.

Power Grid Communication Engineering

TRC Energy Communications team offers a full range of solutions and engineering design for all types of communication projects. TRC is adept at providing planning, design and project management for fiber optic, micro-wave and wireless communication networks.

Staying abreast of technology grown in the critical infrastructure industry assures TRC clients of solutions that meet their needs while embracing new technologies.



TRC has provided power grid communication engineering support to evolving grid operations and legacy systems for more than 30 years.

Communications experience includes:

- Security Assessment and Requirements
- Intelligent Device Integration
- SCADA/Line Protection/Substation Communication Design
- Distribution Automation
- AMI Integration
- Cell Relay Design
- Benchmark Threshold Design
- Protocol Selections
- EMF Testing and Validation
- Construction Contract Preparation and Support
- Construction Management & Inspection
- Overall Program Management



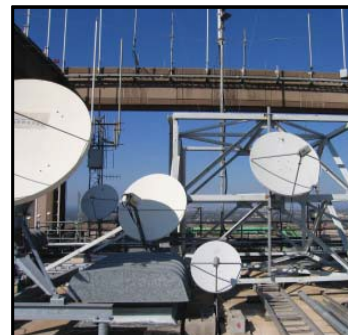
Mobile Communication Engineering

TRC provides utility, public safety and critical interoperable mobile communications engineering for voice and data services.



Mobile communications experience includes:

- Field Surveys
- User Needs Analysis
- Voice, Data, Video Designs
- Security Assessment and Design
- VHF, UHF, 700-800-900 MHz, Wi-Fi/Wi-Max, PCS, AWS, LTE
- Computer Aided Propagation Modeling
- Conventional, Trunked, Interoperable Designs
- FCC Frequency Selection/Coordination/Licensing
- Tower Specification, Inspection and Load Analysis
- Site Surveys/New Site Designs
- AC/DC Power Systems/Engine Generators/Grounding Systems
- FCC Legal Service Coordination
- Specifications, RFP, Bidding, Construction Contract Preparation and Support
- Construction Management & Inspection



Microwave Network Engineering

TRC is adept at providing planning, design and project management for fiber optic, micro-wave and wireless communication networks. TRC has completed over 1,000 hops of microwave engineering for multiple clients; Licensed, Unlicensed, Point-to-Point and Point-to-Multipoint.

Microwave Network Engineering experience includes:

- Needs Assessment/Planning & Budgeting
- Field Surveys
- Path Surveys
- Frequency Selection/Coordination
- Structure Analysis
- Site Surveys/New Site Designs
- AC/DC Power Systems/Engine Generators
- Licensed/Unlicensed/Wide & Narrow Bands
- Total System Design for Channels, Security, SCADA, Line Protection Relaying
- FCC Legal Service Coordination
- Specifications, RFP, Bidding, Construction Contract Preparation and Support
- Construction Management & Inspection
- Overall Program Management





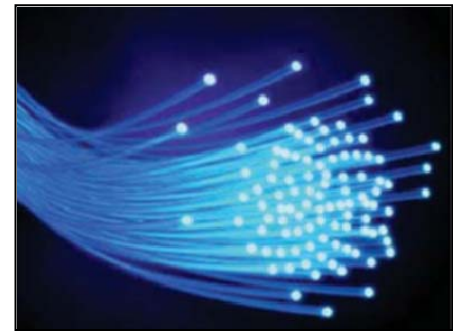
Fiber Optic Cable Engineering

TRC Energy Communications team offers a full range of solutions and engineering design for all types of communication projects. TRC routinely provides planning, design and project management for fiber optic, micro-wave and wireless communication networks.

TRC has completed over 1,000 miles of cable engineering for multiple clients; OPGW, ADSS, UGFO, and OHFO.

Fiber Optic Engineering experience includes:

- Business Case Development
- Planning & Budgeting
- Field Surveys
- Cable Selection
- Mode, Attenuation, nWDM, Bandwidth Capacity Designs
- Transmission, Distribution, Underground, Duct Designs
- Structure Analysis
- Custom Splicing and Termination Designs
- Specifications, RFP, Bidding, Construction Contract Preparation and Support
- Construction Management & Inspection
- Overall Program Management
- On-Line Client Mapping Services



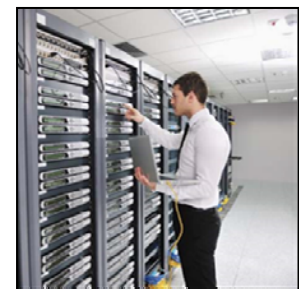
Cybersecurity

The rising threat of cybersecurity attacks has resulted in significant and ongoing evolution in the regulatory and legal framework surrounding the configuration and operation of Critical Infrastructure networks carrying critical information.

The TRC Security Team helps its clients meet these challenges with a comprehensive approach to assessing and updating existing installations and a clear vision towards policies, technologies, and solutions that will meet tomorrow's challenging demands.

Our approach balances the fundamental elements of a Security Program:

- Planning/Process Documentation
- Physical Controls
- Cyber/Network Configurations
- Operations/Response Protocols
- Organization/Governance
- Business Continuity/Disaster Recovery Planning





As a fully independent consulting engineering firm, TRC provides a complete range of assessment, planning, design, bidding, construction, compliance, and commissioning services, with a vendor-agnostic philosophy that focuses on customer needs instead of technology.

TRC's Security staff has over twenty five years of extensive experience providing the following services to our clients:

- Strategic Planning
- Risk & Threat Assessments
- Policy & Procedure Development
- Cyber-security Technologies
- Communications and Data Network Infrastructure
- Engineering & Design
- Disaster Recovery and Business Continuity Planning
- Organizational Assessment



TRC TEXAS

Staff Disciplines

Austin

- | | |
|--|--|
| • Air Quality Specialists | • Ecologists |
| • Archaeologists / Cultural Resource Specialists | • Environmental Monitoring / Stack Testing Specialists |
| • Biologists | • Environmental Engineers |
| • Chemical Engineers | • Geologists / Hydrogeologists |
| • Chemists / Chemical Experts | • GIS Specialist |
| • Civil Engineers | • Quality Assurance Specialists |
| • Computer Aided Drafting Specialists | • Regulatory Specialists |
| • Construction Experts | • Soil Scientists |
| • Data Management Specialists | • Water Resource Specialists |

Houston

- | | |
|---------------------------------------|--|
| • Air Quality Professionals | • Data Management Specialists |
| • Chemical Engineers | • Environmental Monitoring Specialists |
| • Chemists/Chemical Experts | • Environmental Scientists |
| • Civil and Environmental Engineers | • Geologists / Hydrogeologists |
| • Construction Experts | • Petroleum Engineers |
| • Computer Aided Drafting Specialists | • Mechanical, Structural, and Security Engineers |



Arlington

- Civil Engineers
- Computer Aided Drafting Specialists
- Construction Experts
- Environmental Engineers
- Geologists / Hydrogeologists

San Antonio

- Civil Engineers
- Power Delivery and Communications

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Houston

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Houston, Texas 77042
(713) 244-1000





APPENDIX A

SAMPLE WATER AND WASTEWATER PROJECTS

Water Treatment Plant Expansion, Elgin, Texas

TRC prepared engineering feasibility studies and environmental reports, construction plans and specifications for expansion of existing 1.8 MGD facility to 3.6 MGD, with certain components designed for ultimate build-out of 5.4 MGD. The facility provides iron/manganese removal for a well water located approximately 10-miles east of Elgin. The facility includes forced draft aerator, air rapid mix and flocculation basin, upflow solids contact clarifier, gravity backwash filtration, filter backwash and clarifier sludge decant basin and chemical feed building. TRC had previously designed the existing and a 2.1 MGD raw water treatment plant. Cost: \$4,500,000.



SSO Sewer Improvements Project, Seguin, Texas

TRC is working with the City to decrease the level of infiltration into the City's existing sanitary sewer system as part of the TCEQ's Sanitary Sewer Overflow Initiative. TRC analyzed and made system repair recommendations based on extensive smoke testing and video analysis. TRC ranked sanitary and storm sewer mains based upon the level of deterioration and various improvement methods were recommended. This project consisted of two methods for repairing existing sanitary and storm sewer. The first method of repair consisted of standard construction repairs, including removal and replacement of existing sanitary and storm sewer mains and manholes, installation of new manholes, and point repairs within the existing mains. The first method repaired approximately 700 L.F. of 6" through 18" sanitary sewer and storm sewer. The second method of repair consisted of curing-in-place existing sanitary sewer pipeline, including 1,550 L.F. of 8", 645 linear feet of 10", and 385 L.F. of 12" sanitary sewer. Cost: \$410,000.

Sanitary Sewer System Study and Lift Station Capacity Analysis, Seguin, Texas

TRC produced a report evaluating the City's existing lift station service areas, excess lift station capacities and potential lift station service areas. The document is used as a working tool to aid in determining the best areas for future development.

Hwy 46 WWTP and Infrastructure Improvements, New Braunfels, Texas

TRC is currently in the construction phase of a new 2.5 MGD WWTP for New Braunfels Utilities, including approximately 5,500 L.F. of 48" sewer main, raw sewage lift station, headworks, aeration basins, secondary clarifiers, tertiary filtration, ultraviolet disinfection system, aerobic digestion, mechanical sludge dewatering and odor control system. Cost: \$30,000,000.



LCRA Wastewater Treatment Plant Improvements, Elgin, Texas

Design included a 0.5 MGD expansion including tertiary filters, clarifier conversion to sludge thickener, and existing raw sewage pump replacement. TRC had previously designed and managed the construction of the original 0.5 MGD WWTP. Cost: \$2,300,000.

Canyon Lake Water Supply Corporation (CLWSC)

CLWSC is a public utility company that acquired 30 existing water systems, currently containing 5,000 connections. Significant completed projects include a multi-phased waterworks system improvements plan including ground and elevated storage tanks, service pumps, over 90,000 L.F. of distribution lines, a 1.5 MGD surface water treatment plant to serve the southeast side of Canyon Lake and a 2.0 MGD surface water plant to serve the north side. TRC provided preliminary engineering, design and construction administration for a new 2.0 MGD surface water treatment plant, designed to expand to 6.0 MGD, including raw water pump station, packaged contact clarifier/filter equipment, chlorination disinfection facilities, 500,000 gallon clearwell tank and high service/backwash pump station. Cost: \$7,900,000.



Wastewater Treatment Plant Expansion, Little Elm, Texas

TRC facilitated the preparation of the TCEQ permit amendment application, construction plans and specifications for expanding the existing facility from 0.7 MGD to 2.0 MGD with certain component sizing for 3.0 MGD. Treatment facility included raw sewage pumping, fine screening, aerated grit basin with grit classifier, dual fine bubble aeration basins, dual clarification basins for series or parallel operation, dual tertiary filters (traveling bridge design), dual channel vertical U.V. system and post-aeration basin. An existing “bull’s-eye” process treatment system was converted to biological sludge thickening and sludge digestion to enhance belt press operation. Phosphorus removal consisted of alum precipitation in the tertiary clarifier. Alum sludge is thickened separately in a decant thickener prior to dewatering. Cost: \$5,500,000.



TRC completed design of the WWTP final expansion to 3.0 MGD including raw sewage lift station improvements, fine bubble aeration, final clarification, tertiary filtration, U.V. disinfection, aerobic digestion and odor control system. Cost: \$7,500,000.

Muddy Creek Regional Sewer System, North Texas Municipal Water District

TRC designed a 5.0 MGD WWTP for NTMWD consisting of approximately 13,000 L.F. of 15” to 48” sewer main. The WWTP included a lift station, headworks with screening and grit removal,



primary and secondary clarifiers, fine bubble aeration, ultraviolet disinfection and mechanical sludge dewatering. Cost: \$6,688,000.

Geronimo Creek Sewer, Phases I -V, Seguin, Texas

TRC prepared the design and permitting for the installation of approximately 5,100 L.F. of 24", 9,800 L.F. of 18", and 23,000 L.F. of 15" and smaller sewer mains; 4,000 L.F. of sanitary sewer force main; and over 11,000 L.F. of paved streets along Geronimo Creek. The sewer line crossed through an environmental learning center at depths of 28 feet. Modifications to the Geronimo Creek WWTP Lift Station included new submersible sewage pump, emergency generator relocation, raised fabricated steel platform, access hatch replacement, electrical controls and panels. Cost: \$7,750,000.

SH 123 Sewer Project, Seguin, Texas

TRC prepared the design for the installation of a lift station consisting of two 500 gpm submersible pumps, and approximately 11,100 L.F. of 12" and 1,300 L.F. of 8" sewer main, and 5,700 L.F. of 8" force main. Cost: \$1,000,000.

Westside Water Line, Frisco, Texas

TRC provided design of approximately 38,000 L.F. of transmission water lines. The lines extend from the Eldorado Pump Station to the (2) Northwest 2.5 MG Elevated Tanks, connect to an existing 36" Water Line on Legacy Drive, and extend down Platinum Parkway to the Southwest 2.5 MG Elevated Tank. The various water lines consist of approximately 5,000 L.F. of 48" D.I. pipe, 28,800 L.F. of 36" D.I. pipe, and 4,200 L.F. of 20" D.I. pipe. In addition to the main line, numerous stub-outs were incorporated for future development in Frisco. Design of the water line consisted of coordination with various engineering firms, utility companies, and the City of Frisco. Cost: \$7,800,000.

Sewer Extension, North Texas Municipal Water District

TRC prepared construction plans and technical specifications for a major sewer interceptor line owned by NTMWD that will service the western portion of the City of McKinney and the Town of Prosper. The project consisted of the design of approximately 21,000 L.F. of 24" sewer main, preparation of easements for property owners affected by the construction, and coordination with the Cities of McKinney and Prosper for the construction of the line. Cost: \$2,900,000.

GBRA Luling/Lockhart Treated Water Delivery System

TRC designed 16 miles of 14" pipeline and pump station to provide 1.0 MGD of treated water from the City of Luling WTP to the City of Lockhart. Submitted preliminary design information to the owner for approval. Responsible for all surveying, preparation of construction plans and specifications, project bidding, and periodic inspection during construction. Cost: \$6,000,000.

Capital Improvements Bond Program, Lockhart, Texas

TRC prepared the design for two water wells, water treatment plant improvements, elevated storage water mains, wastewater lift station, wastewater mains, street and drainage improvements. Cost: \$10,000,000.



Wastewater Treatment Plant, Lytle, Texas

TRC provided the TCEQ permit amendment application and design of 0.45 MGD extended aeration activated sludge plant with lift station, emergency storage pond, screening, oxidation ditch, clarifier, chlorine contact basin and sand drying beds and operations building. TRC also closed two existing sludge lagoons in compliance with TCEQ. Cost: \$1,700,000.

Salt Branch Sewer, Lockhart, Texas

TRC prepared the design of new 12" and 6" sewer main to 22 feet depth, two new lift stations, and acquisition of 30 easements. Funding was through Texas Water Development Board. Cost: \$1,600,000.

Water Treatment Plant Improvements, Seguin, Texas

TRC prepared the design of phased improvements and miscellaneous modifications to filters including new valves, conversion to a pneumatic control system for valves, air compressor, and SCADA System. Cost: \$680,000.

New Water Treatment Plant, San Benito, Texas

TRC implemented engineering and planning services for new, ultimate 10.0 MGD surface water treatment plant, including design/construction administration for 6.0 MGD first phase. The facility features membrane filtration, required pre-selection screening, competitive pilot testing with agency approval, and evaluated bid, done concurrently with design of the overall facility. Cost: \$16,000,000.

Sanitary Sewer Improvements, Yoakum, Texas

TRC provided an engineering design report, TCEQ permit amendment application, and plans and specifications for Phases I, II, & III, including over 78,000 L.F. of pipe for replacement and re-routing, a lift station and force main. Phase III is currently under construction for sewer line replacement throughout the City. Estimated Cost: \$7,500,000.

Wastewater Treatment Plant, GBRA/Lockhart, Texas

TRC designed a 1.5 MGD WWTP, including related line work. The facility included a headworks and aerated grit basin, EIMCO-Carrousel aeration basin, final clarifier, sludge holding basin, sludge thickener, U.V. disinfection channel, post aeration basin, belt filter press and a laboratory/office building. Cost: \$5,000,000.

Wastewater Treatment Plant, Yoakum, Texas

TRC prepared the engineering study, TCEQ permit amendment application, and plans and specifications for a 1.25 MGD WWTP, to replace the existing trickling filter plant. The facility included headworks, raw sewage lift station, aerated grit basin, aeration basins (diffused aeration), final clarifier, chlorine contract basins, sludge holding basin, sludge thickener, belt filter press, laboratory/office building, and SCADA system for plant controls. Cost: \$3,600,000





North Texas Municipal Water District, Stewart Creek West Wastewater Treatment Plant

TRC provided for the design of the proposed improvements to the Stewart Creek WWTP, Frisco, Texas, consisting of odor control, noise abatement and landscaping including raw sewage lift station modifications, construction of blower building extension; screenings container building; sludge container building, proposed odor control system and improvements to existing systems; piping modifications, earthen screening beam with landscaping and irrigation system; including all associated piping, site work, electrical, motor controls, fencing, access roadway, etc. Cost: \$1,400,000.



Groundwater Treatment Plant, Lockhart, Texas

TRC designed a 3.0 MGD expansion to the existing 3.0 MGD groundwater treatment plant, including draft aeration, two filters, rehabilitation of existing filters, backwash decant basin, pump stations, flow meter, SCADA System for entire water system control, chemical feed system, and miscellaneous plant improvements. Cost: \$1,900,000.

Airport Lift Station & Twin Island Relief Main, Lockhart, Texas

TRC prepared the design of a 1.5 MGD lift station with three submersible pumps, generator, and SCADA control system including 12", 15" and 18" gravity mains. Cost: \$1,300,000.

Brushy Creek Reservoir Project, Marlin, Texas

TRC prepared the permitting and design of the 1,400 acre surface water reservoir including surveying of 24 tracts of land for a total of 2,000 acres, a 7-mile 24" raw water pipeline, and a raw water pump station. Cost: \$5,500,000.

4.9 MGD Wastewater Treatment Plant (Walnut Branch WWTP), Seguin, Texas

Engineering design was performed for WWTP Improvements consisting of conversion of existing trickling filter plant to activated sludge including three (3) common wall aeration basins with blowers and coarse bubble aeration system, climber bar screen, clarifier conversion, chlorine feed equipment replacement, and RAS/WAS pump station. Since completion of the project, TRC has performed a media replacement project for the sand drying beds, constructed a 7,500 gpm storm water lift station, and rehabilitated the primary clarifiers at the plant. Cost: \$1,800,000.

GBRA Treated Water Transmission Pipeline, Buda, Texas

Engineering design services were provided for the IH 35 19-mile pipeline and pump station for GBRA. The pipeline ranges in size from 18 inch to 30 inch, beginning at the San Marcos Water Treatment Plant and continuing to delivery points for the City of Kyle and City of Buda. TRC also prepared an Engineering Report including route selection, WaterCAD modeling, and preparation of plans and specifications. Cost: \$16,000,000.





Eldorado/Burlington Northern and Santa Fe Railway (BNSF) Pump Station and 10 MG Tanks, Frisco, Texas

TRC provided engineering design for 50 MGD pump station and two 10 MG concrete groundwater storage tanks. The pump station has six vertical turbine pumps each rated at 6,600 gpm and 300 feet of head. There are two distribution lines leaving the pump station; one 49" diameter and the other 20" diameter. The pump building has a chlorine and ammonia injection system, enclosed air conditioned motor control center, air conditioned office, and air conditioned bathroom. The pump room has drive through capability and a 5-ton overhead bridge crane.



North Texas Municipal Water District Sabine Creek Regional Wastewater Treatment Plant, Fate/Royse City, Texas

Preparation of design memo, plans and specifications for regional wastewater treatment plant. Phase I design flow is 1.5 MGD with future build-out to 15.0 MGD. Treatment process consists of raw sewage lift station designed for 15.0 MGD flow, influent screen, dual fine bubble aeration basins, dual final clarifiers, tertiary filter and vertical U.V. disinfection structure. Cost: \$5,500,000.

Albuquerque Superfund Site, Albuquerque, New Mexico

TRC provided design for a 276 gpm groundwater treatment facility for removing and treating DNAPL plume including oil/water separator, equalization tank, clarification system, filter feed and backwash holding tanks multi-media filters, carbon adsorption units, carbon transfer vessel, clearwell, sludge press, chemical feed system, operations building oilskin tank, and off-gas system using EPA guidelines and review. Project included soil remediation and recovery and reinjection wells. Cost: \$18,000,000.



Wastewater Treatment Plant Expansion, Hamilton, Texas

TRC provided engineering design report, environmental study, TCEQ permit amendment application, plans and specifications for expansion of the existing extended aeration facility from 0.44 MGD to 0.62 MGD including replacement of influent bar screen, grit removal, oxidation ditch rotors, conversion of chlorine contact basin to secondary clarifier and aerobic sludge holding and disinfection conversion from chlorine to ultra-violet. TRC provided a previous design project adding a belt filter press. Cost: \$2,500,000.



Brazos Electric Power Cooperative, Inc., Jack County Generation Facility

TRC prepared design plans for 66,000 L.F. of 20" D.I. water main in a design build format with Holloman Corporation. The project consisted of two phases, WaterCAD modeling, permitting and



a 90 day design timeline. In addition, as-built drawings including x-ray information was provided for 67,500 L.F. of 24" gas line. Cost: \$15,000,000.

Boot Ranch Development, Fredericksburg, Texas

TRC prepared design plans for a 5 mile 10" non-potable water line to provide Type I reuse to a private development. Project included one pump station at the wastewater treatment plant, and an intermediate pump station. Project also included reusing 4 miles of abandoned 10" pipeline. Cost: \$2,500,000.



Water and Wastewater System Improvements, Little Elm, Texas

TRC provided design of 6,480 L.F. of 16", 1,630 L.F. of 12", and 1,530 L.F. of 8" water line; 6,800 L.F. of 21", 18", 15", and 12" gravity sewer pipeline; and 4,000 L.F. of 10" and 12" sewer force main pipeline. The project provided an additional distribution loop for the system as well as increasing fire protection along FM 423 and Smotherman Road. Also included in the project were topographic survey, bidding, and construction and record drawings. Cost: \$1,550,000.

SAMPLE TRANSPORTATION PROJECTS

SH 34 - East Ennis Avenue, Ennis, Texas

This project consisted of the preparation of plans for the reconstruction of approximately one mile of urban highway through the City of Ennis. Duties included the widening of the 45 foot wide road to 60 feet with curb and gutter, underground storm sewers and a concrete base with an asphalt overlay to facilitate capacity improvements. Also included in the reconstruction was drainage, underground storm sewers, traffic signal relocations, pavement markings and a traffic control plan. Medians and turn lanes were added for public safety. Cost: \$2,600,000.

Street and Water Improvement Project, Seguin, Texas

Rehabilitation and new construction of approximately 12,000 L.F. of streets including drainage improvements. Project also included approximately 5,000 L.F. of 6" and 8" water main replacement. Burges Street included construction of curb and gutter and 2,200 L.F. of 12"-36" RCP, ten inlets and two (2) discharge structures to the Guadalupe River. Also included was coordination with TxDOT for intersection connections. Cost: \$1,680,000.



River, San Marcos, Mountain and Heideke Street Reconstruction - Phase I, Seguin, Texas

TRC recently closed bids on Phase I of the project, which includes approximately 11,300 L.F. of full street reconstruction, potable water distribution and sanitary sewer collection replacement, installation of storm drain conduit, and assessment of three receiving tributaries that feed the Guadalupe River. A Preliminary Engineering Report was prepared to evaluate and document the feasibility of proposed improvements for each storm drain design event. Heideke Street, which is Phase II of this project, is under design and waiting for the completion of the bidding process of



Phase I to complete before the roadway width can be finalized with City staff. Estimated Cost: \$17,500,000.

Streets, Water & Sewer System Project, Seguin, Texas

Consisted of 10,250 L.F. of street reconstruction/rehabilitation located at three different locations in the City. Project also included approximately 11,500 L.F. of 6" and 8" water main replacement and 1,500 L.F. of sanitary sewer replacement. It also included miscellaneous drainage improvements. Cost: \$1,800,000.

Street, Drainage, Sewer & Water Improvement Project, Elgin, Texas

Consisted of 16,500 L.F. of street rehabilitation and miscellaneous drainage improvements located at 26 different locations in the City. Project also included 15,000 L.F. of 2", 6", and 8" water main replacement and 5,000 L.F. of sanitary sewer replacement. Cost: \$3,100,000.



Street & Water Improvement Project, Seguin, Texas

Consisted of 11,000 L.F. of street rehabilitation and miscellaneous drainage improvements located at eight different locations in the City. Project also included 2,250 L.F. of 4" and 6" water main replacement. Cost: \$1,100,000.

Street, Drainage, Sewer & Water Improvement Project, Elgin, Texas

Consisted of 13,500 L.F. of street rehabilitation, water main replacement, sanitary sewer replacement, and miscellaneous drainage improvements including two bridge structures located at 20 different locations in the City. Cost: \$3,075,000.

Baxter Street Improvement funded by TxDOT, Seguin, Texas

Consisted of 3,300 L.F. of street reconstruction, 7,560 L.F. of 18"-36" RCP and 500 L.F. of 6' x 3' box culverts, including 62 inlets. Cost: \$2,000,000.



Link Road Improvements, Seguin, Texas

Consisted of realigning an existing intersection to be constructed by Guadalupe County including culvert structure and TxDOT approval.

County Road 118, Hallettsville, Texas

Consisted of reconstruction of road approximately 1,700 L.F. including 3 culvert replacements. Required TxDOT, County, and grant agency approval. Cost: \$220,000.

C.H. Matthies Street Reconstruction, Seguin, Texas

Consisted of 1,350 L.F. of curbed concrete-paved streets and 1,000 L.F. of asphalt-paved streets. In addition, all utilities were replaced, including gravity sewer lines, sewer force main, water lines, and culverts. Due to the heavy loading characteristics of the truck traffic expected, the concrete road's pavement and subgrade thicknesses were increased to compensate. TRC designed a ditch



parallel to Matthies within the confines of a narrow right-of-way which, in addition to new culverts, provided a solution to the area's pre-existing drainage problems.

Sunrise Acres/Deerwood Subdivision Street Improvements, Seguin, Texas

Consisted of 4,750 L.F. of street reconstruction/rehabilitation and 6,050 L.F. of two course surface treatment. Cost: \$868,200.

Main Street Reconstruction, Little Elm, Texas

Consisted of removing and replacing 1,600 L.F. of an aging asphalt residential road with a curb and gutter concrete pavement. The project included upgrading the existing storm sewer system and utility lines. Sidewalks, landscaping, irrigation, and lighting were also added and designed to create a both a visually and pedestrian friendly environment. The project was constructed in a residential neighborhood and consisted of replacing driveway approaches to the residents along the street. Cost: \$1,500,000.



IH 10 Frontage Road Improvement, Seguin, Texas

Consisted of removing the existing frontage road and off ramp at the IH 10/123 Bypass intersection and constructing approximately 1,750 L.F. of new 48' wide frontage road and a new off ramp and miscellaneous drainage improvements along the R.O.W. Cost: \$1,100,000.

SAMPLE PUBLIC ACCESS SERVICES PROJECTS

ADA Sidewalks and Ramp Improvements, Austin, Texas

The initial project consisted of assembling bid package and designing approximately \$1,000,000 for an ADA Group 6 sidewalk project with \$500,000 of the work being part of the safe routes to school program and \$500,000 of the work to improve damaged areas of sidewalks downtown. The project was designed in the field with the contractor. TRC conducted bi-weekly meetings including the City project manager, the contractor, the City inspector, and Small and Minority Business Resources (SMBR) to keep everyone informed of the project's progression. Nearing the completion of the project, additional funds were added to the Group 5 and Group 6 project adding an additional \$1,000,000 to the project. The City of Austin requested TRC provide the field engineering for both projects. TRC performed the field engineering for the Group 7 project, created the bid packages for the Group 12 & 13 projects, and was in charge of both the bid packages and field engineering for the Group 8 & 11 projects, totaling an additional \$4,660,000 in construction supervision. TRC is currently overseeing Group 15 projects which consists of \$6,500,000 for sidewalk improvements in Austin.





The project involved new sidewalk installation, removing and replacing damaged sidewalk, retaining wall design, curb and gutter replacement, handrail installation, work with the COA Street and Bridge department to narrow lanes, the Downtown Austin Alliance, Capital Metro, TXDOT, COA permitting department, and business and property owners along the proposed routes. On the downtown portion, TRC was asked to attend meetings to coordinate the sidewalk projects with other projects and events that occur in the downtown area including Marathons, SXSW, and ACL.



Timber Lane Hike and Bike Trail, Spring, Texas

The project, located within Timber Lane Utility District in Harris County, Texas, is currently in the design phase, and consists of approximately 13,000 L.F. of concrete-paved trails, including two pedestrian bridges with over 150 feet spans, trailheads, landscape, irrigation, and appurtenances. The project will begin north of Cypress Creek with connection to the existing Timber Lane Park paved trail system and will terminate south of Cypress Creek near Cypress Terrace subdivision. The width of the paved trail will be 10 feet, with the cleared trail corridor 14 feet wide. The PS&E deliverable will include trail plans and profiles (P&Ps), bridge and culvert layouts for the crossings of Cypress Creek and the Briarcreek Boulevard, including approaches and abutments, storm sewer, water line, and irrigation line extensions, two small-scale ditch crossings, concrete pavement, signing and trailhead design, Storm Water Pollution Prevention Plan (SW3P), retaining walls, and landscaping. In addition, TRC Environmental provided environmental services, including agency coordination, wetland delineation and threatened and endangered (T&E) services, permitting, and preparation of a Programmatic Categorical Exclusion (PCE) in accordance with National Environmental Policy Act (NEPA). TRC prepared plans, details and quantity take-offs that include the above improvements. Cost: \$3,800,000.

North Acres Trail Improvements, Austin, Texas

TRC worked with the City to provide an ADA compliant path over Little Walnut Creek and is part of a larger effort to expand bicycle routes throughout the City. The project consists of concrete sidewalk installation, a pedestrian bridge installation, grading, retaining walls, drainage improvements, and electrical lighting. TRC responsibilities include trail design to meet ADA and AASHTO bike guideline requirements, coordination with subcontractors for the electrical design, structural design, geotechnical engineering, and worked with the bridge manufacturer to complete the plans and specifications. Additionally, the project included a meeting with City personnel to address questions and concerns of residents. Cost: \$680,000.

Texas Capital Fund Downtown Revitalization Program, Camp Wood, Texas

The project is funded by the Texas Community Development Block Grant Program to repair the existing sidewalk in the downtown corridor of Camp Wood, Texas to meet ADA requirements. TRC is currently in the design phase to complete final design plans adhering to ADA requirements. TRC also created specifications, bid ready documents, and was responsible for permitting the project with TxDOT and registering the project with TDLR. Cost: \$135,000.



Enhancement Program, Royse, Texas

TRC completed ADA-compliant sidewalks and landscaping projects funded by the TxDOT Enhancement Program for Royse City, Texas. This program included transportation-related activities that contributed to the livelihood of communities, promote the quality of our environment, and enhance the aesthetics of the roadways. TRC provided the planning, landscape design, civil design, ADA/TAS compliance, permitting, bidding and construction management for the project. TRC oversaw the construction on behalf of the client and ensured compliance with TxDOT, THC and local regulations and ordinances.

Springs Walkway, Lockhart, Texas

TRC designed approximately 11,000 L.F. of sidewalks, 15,000 L.F. of bicycle facilities, and 9,000 L.F. of combined use paths. The project provides pedestrian and bicycle paths that connect the City's main park, Pecos Street Park, two pocket parks, four school facilities, the historic Lockhart library, and the Caldwell County Court House. The project was funded by Texas Department of Transportation, Texas Parks and Wildlife, and the Lower Colorado River Authority. The 10 foot wide combined use paths traverse along Town Branch Creek, as well as open areas adjacent to the High School. The sidewalks were also constructed along existing City streets. Cost: 1,300,000.



Sidewalk Extensions, Seguin, Texas

The City of Seguin retained TRC to renovate and upgrade sidewalks, including the addition of 9 sidewalk extensions in the Downtown Historic District to provide ADA access and aesthetic enhancements. The City required the addition of sidewalk extensions but required the existing drainage patterns to remain. TRC helped the City obtain grants, and designed the sidewalk improvements to meet ADA requirements, as well as the requirements of the Community Development Board, the Texas Historical Commission, and TDLR. Cost: \$150,000.

Sidewalk Improvements, Rosenberg, Texas

Construction of approximately 5,000 L.F. of sidewalks in residential areas for foot traffic to local school. Project was located in eight different locations. Cost: \$175,000.

Downtown Sidewalk Improvements, Rosenberg, Texas

Reconstruction of existing 2 block area down 3rd Street. Included approval from Downtown Committee and TRIS board. Project included signage, lighting, and parking recommendations. Planters with irrigation and underground electrical reviewed as well. Cost: \$450,000.





Martindale Sidewalk, Seguin, Texas

Consisted of constructing approximately 625 L.F. of sidewalks in a residential area for foot traffic from SH 123 to an elementary school. Project also consisted of additional modifications to the Bowl Pavilion. Cost: \$165,000.

SAMPLE LAND DEVELOPMENT PROJECTS

Love's Travel Stop Site Plan and Offsite Streets, Seguin, Texas

TRC provided utilities, paving, and grading of a 10,000 square foot commercial truck stop. Improvements included FM 725 expansion and turn lanes within TxDOT right-of-way, detention ponds, and private water and sanitary sewer lines to serve the site.

Love's Travel Stop Site Plan, Offsite Street, Sanitary Sewer Life Station, Gravity Line and Force Main Plans, Three Rivers, Texas

TRC provided utilities, paving, and grading of a 10,000 square foot commercial truck stop. Improvements included US 281 expansion and turn lanes within TxDOT right-of-way, a sanitary sewer lift station, 14,000 L.F. of sanitary sewer force main, detention pond, 20,000-gal. potable water ground storage tank and booster station, and private water and sanitary sewer lines to serve the site.

Frisco Square, Frisco, Texas

TRC provided all surveying, engineering, and construction management services for Frisco Square in Frisco, Texas. This is a 147-acre multi-phase, mixed use project that is forming the "new" downtown Frisco. The project includes aspects of just about every kind of construction, including retail, commercial, and residential. Frisco Square is also the site of the new Frisco City Hall, Heritage Center, Library, and Churches/Private Schools.

Lockhart ISD Tennis Courts, Lockhart, Texas

Due to the dilapidated conditions of the existing tennis courts, Lockhart ISD requested that TRC, in cooperation with their architect, develop plans and specifications and provide construction oversight for a new tennis court facility at Lockhart High School, including four (4) courts, lighting, detention ponds, and adjacent ADA seating and sidewalk. The project posed several design challenges due to the tight space constraints on all four sides and lighting restrictions. An accelerated schedule was implemented in order to correspond to the school year. Upon completion, the tennis courts were immediately used to host a tennis tournament which accommodated other area high schools.



CNG Fueling Facility, Rockport, Texas

With the availability and economic feasibility of natural gas, the City of Rockport, in cooperation with Rockport ISD, determined that a fueling system for natural gas powered busses (ISD) and fleet vehicles (City) would provide long-term costs savings for fleet vehicles. A fast-track project, TRC is working along-side CNG Energy Partners, the site contractor, to complete the design-build



of two (2) separate sites. The two sites include “time-fill” (LNG) for the ISD busses and “fast-fill” (CNG) for the city fleet vehicles. TRC is responsible for design of all aspects of the site, including compression and storage equipment, fuel dispensers, piping runs and corridors, paving, grading, utilities, site work, and appurtenances. TRC is also responsible for construction management and ensuring the condensed schedule is met.

Castle Hills, Lewisville, Texas

TRC provided all planning, surveying, engineering, and construction management services for the Castle Hills Community in Lewisville, Texas. This 2,700-acre planned community along SH 121 includes single-family and multi-family homes, commercial sites, office sites, and large parks and recreational areas, all surrounding an 18-hole golf course.

Boot Ranch Development, Fredericksburg, Texas

Consists of all platting for a four phase development including engineering, consultation, permitting, etc. Master planned community with 600 homes and private golf course.

SAMPLE PARKS AND RECREATION SERVICES PROJECTS

Switzer Park, Sanger, Texas

TRC developed plans and designs for a municipal swimming pool, concession stand and facilities, and other site improvements for Switzer Park in the City of Sanger, Texas.

Town Branch Greenbelt Park Improvements, Lockhart, Texas

TRC developed the land along Town Branch of Plum Creek into a linear park. This was Phase One of the Lockhart Springs Walkway Project, a city wide Hike and Bike Facility. The project consisted of 3,000 L.F. of combined use trail (hike/bike) and 650 L.F. of other sidewalks, as well as park amenities such as playgrounds, picnic tables, grills, benches, and water fountains. Cost: \$700,000.



Park Improvements, Sachse, Texas

TRC managed the construction of a Park Improvements Project including park restroom facilities and a pavilion for the City of Sachse, Texas.

Blue Bonnet Park, Ennis, Texas

TRC was responsible for developing new park facilities for Bluebonnet Park in the City of Ennis, Texas, which involved a Texas Parks and Wildlife grant.

The Bowl Pavilion, Seguin, Texas

TRC was responsible for the rehabilitation of an existing picnic area including making it ADA accessible. Project included design to reuse the existing roof structure and barbeque pits.





SAMPLE WATER RESOURCES PROJECTS

Walnut Branch Detention Ponds, Seguin, Texas

Consisted of constructing two detention ponds (approximately 100 acres) in series adjacent to IH 10 to the north and south, ponds will allow the existing Walnut Branch to convey a 100 year storm event within its banks, project will include approval and coordination with USCOE, FEMA, THC, TPWL, and TxDOT. In addition, reconstruction of approximately 4,500 L.F. of Huber Road and five (5) 10'x 5' box culverts for Walnut Branch crossing. Cost: \$4,000,000.

Walnut Branch WWTP Storm Water Mitigation Project, Seguin, Texas

Consisted of constructing a 15,000 gpm storm water lift station to prevent the plant from flooding; project included outfall modifications, reuse line modifications, and electrical modifications. Project included approval and coordination with FEMA. Cost: \$275,000.

Storm Sewer Improvements, Crystal City, Texas

Consisted of removal and replacement of approximately 2,000 L.F. of 48" & 54" CMP with 48" & 60" CMP including existing inlet connections. In addition, constructed of 800 L.F. of 5' wide concrete drainage channel. Funding provided by FEMA and ORCA. Cost: \$650,000.

Heideke Culvert Crossing, Seguin, Texas

Consisted of reconstructing an existing drainage channel cross by replacing existing 36" and 42" pipes with two 7'x 5' box culverts and miscellaneous riprap channel improvements. Cost: \$200,000.



Walnut Branch Maintenance Project, Seguin, Texas

Consisted of rehabilitating approximately 6,500 L.F. of USCOE designed floodway to improve hydraulics and capacity. Cost: \$225,000.

Little Mill Creek Improvements, Seguin, Texas

Consisted of relocating approximately 3,200 L.F. of Little Mill Creek to remove the 100 year floodplain from a Lowe's distribution center property and contain a 100 year storm event with impact upstream. Cost: \$1,095,000.

Cascades Silt Dam, Tyler, Texas

Completed preliminary designs for a replacement dam which included HEC-RAS modeling of each design to assure the design criterion were met. Worked with the client to determine which design met their goals for the project. Completed final design plans and specifications for the replacement and worked closely with the City of Tyler to obtain project approval. Performed construction inspections to assure the final structure met the specifications.



Walnut Street Drainage Improvements, Seguin, Texas

Consisted of 1,100 L.F. of concrete sidewalk and a bridge crossing including three 8'x 6' box culverts and sidewalks across an existing drainage channel. Cost: \$250,000.



SAMPLE GOVERNMENT PROJECTS

U.S. Army, Fort Bliss, Texas and New Mexico

TRC recently conducted prehistoric site testing at four sites potentially eligible for the Nation Register of Historic Places and the data recovery for seven sites to mitigate the direct impact of proposed development.

Railroad Commission of Texas

TRC investigated multiple salt water seeps at former oil exploration and production sites to evaluate environmental site conditions and develop recommendations for further action.

Native American Indian Tribes, Plains Region

TRC conducted consultations with Native American Indian tribes under the National Museum of the American Indian Act, Native American Graves Protection and Repatriation Act, and National Historic Preservation Act, Section 106. Tribes include the Apache Tribe of Oklahoma (Kiowa Apache), Arapaho (both Northern and Southern), Arikara, Assiniboine, Blackfeet, Blackfoot Sioux, Lower Brule Sioux, Chippewa-Cree (Rocky Boy Reservation), Cheyenne (both Northern and Southern), Cheyenne River Sioux, Comanche, Crow, Gros Ventre, Hidatsa, Hunkpapa Sioux, Iowa, Kiowa, Mandan, Wichita, and Yanktonai.

SAMPLE CULTURAL RESOURCES PROJECTS

Texas Department of Transportation, Statewide

We are currently performing services directly for TxDOT under a statewide indefinite quantity contract involving testing and excavation of archeological sites. We also provide archeological services to TxDOT prime contractors including survey, site evaluation and testing, and data recovery excavations. TRC invites prime contractors to verify the high quality of TRC's services directly with TxDOT's Environmental Affairs Division.

United States Bureau of Land Management

Presently, TRC is a participant in an on-going contract with the Bureau of Land Management for multi-phases of archeological data recovery on three prehistoric sites situated on transferred federal lands in Potter County, Texas.

Texas Parks and Wildlife Department

TRC recently conducted an archaeological intensive survey for over 800 acres within Mustang Island State Park, Nueces County, Texas as part of an effort to identify cultural resources prior to park improvement and maintenance tasks. No sites were identified throughout the course of this investigation.



Texas Department of Transportation

TRC conducted National Register eligibility testing and data recovery excavations at a prehistoric site in Young County to mitigate the effects of a proposed bridge replacement along the Clear Fork of the Brazos River in Young County, Texas.

SAMPLE ENVIRONMENTAL SERVICES PROJECTS

City of Austin, Texas

TRC performed a wide range of environmental projects for the City of Austin including an environmental assessment, a Golden Cheeked Warbler habitat assessment, multiple indoor air quality evaluations, site investigation, remediation, and construction oversight associated with an ACWP project that involved public meetings and community relations.

TxDOT Environmental Evergreen Contract, Texas

TRC performed 30 delivery orders under the TxDOT Environmental Evergreen Contract including a Phase I environmental site assessment; \$3MM utility relocation and right-of-way clearing project; site investigations; multiple APARs under TRRP preparations; multiple PSTs investigations and removal; designing, testing, and installing remedial systems; former landfill delineating and assessing; engineering inspection; GPS surveying; acting as a public and TxDOT liaison; testifying on TxDOT's behalf for public litigation; NPDES and construction permits; maintaining environmental compliance; preparing waste management plans; preparing a risk management plan; preparing the SWPPP; and health and safety oversight.

Burlington Northern and Santa Fe Railway, Texas

TRC conducted soil and groundwater investigation and remediation at multiple BNSF sites across Texas.

Texas Commission on Environmental Quality (TCEQ) - Dam Safety Inspections

TRC performed inspections of approximately 200 high and significant hazard dams as part of an outsourced function of the TCEQ's Dam Safety Program. The inspections consisted of the on-site assessment of the dams resulting in recommendations for maintenance and repair of the dams, and a review of the available hydraulic data to determine the adequacy of the dams to safely pass the required test flood. Many inspections result in dam owners using TRC as a consultant to perform updated hydrologic and hydraulic analyses, breach analyses and the development of emergency action plans with integrated inundation maps that provide for the safe evacuation of downstream residents in the event of a failure of a dam for any reason.

Texas Commission on Environmental Quality, Water Availability Modeling (WAM)

TRC prepared WAMs for several river basins in Texas. The WAMs involved developing 60 years of naturalized flows at many locations throughout each basin and modeling all water right holders and reservoirs. The results determined the availability of water at all points in the basins for future potential water users.



Angelina-Neches River Authority, Lake Columbia Environmental Impact Statement (EIS)

TRC is currently preparing an EIS for the proposed Lake Columbia water supply project in east Texas. This involves determining impacts to all media, in addition to the water supply and water quality impacts of the proposed reservoir. As a third-party contractor, TRC is also working closely with the U.S. Army Corps of Engineers on evaluating the permitting for the project.

SAMPLE RAILROAD REFUELING PROJECTS

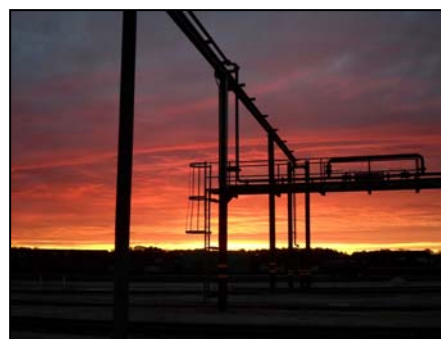
CN Proctor Fixed Fuel System Upgrades, Proctor, Minnesota

TRC designed and constructed a fueling system upgrade which included design and construction of two (2) new 40,000 gallon diesel fuel storage tanks, pump house building, overhead bridge crane, metal framework, electrical systems and signal wiring, conduits, walkways, pumps, diesel fuel unloading station, diesel fuel loading station, fuel containment pad, drainage system improvements, oil water separator, and asphalt truck route. Cost: \$2,131,000



CN Fond Du Lac Rail Yard, Fond Du Lac, Wisconsin

The design was for the existing FLF to be upgraded to reduce fuel storage capacity to approximately 150,000 gallons using three tanks installed in a new containment dike. The tanks are connected with piping located at pad level. The piping system was constructed in order that the tanks can be isolated to operate the system while one tank is out of service for inspection/cleaning or repair. The existing pump building was replaced with a new pump house incorporating a pump room and a MCC equipment room. The diesel fuel distribution system was upgraded to provide for maintenance, fuel filtering and air elimination. A Direct Truck Fueling (DTF) system was installed in conjunction with the existing diesel fuel truck unloading system. The DTF system includes fuel filtering and fuel metering. Fuel is to be pumped from the truck offload system through new diesel fuel oil piping to the tanks. The upgraded system is controlled using a new PLC based control system installed in the existing fueling building. An inline pulsation dampener on the overhead piping running to the locomotive fueling building was removed from the system and replaced with welded piping as were all piping sections using flanged connections. Offloading and locomotive fueling pumps are operated via new start/stop stations located at the fueling stanchions/arms. The existing lube oil system was demolished and a new system connected to the existing lube oil cabinet via new piping was installed in conjunction with existing piping.



Canadian National Fueling Station, Baton Rouge, Louisiana

The existing FLF was upgraded to increase fuel storage capacity to approximately 75,000 gallons using two tanks installed in a new containment dike. The piping system was constructed in order



that the tanks can be isolated to operate the system while one tank is out of service for inspection, cleaning, or repair. The pumping system included provisions for maintenance, fuel filtering and air elimination. A truck offload pump system with fuel filtering, air elimination and metering was installed on a new concrete pad adjacent to the truck offload containment pad. Fuel is pumped from the truck offload system through new overhead diesel fuel oil piping to the tanks. The upgraded system was controlled using a new PLC based control system installed in a new pump house. Offloading and locomotive fueling pumps were operated via new start/stop stations located at the fueling stanchions/arms. The existing lube oil system was demolished and a new system connected to the existing lube oil cabinet via new piping. Cost: \$2,379,000.

Canadian National Facility Audits

TRC also provides facility audit services to Canadian National Railroad. TRC personnel travel to a facility and review the condition of existing structures, equipment, tanks, and piping associated with diesel fueling systems, oil systems, facility drainage and contaminated treatment systems, and industrial wastewater treatment plants. TRC then compiles the results of the site inspection and prepares a report that includes prioritized-recommendations for improving the facility that CN then uses to allocate resources to the facilities that need upgraded the most. To date TRC has completed 14 fuel system facility audits and 4 wastewater treatment plant audits for CN.

SAMPLE INDUSTRIAL WASTEWATER PRETREATMENT PROJECTS

TICA (Toyota Industries Compressor Parts America Co), Pendergrass Georgia

TRC designed and performed the construction oversight for the wastewater pretreatment plant. The project included the construction of the industrial wastewater pretreatment plant, including, provision and installation of welded steel and polyethylene tanks, process mixers, Lamella clarifiers, a pre-filter and coalescing unit, a dissolved air floatation system, miscellaneous process pumps and a sludge processing system. Cost: \$2,703,000.



APPENDIX B

CLIENT REFERENCES

<u>Client</u>	<u>Contact Person</u>
City of Arlington	John Morgan - (817) 459-6609
City of Austin	Diane Rice - (512) 974-7081
City of Dilley	Noel Perez - (830) 965-1624
City of Del Rio	Robert Eads - (830) 774-8558
Edwards County	Judge Souli Shanklin - (830) 683-6122
City of Elgin	Kenneth Reneau - (512) 281-2621
City of Fort Worth	Rakesh Chaubey - (817) 392-6051
Guadalupe-Blanco River Authority	John Smith - (830) 379-5822
City of Hallettsville	Jason Cozza - (512) 798-3681
City of Hamilton	Bill Funderburk - (254) 386-8116
City of Hearne	Pee Wee Drake - (979) 279-3461
Kinney County	Judge Tully Shahan - (830) 563-2401
La Salle County	Judge Joel Rodriguez, Jr. - (830) 879-4430
City of Lewisville	David Salmon - (972) 219-3458
Town of Little Elm	Doug Peach - (214) 975-0470
City of Lott	Judge Annita Tindle - (254) 584-2681
Love's Travel Stops	Kevin McCarthy - (405) 630-9490
City of Luling	Chris Powell - (830) 875-2481
City of Lytle	Mark Bowen - (830) 772-3692
City of Lockhart	Vance Rodgers - (512) 398-6452
City of McKinney	Paul Tucker - (972) 547-7573
New Braunfels Utilities	Ian Taylor - (830) 629-8400
City of Teague	Judy Keally - (254) 739-2547
City of Yoakum	Kevin Coleman - (361) 293-6321

RESULTS YOU CAN RELY ON.

Attachment: SOQ_2017_Complete (Master Services Agreement - TRC)



700 Highlander Blvd., Suite 210 • Arlington, Texas 76015
817.522.1000
www.trcsolutions.com



Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Swapna Konda, Engineer
CC: Gabe Johnson, Director of Engineering
Date: November 14, 2017
Re:

Action Requested:

Consider and act upon a task order authorization by and between the City of Celina and TRC for Professional Services. (Johnson)

Background Information:

This Task Order 1 will provide design services related to the “Downtown Parking Lot” Improvement Project. The overall project consists of two parking areas referred to as the Lumber Yard Parking Lot and the Police Parking Lot.

Financial Considerations:

Legal Review:

Supporting Documents:

Staff Recommendation:

Approve



Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Swapna Konda, Engineer
CC: Vicki Faulkner, City Secretary
Date: November 14, 2017
Re: Municipal Maintenance Agreement

Action Requested:

Consider and act upon a municipal road maintenance agreement by and between the State of Texas and the City of Celina. (Johnson)

Background Information:

Approve municipal maintenance agreement between State and the City .

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:

Legal Review:
The City Attorney will review the agreement for content and form

Supporting Documents:
See attached

Staff Recommendation:
Approve



4777 E. HWY 80, MESQUITE, TEXAS 75150 | WWW.TXDOT.GOV

October 3, 2017

Municipal Maintenance Agreement
City of Celina
Collin County

Gabe Johnson, PE
Director of Engineering and Public Works
City Engineer
City of Celina
142 N. Ohio Street
Celina, TX 75009

Dear Mr. Johnson:

Please find attached, two (2) original updated *Municipal Maintenance Agreements* for your review and approval. If all is satisfactory, please obtain authorized signatures, attach a City Council Resolution/Ordinance and return both originals to me for further processing. A fully executed original will be returned to you for your files and use.

If you have any questions, please contact Angela Green at 214-320-4432.

Sincerely,

For Andrew R. Oberlander, P.E.
District Transportation Operations Engineer

Attachment

Attachment: Municipal Maintenance Agreement (Municipal Maintenance Agreement)



MUNICIPAL MAINTENANCE AGREEMENT

Form 1038
(Rev. 03/12)
Page 1 of 6

STATE OF TEXAS §

COUNTY OF TRAVIS §

THIS AGREEMENT made this _____ day of _____, 20____, by and between the State of Texas, hereinafter referred to as the "State," party of the first part, and the City of _____ Celina _____ (population _____ 6,056 _____, 2010, latest Federal Census) acting by and through its duly authorized officers, hereinafter called the "City," party of the second part.

WITNESSETH

WHEREAS, Chapter 311 of the Transportation Code gives the City exclusive dominion, control, and jurisdiction over and under the public streets within its corporate limits and authorizes the City to enter agreements with the State to fix responsibilities for maintenance, control, supervision, and regulation of State highways within and through its corporate limits; and

WHEREAS, Section 221.002 of the Transportation Code authorizes the State, at its discretion, to enter agreements with cities to fix responsibilities for maintenance, control, supervision, and regulation of State highways within and through the corporate limits of such cities; and

WHEREAS, the Executive Director, acting for and in behalf of the Texas Transportation Commission, has made it known to the City that the State will assist the City in the maintenance and operation of State highways within such City, conditioned that the City will enter into agreements with the State for the purpose of determining the responsibilities of the parties thereto; and

WHEREAS, the City has requested the State to assist in the maintenance and operation of State highways within such City:

AGREEMENT

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties hereto to be by them respectively kept and performed, it is agreed as follows:

For this agreement, the use of the words "State Highway" shall be construed to mean all numbered highways that are part of the State's Highway System.

Attachment: Municipal Maintenance Agreement (Municipal Maintenance Agreement)

COVERAGE

1. This agreement is intended to cover and provide for State participation in the maintenance and operation of the following classifications of State Highways within the City:
 - A. Non-Controlled Access highways or portions thereof which are described and/or graphically shown as "State Maintained and Operated" highways in Exhibit "A," which is attached hereto and made a part hereof.
 - B. All State highways or portions thereof which have been designated by the Texas Transportation Commission or maintained and operated as Controlled Access Highways and which are described and/or graphically shown in Exhibit "B," which is attached hereto and made a part hereof.
2. In the event that the present system of State highways within the City is changed by cancellation, modified routing, or new routes, the State will terminate maintenance and operation and this agreement will become null and void on those portions of the highways which are no longer on the State Highway System; and the full effect and all conditions of this agreement will apply to the changed highways or new highways on the State Highway System within the City; and they shall be classified as "State Maintained and Operated" under paragraph 1 above, unless the execution of a new agreement on the changed or new portions of the highways is requested by either the City or the State.
3. Exhibits that are a part of this agreement may be changed with both parties' written concurrence. Additional exhibits may also be added with both parties' written concurrence.

GENERAL CONDITIONS

1. The City authorizes the State to maintain and operate the State highways covered by this agreement in the manner set out herein.
2. This agreement is between the State and the City only. No person or entity may claim third party beneficiary status under this contract or any of its provisions, nor may any non-party sue for personal injuries or property damage under this contract.
3. This agreement is for the purpose of defining the authority and responsibility of both parties for maintenance and operation of State highways through the City. This agreement shall supplement any special agreements between the State and the City for the maintenance, operation, and/or construction of the State highways covered herein, and this agreement shall supersede any existing Municipal Maintenance Agreements.
4. Traffic regulations, including speed limits, will be established only after traffic and engineering studies have been completed by the State and/or City and approved by the State.
5. The State will erect and maintain all traffic signs and associated pavement markings necessary to regulate, warn, and guide traffic on State highways within the State right-of-way except as mentioned in this paragraph and elsewhere in this agreement. At the intersections of off-system approaches to State highways, the City shall install and maintain all stop signs, yield signs, and one-way signs and any necessary stop or yield bars and pedestrian crosswalks outside the main lanes or outside the frontage roads, if such exist. The City shall install and maintain all street name signs except for those mounted on State maintained traffic signal poles or arms or special advance street name signs on State right-of-way. All new signs installed by the City on State right-of-way shall meet or exceed the latest State breakaway standards and be in accordance with the *Texas Manual on Uniform Traffic Control Devices*, latest edition and revision. All existing signs shall be upgraded on a maintenance replacement basis to meet these requirements.
6. Subject to approval by the State, any State highway lighting system may be installed by the City provided the City shall pay or otherwise provide for all cost of installation, maintenance, and operation except in those installations specifically covered by separate agreements between the City and State.

7. The City shall enforce the State laws governing the movement of loads which exceed the legal limits for weight, length, height, or width as prescribed by Chapters 621, 622, and 623 of the Transportation Code for public highways outside corporate limits of cities. The City shall also, by ordinance/resolution and enforcement, prescribe and enforce lower weight limits when mutually agreed by the City and the State that such restrictions are needed to avoid damage to the highway and/or for traffic safety.
8. The City shall prevent future encroachments within the right-of-way of the State highways and assist in removal of any present encroachments when requested by the State except where specifically authorized by separate agreement; and prohibit the planting of trees or shrubbery or the creation or construction of any other obstruction within the right-of-way without prior approval in writing from the State.
9. Traffic control devices such as signs, traffic signals, and pavement markings, with respect to type of device, points of installation and necessity, will be determined by traffic and engineering studies. The City shall not install, maintain, or permit the installation of any type of traffic control device which will affect or influence the use of State highways unless approved in writing by the State. Traffic control devices installed prior to the date of this agreement are hereby made subject to the terms of this agreement and the City agrees to the removal of such devices which affect or influence the use of State highways unless their continued use is approved in writing by the State. It is understood that basic approval for future installations of traffic control signals by the State or as a joint project with the City, will be indicated by the proper City official's signature on the title sheet of the plans. Both parties should retain a copy of the signed title sheet or a letter signed by both parties acknowledging which signalized intersections are covered by this agreement. Any special requirements not covered within this agreement will be covered under a separate agreement.
10. New construction of sidewalks, ramps or other accessibility related items shall comply with current ADA standards. The city is responsible for the maintenance of these items.
11. If the City has a driveway permit process that has been submitted to and approved by the State, the City will issue permits for access driveways on State highway routes and will assure the grantee's conformance, for proper installation and maintenance of access driveway facilities, with either a Local Access Management Plan that the City has adopted by ordinance and submitted to the State or, if the City has not adopted by ordinance and submitted to the State a Local Access Management Plan, the State's "Regulations for Access Driveways to State Highways" and the State's Access Management Manual. If the City does not have an approved city-wide driveway permit process, the State will issue access driveway permits on State highway routes in accordance with the City's Local Access Management Plan, adopted by city ordinance and submitted to the State or, if the City has not adopted by ordinance and submitted a Local Access Management Plan, the State's "Regulations for Access Driveways to State Highways" and the State's Access Management Manual.
12. The use of unused right-of-way and areas beneath structures will be determined by a separate agreement

NON-CONTROLLED ACCESS HIGHWAYS

The following specific conditions and responsibilities shall be applicable to non-controlled access State highways in addition to the "General Conditions" contained herein above. Non-controlled access State highways or portions thereof covered by this section are those listed and/or graphically shown in Exhibit "A."

State's Responsibilities (Non-Controlled Access)

1. Maintain the traveled surface and foundation beneath such traveled surface necessary for the proper support of same under vehicular loads encountered and maintain the shoulders.
2. Assist in mowing and litter pickup to supplement City resources when requested by the City and if State resources are available.
3. Assist in sweeping and otherwise cleaning the pavement to supplement City resources when requested by the City and if State resources are available.

4. Assist in snow and ice control to supplement City resources when requested by the City and if State resources are available.
5. Maintain drainage facilities within the limits of the right-of-way and State drainage easements. This does not relieve the City of its responsibility for drainage of the State highway facility within its corporate limits.
6. Install, maintain, and operate, when required, normal regulatory, warning and guide signs and normal markings (except as provided under "General Conditions" in paragraph 5). In cities with less than 50,000 population, this also includes school safety devices, school crosswalks, and crosswalks installed in conjunction with pedestrian signal heads. This does not include other pedestrian crosswalks. Any other traffic striping desired by the City may be placed and maintained by the City subject to written State approval.
7. Install, operate, and maintain traffic signals in cities with less than 50,000 population.
8. In cities equal to or greater than 50,000 population, the State may provide for installation of traffic signals when the installation is financed in whole or in part with federal-aid funds if the City agrees to enter into an agreement setting forth the responsibilities of each party.

City's Responsibilities (Non-Controlled Access)

1. Prohibit angle parking, except upon written approval by the State after traffic and engineering studies have been conducted to determine if the State highway is of sufficient width to permit angle parking without interfering with the free and safe movement of traffic.
2. Install and maintain all parking restriction signs, pedestrian crosswalks [except as provided in paragraph 6 under "State's Responsibilities (Non-Controlled Access)"], parking stripes and special guide signs when agreed to in writing by the State. Cities greater than or equal to 50,000 population will also install, operate, and maintain all school safety devices and school crosswalks.
3. Signing and marking of intersecting city streets with State highways will be the full responsibility of the City (except as provided under "General Conditions" in paragraph 5).
4. Require installations, repairs, removals or adjustments of publicly or privately owned utilities or services to be performed in accordance with Texas Department of Transportation specifications and subject to approval of the State in writing.
5. Retain all functions and responsibilities for maintenance and operations which are not specifically described as the responsibility of the State. The assistance by the State in maintenance of drainage facilities does not relieve the City of its responsibility for drainage of the State highway facility within its corporate limits except where participation by the State is specifically covered in a separate agreement between the City and the State.
6. Install, maintain, and operate all traffic signals in cities equal to or greater than 50,000 population. Any variations will be handled by a separate agreement.
7. Perform mowing and litter pickup.
8. Sweep and otherwise clean the pavement.
9. Perform snow and ice control.

CONTROLLED ACCESS HIGHWAYS

The following specific conditions and responsibilities shall be applicable to controlled access highways in addition to the "General Conditions" contained herein above. Controlled access State highways or portions thereof covered by this section are those listed and/or graphically shown in Exhibit "B."

State's Responsibilities (Controlled Access)

1. Maintain the traveled surface of the through lanes, ramps, and frontage roads and foundations beneath such traveled surface necessary for the proper support of same under vehicular loads encountered.
2. Mow and clean up litter within the outermost curbs of the frontage roads or the entire right-of-way width where no frontage roads exist and assist in performing these operations between the right-of-way line and the outermost curb or crown line of the frontage roads in undeveloped areas.
3. Sweep and otherwise clean the through lanes, ramps, separation structures or roadways and frontage roads.
4. Remove snow and control ice on the through lanes and ramps and assist in these operations as the availability of equipment and labor will allow on the frontage roads and grade separation structures or roadways.
5. Except as provided under "General Conditions" in paragraph 5, the State will install and maintain all normal markings and signs, including sign operation if applicable, on the main lanes and frontage roads. This includes school safety devices, school crosswalks and crosswalks installed on frontage roads in conjunction with pedestrian signal heads. It does not include other pedestrian crosswalks.
6. Install, operate and maintain traffic signals at ramps and frontage road intersections unless covered by a separate agreement.
7. Maintain all drainage facilities within the limits of the right-of-way and State drainage easements. This does not relieve the City of its responsibility for drainage of the highway facility within its corporate limits.

City's Responsibilities (Controlled Access)

1. Prohibit, by ordinance or resolution and through enforcement, all parking on frontage roads except when parallel parking on one side is approved by the State in writing. Prohibit all parking on main lanes and ramps and at such other places where such restriction is necessary for satisfactory operation of traffic, by passing and enforcing ordinances/resolutions and taking other appropriate action in addition to full compliance with current laws on parking.
2. When considered necessary and desirable by both the City and the State, the City shall pass and enforce an ordinance/resolution providing for one-way traffic on the frontage roads except as may be otherwise agreed to by separate agreements with the State.
3. Secure or cause to be secured the approval of the State before any utility installation, repair, removal or adjustment is undertaken, crossing over or under the highway facility or entering the right-of-way. In the event of an emergency, it being evident that immediate action is necessary for protection of the public and to minimize property damage and loss of investment, the City, without the necessity of approval by the State, may at its own responsibility and risk make necessary emergency utility repairs, notifying the State of this action as soon as practical.
4. Pass necessary ordinances/resolutions and retain its responsibility for enforcing the control of access to the expressway/freeway facility.
5. Install and maintain all parking restriction signs, pedestrian crosswalks (except as mentioned above in paragraph 5 under "State's Responsibilities") and parking stripes when agreed to by the State in writing. Signing and marking of intersecting city streets to State highways shall be the full responsibility of the City (except as discussed under "General Conditions" in paragraph 5).

TERMINATION

All obligations of the State created herein to maintain and operate the State highways covered by this agreement shall terminate if and when such highways cease to be officially on the State highway system; and further, should either party fail to properly fulfill its obligations as herein outlined, the other party may terminate this agreement upon 30 days written notice. Upon termination, all maintenance and operation duties on non-controlled access State highways shall revert to City responsibilities, in accordance with Chapter 311 of the Texas Transportation Code. The State shall retain all maintenance responsibilities on controlled access State highways in accordance with the provisions of Chapter 203 of the Texas Transportation Code and 23 United States Code Section 116.

Said State assumption of maintenance and operations shall be effective the date of execution of this agreement by the Texas Department of Transportation.

IN WITNESS WHEREOF, the parties have hereunto affixed their signatures, the City of Celina

on the _____ day of _____, 20____, and the Texas Department of Transportation, on the _____ day of _____, 20____.

ATTEST:

CITY OF _____ CELINA _____

BY _____
(Title of Signing Official)

THE STATE OF TEXAS

Executed and approved for the Texas Transportation Commission for the purpose and effect of activating and/or carrying out the orders, and established policies or work programs heretofore approved and authorized by the Texas Transportation Commission

BY _____
(District Engineer)

Dallas District - DAL - 18 District

The Texas Department of Transportation maintains the information collected through this form. With few exceptions, you are entitled on request to be informed about the information that we collect about you. Under Sections 552.021 and 552.023 of the Government Code, you also are entitled to receive and review this information. Under Section 559.004 of the Government Code, you are also entitled to have us correct information about you that is incorrect. For more information, call 512/416-3048.

NOTE: To be executed in duplicate and supported by Municipal Maintenance Ordinance/Resolution and City Secretary Certificate.

Attachment: Municipal Maintenance Agreement (Municipal Maintenance Agreement)

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE AGREEMENT DATED _____
 BETWEEN THE STATE OF TEXAS AND THE CITY OF _____ FOR THE
 MAINTENANCE, CONTROL, SUPERVISION AND REGULATION OF CERTAIN STATE HIGHWAYS AND/OR
 PORTIONS OF STATE HIGHWAYS IN THE CITY OF _____ AND
 PROVIDING FOR THE EXECUTION OF SAID AGREEMENT; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF : _____

SECTION 1.

That the certain agreement dated _____, between the State of Texas and the City
 of _____ for the maintenance, control, supervision and regulation
 of certain State Highways and/or portions of State Highways in the City of _____
 and the same is, hereby approved; and that _____ is hereby
 authorized to execute said agreement on behalf of the City of _____
 and to transmit the same to the State of Texas for appropriate action.

SECTION 2.

The fact that the work contemplated under the above mentioned agreement is needed, creates an emergency which
 for the immediate preservation of the public peace, health, safety and general welfare requires that this Ordinance
 take effect immediately from and after its passage and it is accordingly so ordained.

PASSED: _____

APPROVED: _____

Mayor

ATTEST:

SecretaryCity of _____
Clerk

APPROVED AS TO FORM:

City Attorney

Attachment: Municipal Maintenance Agreement (Municipal Maintenance Agreement)

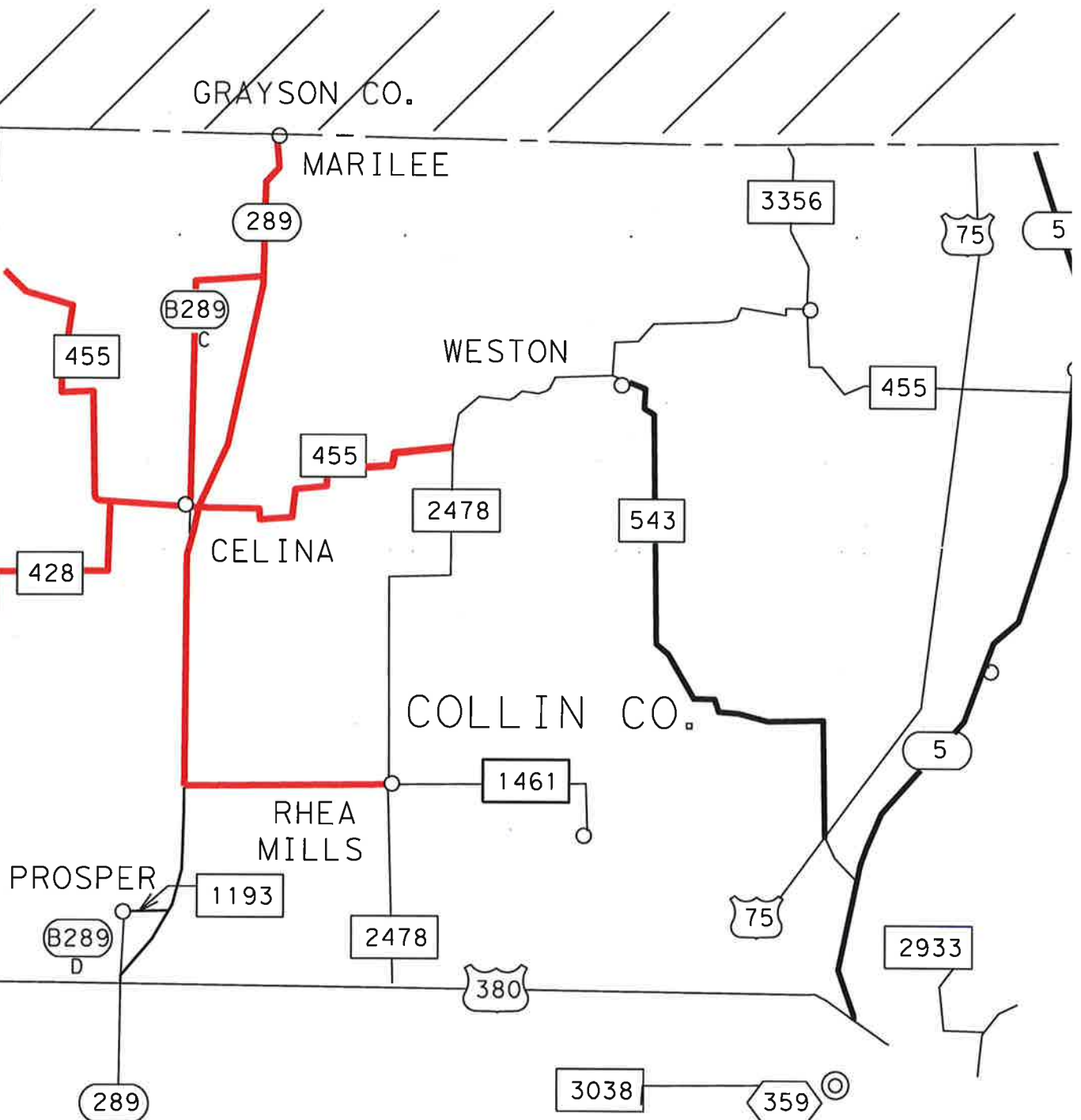


EXHIBIT "A"
NON CONTROLLED ACCESS HIGHWAYS

— STATE MAINTAINED

Attachment: Municipal Maintenance Agreement (Municipal Maintenance Agreement)

Exhibit "A"

Non Controlled Access Highway

I. State Maintained

- a. SH 289(Preston Rd) From FM 1461 to Grayson County Line
- b. FM 1193 From SH 289 to B289
- c. FM 1461 From SH 289 to f FM 2478(Custer Rd)
- d. FM 455 From Denton County Line to FM 2478
- e. FM 428 From Denton County Line to FM 455
- f. B SH 289(c) From FM 455 to SH 289

II. City Maintained

None

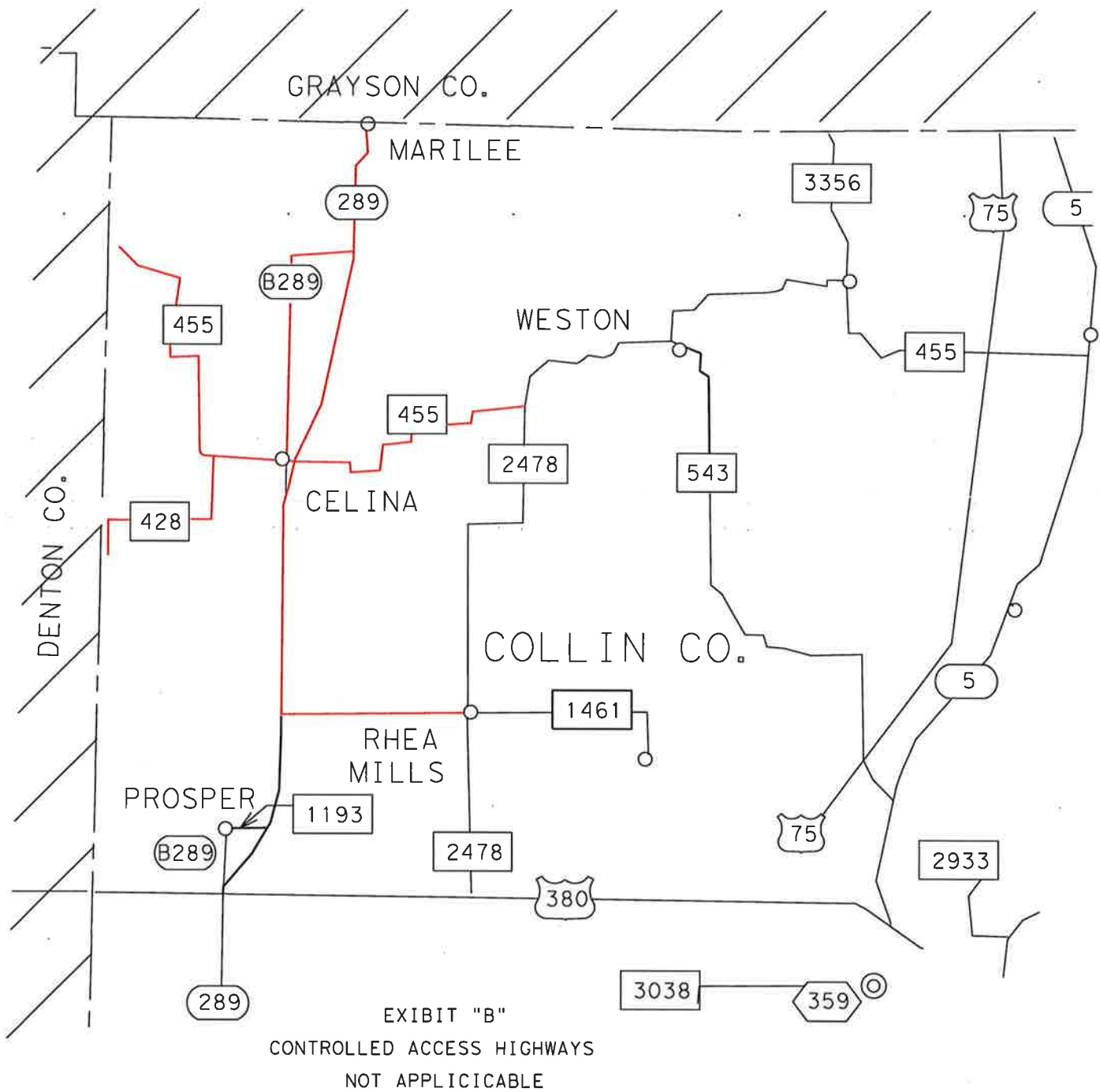


Exhibit "B"

Controlled access Highway

None applicable



Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Gabe Johnson, Director of Engineering
CC: Vicki Faulkner, City Secretary
Date: November 14, 2017
Re: Contract

Action Requested:

Consider and act to authorize the city manager to execute a demolition contract not to exceed \$35,000 to demolish and remove all existing structures from the lumber yard site. (Johnson)

Background Information:

Demolish and remove all existing structures from the lumber yard site in preparation for parking lot improvements. The City is in the process of soliciting at least 3 bids for the proposed work.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

General fund reserves

Legal Review:

The City Attorney will review the proposed contract for content and form

Supporting Documents:

See attached

Staff Recommendation:

Approve

Request for Bids Demolition of Structures, Buildings, and Debris Removal

The City of Celina is seeking bids to demolish the buildings located at 111 E Pecan St, Celina, TX, 75009 with salvage rights of building materials to the contractor. Project site is 1.038 acres and has one building and three metal storage sheds. The work includes all labor, equipment and materials for the demolition of the structure and salvage of materials.

The following tasks must be completed at the location:

1. Complete demolition and debris removal (See attached site map).
2. Utility locates and disconnects.
3. Obtain permits required to complete the job.
4. Coordinate with TxDOT and any other agencies as needed.
5. Finish demolition and complete debris removal of all the structures onsite.
6. Remove foundation walls to the existing ground elevation.
7. Remove any accessory structures, concrete pads, sidewalks, poles, posts, porches, fences, signs and also any and all trash and debris left by former occupants.
8. Remove all trash and/or debris located on the property.
9. All removed trees and/or vegetation must be hauled away and disposed of off the property.
10. All demolition material must be hauled to an approved landfill.
11. Call for inspection before back filling the site or sewer disconnect.
12. The successful bidder shall provide proof of liability insurance.
13. Restoration of Public Property: Streets, sidewalks, alleys and other public property disturbed in the course of the work shall be restored to the condition of the property prior to the commencement of the work, or in a manner satisfactory to the City.
14. Coordinate with Public Works on where existing water and sewer pipes should be capped per City requirements and location of sewer lines (to be protected).

IF AWARDED BID:

1. Demolition permit required (Permit application included, fee will be waived)
2. Payment & Performance Bond required
3. Insurance Required
 - a. Each contractor shall also file a certificate of insurance indicating that the contractor is carrying public liability insurance in effect for the duration of the permit covering the contractor and all agents and employees for the following minimum amounts:
 - i. Bodily injury - \$200,000 per person; \$500,000 per accident.
 - ii. Property Damage - \$75,000 per accident
 - iii. City of Celina listed as additionally insured during the duration of the permit

Total Price _____

Attachment: Site Demolition Final (Site Demolition)

Date to Begin Project _____ Number Days to Complete _____

Company _____

Address _____

City, State, Zip _____

Celina Web Map



Attachment: Site Demolition Final (Site Demolition)

Legend

 Parcels





Attachment: Site Demolition Final (Site Demolition)





DEMOLITION PERMIT APPLICATION

7.H.a

Development Services
142 N. Ohio St.
City of Celina, Texas
(972)382-2682

PERMIT NUMBER: _____
FEE \$100.00

☐ COMMERCIAL☐ RESIDENTIAL

PROJECT ADDRESS:	County: ☐ Collin ☐ Denton	
Subdivision:	Block:	Lot:
DESCRIPTION OF STRUCTURE: (Ex: House, Barn, Commercial, Industrial, etc.)		

PROPERTY OWNER

Owner Name:		
Address:		Suite #:
City:	State:	Zip:
Phone:	Ext:	Email:

APPLICANT

Applicant is : ☐ Homeowner ☐ General Contractor ☐ Authorized Agent		
Name:		Position:
Address:		City, State, Zip:
Phone:	Ext:	Email:

DEMOLITION CONTRACTOR (must registered before permit can be issued)

Contractors Name		Company Name:
Address:		City, State, Zip:
Email:		Phone:

Scope of Work and Start Date:**PLEASE READ CAREFULLY**

- ✓ Contractor shall ensure that all utilities (water, sewer, electric, gas) as disconnected prior to demolition.
- ✓ The water service must be disconnected outside of the right-of-way, capped, and marked. The cap and marking must be inspected by the City Public Works Department.
- ✓ The sewer service must be disconnected outside of the right-of-way, capped, and marked. The cap and marking must be inspected by the City Public Works Department.
- ✓ Contractor shall ensure and is responsible for the removal of all structures, contents, foundations, light posts, underground equipment/structures, fences, trash, debris, etc.
- ✓ Historic District Demolitions must first be approved by the Historic Preservation Commission.
- ✓ All material shall be hauled and disposed of at an approved off-site facility outside the city limits.
- ✓ This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned or a period of 180 days at any time after work is commenced.
- ✓ I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Print Name:**Signature:****Date:****OFFICE USE ONLY**

ZONING:	HISTORIC DISTRICT: ☐ YES* NO ☐ (Main St. Approval required)		
SUBSTANDARD STRUCTURE ☐ YES* NO ☐	DEVELOPMENT SERVICES APPROVAL _____		DATE: _____
☐ CASH ☐ CHECK ☐ CREDIT CARD	TOTAL PAID	\$	



ASBESTOS-RELATED STATEMENTS

PROJECT: _____

(Name and Location)

1) ASBESTOS SURVEY

In accordance with the Texas Asbestos Health Protection Rules (TAHPR), the, National Emission Standards for Hazardous Air Pollutants (NESHAP), and Asbestos Hazard Emergency Response Act (AHERA), as applicable, I hereby certify that an asbestos survey for the area(s) planned to be renovated and/or demolished:

Has been done () (Date of survey: _____ TDH Inspector License No.: _____)

Shall follow () (Senate Bill 509 states that a permit may not be issued without copy of Asbestos Survey or Architect/Engineer's certification stating that the project does not contain asbestos.)

I understand that it is my responsibility to have this asbestos survey conducted prior to a permit's being issued by _____ and to notify the Texas Department of Health (TDH) not later than 10 working days, as required, before starting any demolition project, regardless of whether the site contains asbestos or not.

Name (please print): _____ Phone: _____
(Owner, Owner's Agency, or Authorized Representative)

Signature: _____ Date: _____

AND/OR

2) ARCHITECT/ENGINEER CERTIFICATION

A) () Having reviewed the Material Safety Data Sheets (MSDSs) for the materials used in the original construction, the subsequent renovations or alterations of all parts of the building affected by the planned renovation or demolition, and any asbestos surveys of the building previously conducted in accordance with the Texas Asbestos Health Protection Act; and,

B) () In accordance with the Senate Bill 509 regulations, to the best of my knowledge, information, and belief, I certify that all parts of the buildings affected by the alteration, renovation, and demolition and/or all the materials planned for the new construction do not contain asbestos. And,

C) () The above-referenced project is designed, specified, and intended to be constructed using asbestos-free materials in accordance with the Texas Asbestos Health Protection Act. It shall be the responsibility of the undersigned to procure and verify that all the MSDSs are conforming to the House Bill 1927 regulations and to transmit approved copy to the Building and Inspection Services Division. It is also stipulated that the contractor shall provide the Building Official, upon project completion, with final documentation stating that no prohibited asbestos-containing materials have been installed in the Project.

Architect/Engineer Signature: _____ Date and Seal: _____

Name (please print): _____

Company: _____

Address: _____

Phone: _____

Attachment: Site Demolition Final (Site Demolition)



STORM WATER POLLUTION PREVENTION AND CONSTRUCTION SITE WASTE CONSENT FORM FOR CONTRACTORS / BUILDERS / DEVELOPERS

Project: _____ Developer: _____

Pollution prevention from a construction site is not only about controlling sedimentation and siltation by means of erosion control. All construction site waste that leaves a construction area will eventually make it into the storm water system. Siltation and the contribution of other pollutants from construction sites can cause physical, chemical and biological harm to our nation's waters.

ILLICIT DISCHARGE: Any discharge from a site that is not entirely composed of storm water is known as an illicit discharge.

Please identify that you have read and understand the following construction waste guidelines by initialing each item below.

- ☐ During a short period of time, construction sites can contribute more sediment to streams than can be deposited naturally during several decades. The City of Celina requires that erosion control measures be placed and maintained regularly at all construction sites.
- ☐ If a construction site disturbs more than one (1) acre of land, it must be covered by the State's TPDES Permit TXR150000 that regulates storm water discharges to state waters.
- ☐ All building construction debris must be gathered up and removed by the end of each day of construction or just before any projected rain event. This includes, but is not limited to excavation material, vegetation, bricks, concrete, timber, metals, glass, tiles, paper and food waste.
- ☐ Waste, construction materials and pollutant materials must be kept in the proper City approved containers at designated waste storage areas throughout construction activities.
- ☐ Weeds, grass, shrubs or brush shall not be deposited in any area that will allow drainage to the storm sewer system or waters of the State.
- ☐ Any potential storm sewer pollutant (pesticides, grease, petroleum products, paints, toxic chemicals, etc.) must be stored in the upright position and on racks/stands during construction.
- ☐ Access shall be provided at all times during construction or demolition for waste collection vehicles.
- ☐ All of the following are indications that storm water leaving a construction site contains an illicit discharge.

The contractor must keep a constant check that any water leaving a construction site is free of these indicators:

Unusual Color or Cloudiness
Surface Scum or Foam

Strong Musty or Pungent Odor
Oil Sheen

Floating Debris
Algae

- ☐ If the site contains construction trash, does not maintain its erosion control measures, is releasing illicit discharges or is not in compliance with any portion of the City of Celina Code of Ordinance it can be issued a Notice of Violation.

My signature below indicates that I have read and understand the above information.

Print Name: _____

Date: _____

Signature: _____



Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Swapna Konda, Engineer
CC: Vicki Faulkner, City Secretary
Date: November 14, 2017
Re: Professional Services Contract

Action Requested:

Consider and act upon a contract by and between the City of Celina and TRC Engineers for Professional Services related to the downtown parking lot design and additional parking around police station. (Johnson)

Background Information:

TRC will assist the City in the design of downtown parking lot and additional parking around police station.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

\$47,300 will come from General Fund reserves.

Legal Review:

The City Attorney will review the proposed contract for content and form

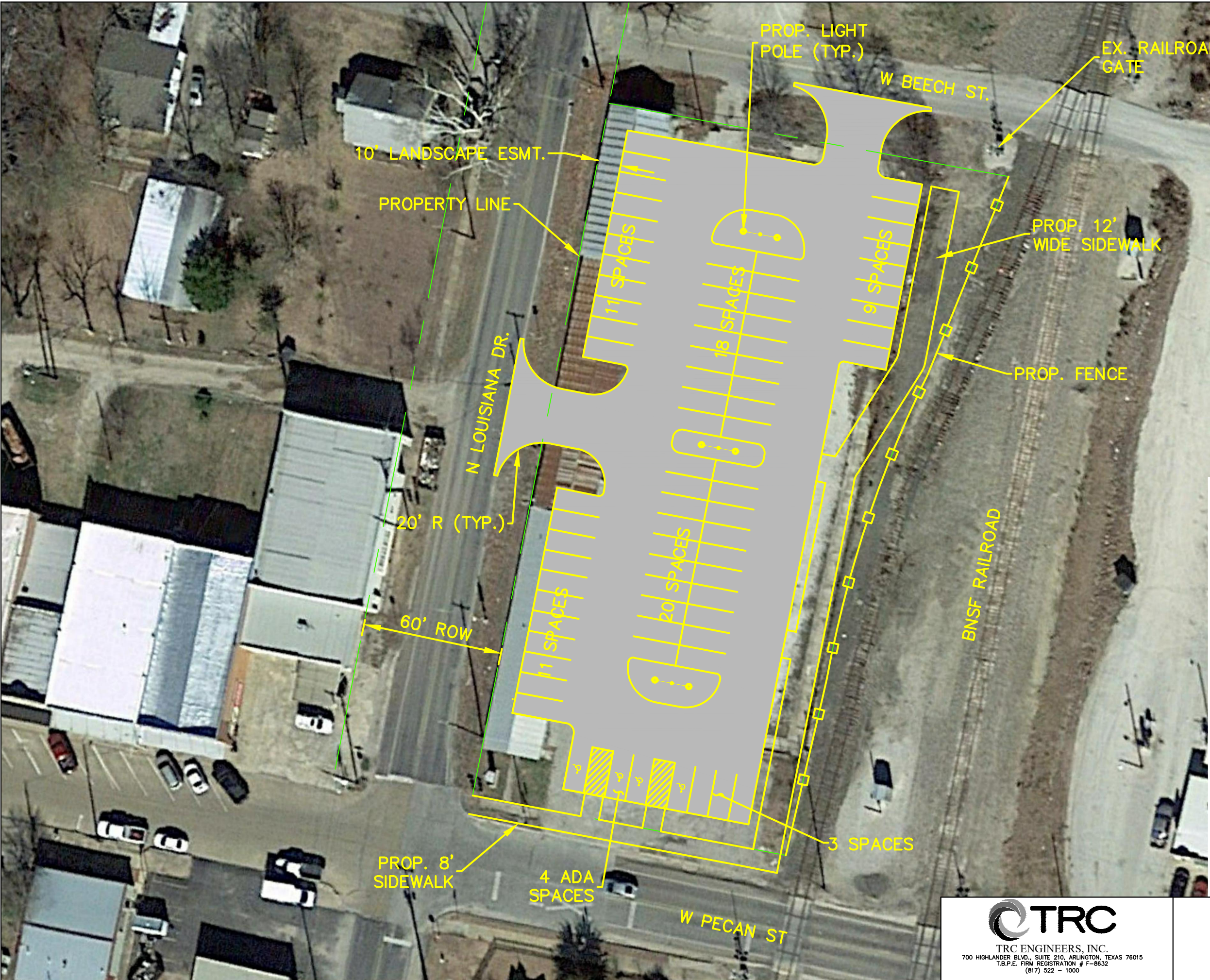
Supporting Documents:

See attached

Staff Recommendation:

Approve

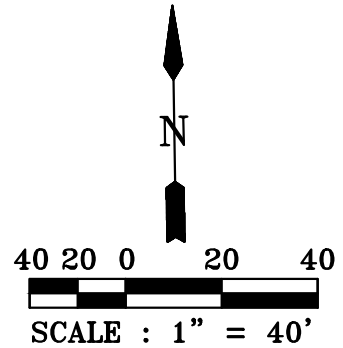
H:\WORK IN PROGRESS\CELINA\288175 DOWNTOWN PARKING LOT\DRAWINGS\CELINA PARKING LOT_171009.DWG - 10/9/17



NOTE:
IRRIGATION, LIGHTING AND
LANDSCAPING WILL BE INCLUDED

PARKING COUNT

STANDARD (9'X20'): 72
ADA (9'X20'): 4



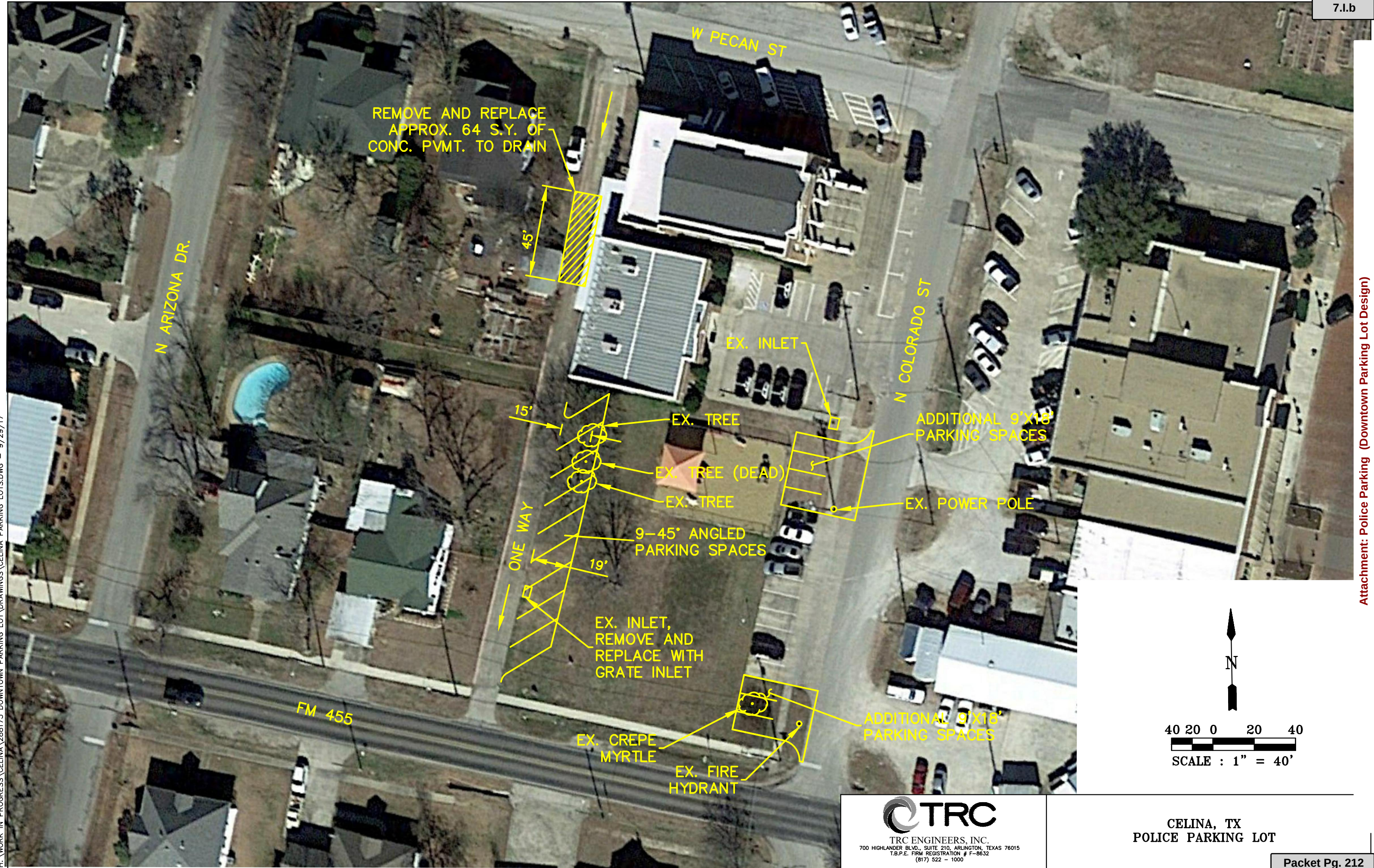


TRC
TRC ENGINEERS, INC.
700 HIGHLANDER BLVD., SUITE 210, ARLINGTON, TEXAS 76015
T.B.P.E. FIRM REGISTRATION # F-8632
(817) 522 - 1000

CELINA, TX
LUMBER YARD PARKING LOT

Packet Pg. 211

Attachment: Lumber Yard Parking (Downtown Parking Lot Design)



Attachment: Police Parking (Downtown Parking Lot Design)



TRC ENGINEERS, INC.
700 HIGHLANDER BLVD., SUITE 210, ARLINGTON, TEXAS 76015
T.B.P.E. FIRM REGISTRATION # F-8632
(817) 522 - 1000

CELINA, TX
POLICE PARKING LOT



T.B.P.E. #F-8632

700 Highlander Blvd., Suite 210
Arlington, TX 76015

817.522.1014 PHONE
www.TRCSolutions.com

October 23, 2017

Mr. Gabe Johnson, PE, PH, CFM, GISP
Director of Engineering
142 N. Ohio Street
Celina, TX 75009

Re: Downtown Parking Lot Improvements
Engineering Services Proposal

Dear Mr. Johnson:

The City of Celina has requested that TRC Engineers, Inc. (TRC) provide this engineering proposal for design services related to the "Downtown Parking Lot" Improvement Project. The overall project consists of two parking areas referred to as the Lumber Yard Parking Lot and the Police Parking Lot. Based on the attached Scope of Work, the cost to provide these services is \$47,300 lump sum. A cost estimate for the project has also been attached for your use.

This work would be provided as a task order under the Master Service Agreement (MSA) executed between the City and TRC.

The opportunity to provide this proposal is greatly appreciated. If you have any questions regarding this information, please feel free to contact this office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Justin Thomas", is positioned above a horizontal line.

Justin Thomas, P.E.
Arlington CES Practice Leader
TRC Engineers, Inc.

Jason Laumer, P.E.
City Manager
City of Celina

Attachments

Attachment: Downtown Parking Lot Proposal (Downtown Parking Lot Design)

CITY OF CELINA, TEXAS
DOWNTOWN PARKING LOT IMPROVEMENTS
TRC SCOPE OF WORK
OCTOBER 23, 2017

1. Provide topographical data as required to complete the design.
2. Prepare construction plans and specifications for the new parking lots as shown in the attached exhibits.
 - Lumber Yard Parking Lot
 - i. Geotechnical Investigation – Provide a total of three (3) borings to a depth of 10 feet below the ground surface to obtain subsurface data. An engineering analysis and report will be prepared for the pavement and subgrade recommendations.
 - ii. Civil Engineering – Provide paving, sidewalk, grading and drainage plan for the parking lot including driveway connections to W. Beech Street and N. Louisiana Drive.
 - iii. Street Lighting and Electrical – Provide electrical and illumination plan for three (3) street lights in the planting islands.
 - Police Parking Lot
 - i. Civil Engineering – Provide paving, grading and drainage plan for the parking lots, including pavement repair adjacent to Police Station to address existing drainage ponding.
3. Assist the City in the bid process including preparation of bid advertisement document, assist the City in the opening and tabulation of bids, prepare award recommendation letter and prepare construction contract documents.
4. Assist City during construction consisting of contractor correspondence, submittal review, pay request review, periodic site visits (maximum of three), final inspection, preparation of punch list and record drawing preparation.

ASSUMPTIONS

The following assumptions apply to the basis of costs for this project:

- Plan and bid documents will be per TRC's and the City's standards.
- No new properties will be acquired for the proposed Project.
- City will be responsible for arranging ROW, easement, and/or property access prior to commencement of fieldwork.

- The Lumber Yard Parking Lot and the Police Parking Lot will be bid together under one (1) bid package to be installed by the same contractor.
- Lumber Yard Parking Lot - The existing buildings will be removed by the City by separate contract.
- Police Parking Lot – TRC will utilize previous topographic survey and geotechnical information provided by the City. New survey and geotechnical data will not be acquired.
- No improvements to existing streets surrounding the proposed parking lots. If improvements are needed to adjacent streets, a proposal for additional design services will be submitted under separate cover.

EXCLUSIONS

The following items are excluded from the Scope of Work:

- Construction staking.
- Continuous construction inspection or services other than those listed above.
- Landscape or irrigation design.
- Detailed title search or title policy.
- Property Appraisals or Acquisition.
- Attendance at or preparation for condemnation hearings.
- Landowner contact or easement negotiations.
- Preparation of preliminary, final plats or easements.
- Environmental or cultural review of Project limits.
- ASTM Phase I Environmental Site Assessment (ESA) services.
- Permitting services.

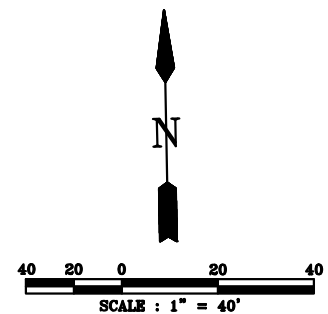
COMPENSATION FOR SERVICES

The cost to provide the engineering services will be invoiced as a lump sum project. This lump sum fee includes labor and material costs associated with the Scope of Work identified above. A breakdown of the costs for the City's review is shown below:

Topographic Survey	\$ 2,000
Geotechnical Investigation	\$ 3,000
Civil Engineering	\$ 37,800
Street Lighting and Electrical Design	\$ 4,500
Total:	\$ 47,300

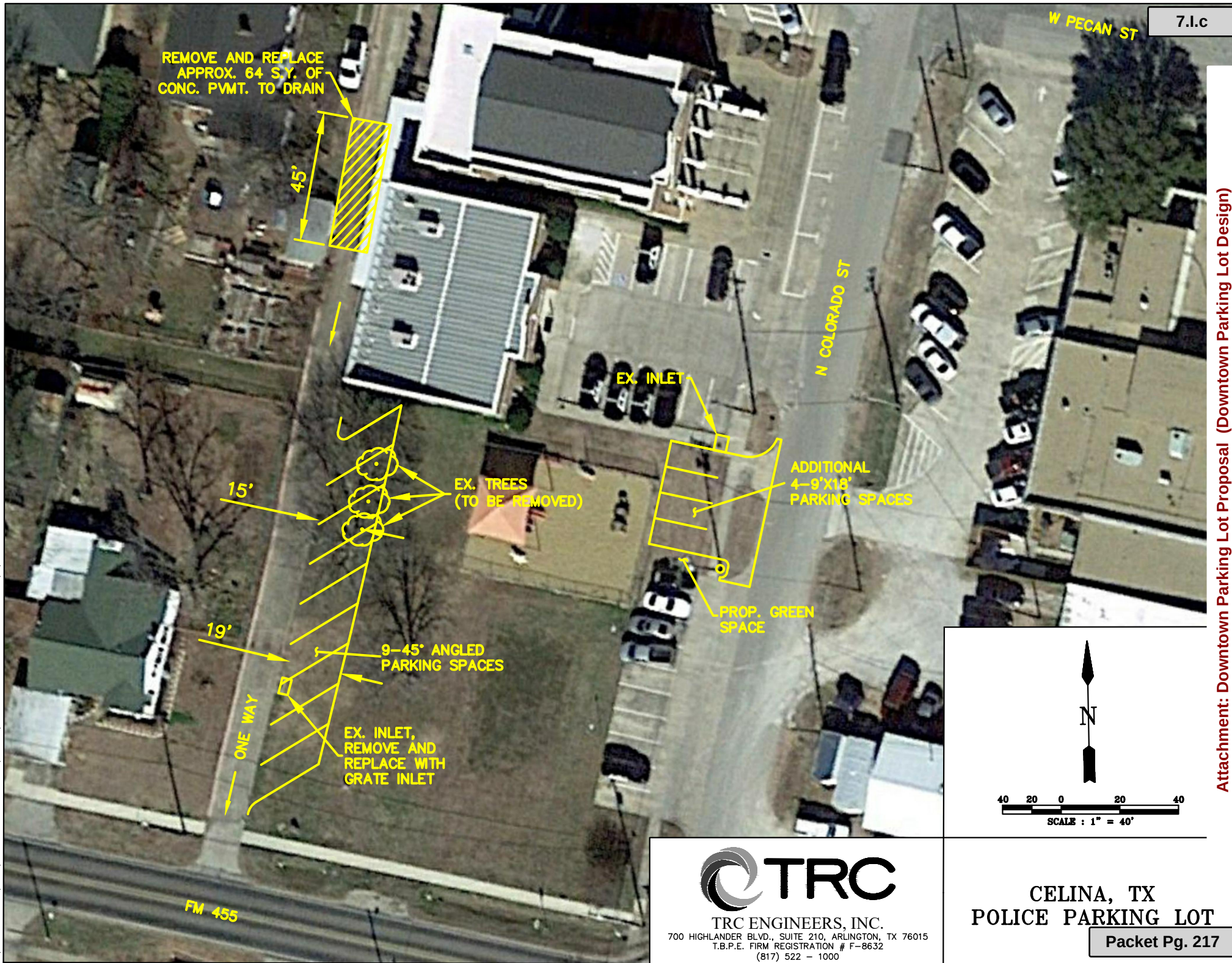
TRC's lump sum fee above is based on a continuous flow of work. Any delays or restrictions, caused by customer or customer's sub consultants, which result in idle-time or inefficiencies, could be cause for additional compensation.

The payment schedule will be via progress billing (percent complete for each task).



Packet Pg. 216

H:\WORK IN PROGRESS\CELINA\288775 DOWNTOWN PARKING LOT\DRAWINGS\CELINA PARKING LOT_171009_RECOVER.DWG - 10/12/17



TRC ENGINEERS, INC.
700 HIGHLANDER BLVD., SUITE 210, ARLINGTON, TX 76015
T.B.P.E. FIRM REGISTRATION # F-8632
(817) 522 - 1000

CELINA, TX
POLICE PARKING LOT

Packet Pg. 217

Attachment: Downtown Parking Lot Proposal (Downtown Parking Lot Design)

TRC ENGINEERS, INC.

700 Highlander Blvd., Suite 210

Arlington, TX 76015

TEL: (817) 522-1000 FAX: (817) 522-1060

PRELIMINARY ENGINEER'S ESTIMATE OF ANTICIPATED CONSTRUCTION COSTS

PROJECT: Downtown Parking Improvements

CLIENT: Celina, TX

PREPARED BY: J. Orrell

JOB NUMBER: 288175

DATE: 23-Oct-17

Lumber Yard Parking Lot

ITEM	DESCRIPTION	UNIT	Quantity	\$/UNIT	TOTAL COST
L.1	Remove Existing Pavement	SY	4,650	\$10.00	\$46,500.00
L.2	Remove Concrete Sidewalk	SY	30	\$8.00	\$240.00
L.3	Remove Existing Fence	LF	400	\$15.00	\$6,000.00
L.4	Excavation/Grading	LS	1	\$40,000.00	\$40,000.00
L.5	8" Flexbase	SY	4,026	\$20.00	\$80,520.00
L.6	8" Reinforced Concrete Pavement	SY	3,660	\$55.00	\$201,300.00
L.7	Connect to Existing Pavement	LF	120	\$25.00	\$3,000.00
L.8	Parking Striping	LF	1,700	\$2.00	\$3,400.00
L.9	Handicap Signage	EA	4	\$35.00	\$140.00
L.10	6" Reinforced Concrete Sidewalk	SY	546	\$57.00	\$31,122.00
L.11	Barrier Free Ramp	EA	4	\$1,500.00	\$6,000.00
L.12	21" RCP	LF	30	\$75.00	\$2,250.00
L.13	10ft Curb Inlet	EA	1	\$4,500.00	\$4,500.00
L.14	21" Headwall	EA	1	\$3,500.00	\$3,500.00
L.15	Trench Protection (Storm Sewer)	LF	30	\$3.00	\$90.00
L.16	Black Tubular Steel Fence	LF	310	\$30.00	\$9,300.00
L.17	Trash Receptacle	EA	4	\$1,800.00	\$7,200.00
L.18	Light Poles	EA	3	\$8,000.00	\$24,000.00
L.19	Electrical	EA	1	\$20,000.00	\$20,000.00
L.20	Silt Fence	LF	800	\$3.50	\$2,800.00
L.21	Construction Entrance	EA	1	\$2,500.00	\$2,500.00
L.22	Landscaping	LS	1	\$20,000.00	\$20,000.00
L.23	Irrigation	LS	1	\$10,000.00	\$10,000.00
Sub-Total					\$524,362.00
Contingency (15%)					\$78,654.30
Lumber Yard Total					\$603,016.30

Police Parking Lot

ITEM	DESCRIPTION	UNIT	Quantity	\$/UNIT	TOTAL COST
P.1	Concrete Pavement Removal (Ponding Area)	SY	65	\$6.00	\$390.00
P.2	Concrete Pavement Removal (Along N Colorado St)	SY	45	\$6.00	\$270.00
P.3	Remove Existing Trees	EA	3	\$500.00	\$1,500.00
P.4	Excavation/Grading	LS	1	\$10,000.00	\$10,000.00
P.5	8" Flexbase	SY	525	\$20.00	\$10,500.00
P.6	8" Reinforced Concrete Pavement (Ponding Replacement)	SY	65	\$55.00	\$3,575.00
P.7	8" Reinforced Concrete Pavement (Parking)	SY	435	\$55.00	\$23,925.00
P.8	Connect to Existing Pavement	LF	190	\$31.00	\$5,890.00
P.9	Parking Striping	LF	270	\$2.00	\$540.00
P.10	Inlet Removal	EA	1	\$1,000.00	\$1,000.00
P.11	Grate Inlet	EA	1	\$2,250.00	\$2,250.00
P.12	Curb Inlet Reconstruction	EA	1	\$2,500.00	\$2,500.00
P.13	Remove and Replace Ex. Signs	EA	2	\$750.00	\$1,500.00
P.14	Silt Fence	LF	200	\$3.50	\$700.00
P.15	Grass Sod (Bermuda)	SY	250	\$7.00	\$1,750.00
Sub-Total					\$66,290.00
Contingency (15%)					\$9,943.50
Police Lot Total					\$76,233.50

Summary

Police Lot Total	\$603,016.30
Lumber Yard Total	\$76,233.50
TOTAL	\$679,249.80

Attachment: Downtown Parking Lot Proposal (Downtown Parking Lot Design)



Public Works
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Alan Fourmentin, Director of Public Works
CC: Jason Laumer, City Manager
Date: November 14, 2017
Re: Interlocal Purchasing Agreement

Action Requested:

Consider and act upon authorizing the City Manager to execute an Interlocal Purchasing Agreement by and between the City of Celina and the City of McKinney for the purchasing of goods and services. (Fourmentin)

Background Information:

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:

Interlocal Purchasing Agreement

Staff Recommendation:

**CITY OF CELINA, TEXAS
RESOLUTION NO.2017-XX**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, HEREBY APPROVING, AND AUTHORIZING THE CITY MANAGER OF THE CITY OF CELINA TO EXECUTE, AN INTERLOCAL PURCHASE AGREEMENT BY AND BETWEEN THE CITY OF CELINA AND THE CITY OF MCKINNEY.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF CELINA, TEXAS:**

SECTION 1: The City Council of the City of Celina, Texas, hereby approves, and authorizes the City Manager of the City of Celina to execute on behalf of the City Council, an Interlocal Purchase Agreement by and between the City of Celina and the City of McKinney for the purchase of various goods and services.

SECTION 2: This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED by the City Council of the City of Celina, Texas, this the 14th day of November, 2017.

Sean Terry, Mayor

Vicki Faulkner, TRMC
City Secretary

Attachment: McKinney Interlocal Purchasing Agreement (City of McKinney ILA)

INTERLOCAL AGREEMENT

This agreement made and entered into this 14th day of November, 2017, by and between the **City of McKinney** (hereinafter called "THIS GOVERNING BODY") and other local government entities, as defined under § 791.003 of Texas Governmental Code, **Interlocal Cooperation Contracts**, (hereinafter called "THE CITY OF CELINA") each acting by and through its duly authorized officials.

WHEREAS, THIS GOVERNING BODY and THE CITY OF CELINA are both governmental entities engaged in the purchase of goods and services, which is a recognized governmental function;

WHEREAS, THIS GOVERNING BODY and THE CITY OF CELINA wish to enter into an Interlocal Agreement pursuant to Chapter 791 of the Texas Government Code (hereinafter "Interlocal Cooperation Act") to set forth the terms and conditions upon which THIS GOVERNING BODY and THE CITY OF CELINA may purchase various goods and services commonly utilized by each entity;

WHEREAS, participation in an interlocal agreement will be highly beneficial to the taxpayers of THIS GOVERNING BODY and THE CITY OF CELINA through the anticipated savings to be realized and is of mutual concern to the contracting parties; and

WHEREAS, THIS GOVERNING BODY and THE CITY OF CELINA have current funds available to satisfy any fees owed pursuant to this Agreement.

NOW, THEREFORE, in consideration of the foregoing and the mutual promises, covenants and obligations as set forth herein, THIS GOVERNING BODY and THE CITY OF CELINA agree as follows:

1. THIS GOVERNING BODY and THE CITY OF CELINA may cooperate in the purchase of various goods and services commonly utilized by the participants, where available and applicable, and may purchase goods and services from vendors under present and future contracts;
2. THIS GOVERNING BODY and THE CITY OF CELINA shall each be individually responsible for payments directly to the vendor and for the vendor's compliance with all conditions of delivery and quality of purchased items under such contracts. THIS GOVERNING BODY and THE CITY OF CELINA shall each make their respective payments from current revenues available to the paying party;
3. The Agreement shall be in full force and effect until terminated by either party;
4. Notwithstanding anything herein to the contrary, participation in this Agreement may be terminated by either party upon thirty (30) days written notice to another participating entity;
5. The undersigned officer and/or agents of the party(ies) hereto are duly authorized officials and possess the requisite authority to execute this Agreement on behalf of the parties hereto; and
6. This Agreement may be executed separately by the participating entities, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.
7. Miscellaneous Provisions.

- a. Notice. Any notice required to be sent under this Agreement must be in writing and may be served by depositing same in the United States Mail, addressed to the party to be notified, postage pre-paid and registered or certified with return receipt requested, or by delivering the same in person ~~to~~ such party via a hand-delivery service, Federal Express or any courier service that provides a return receipt showing the date of actual delivery of same to the addressee thereof. Notice given in accordance herewith shall be effective upon receipt at the address of the addressee. For purposes of notice, the addresses of the parties shall be as follows:

If to McKinney, to: City Manager
 City of McKinney
 222 N. Tennessee
 McKinney, Texas 75069

If to Celina, to: City Manager
 City of Celina
 142 North Ohio Drive
 Celina, Texas 75009

- b. Entire Agreement. This Agreement contains the entire agreement of the parties with respect to the matters contained herein and may not be modified or terminated except upon the provisions hereof or by the mutual written agreement of the parties hereto.
- c. Venue. This Agreement shall be construed in accordance with the laws of the State of Texas and shall be performable in Collin County, Texas.
- d. Consideration. This Agreement is executed by the parties hereto, without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.
- e. Savings/Severability. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision thereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.
- f. Representations. Each signatory represents this Agreement has been read by the party for which this Agreement is executed and that such party has had an opportunity to confer with its counsel.
- g. Miscellaneous Drafting Provisions. This Agreement shall be deemed drafted equally by all parties hereto. The language of all parties of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any party shall not apply. Headings in this Agreement are for the convenience of the parties and are not intended to be used in construing this document.
- h. Sovereign Immunity. The parties agree that no party has waived its sovereign immunity by entering into and performing their respective obligations under this Agreement.

EXECUTED hereto on the day and year first above written.

THE CITY OF CELINA:

_____, TEXAS
Jason Laumer, City Manager

ATTEST:

Vicki Faulkner, TRMC
City Secretary

APPROVED AS TO FORM:

Attorney's Office

THE GOVERNING BODY:

City of McKinney, Texas

Paul Grimes, City Manager

ATTEST:

Sandy Hart, City Secretary

STATE OF TEXAS §

COUNTY OF COLLIN _____§

This instrument was acknowledged before me on the _____ day of _____
2017, by _____.

Notary Public in and for the State of Texas

STATE OF TEXAS §

COUNTY OF COLLIN _____§

This instrument was acknowledged before me on the _____ day of _____
2017, by Paul Grimes, City Manager for the City of McKinney, Texas.

Notary Public in and for the State of Texas

Attachment: McKinney Interlocal Purchasing Agreement (City of McKinney ILA)



Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Swapna Konda, Engineer
CC: Vicki Faulkner, City Secretary
Date: November 14, 2017
Re: Facilities Agreement

Action Requested:

Consider and act upon facilities agreement by and between the City of Celina and LFC Devco Sweetwater LLC to upsize sanitary sewer line from 10" to 15" for the total cost of \$86,492.85. (Johnson)

Background Information:

The City has requested that LFC revise the Construction Plans to upsize the sanitary sewer line from 10 to 15-inch in order to accommodate the anticipated usage of the landowner to the north of the Subdivision. LFC has received a bid for the Sewer Upsize. Including associated engineering design and bonds the total cost of the Sewer Upsize is \$86,492.85. The City has agreed that the Upsize Cost is an accurate reflection of the cost to complete the Sewer Upsize.

LFC has requested a variance to the Subdivision Requirements for the purpose of allowing LFC to file a Final Plat of the Subdivision and to issue certain building permits within the Subdivision prior to the final completion of the Improvements.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:

This agreement is for a lump sum of \$86,492.85 and will be funded from the water & sewer fund balance.

Legal Review:
The City Attorney will review the proposed agreement for content and form

Supporting Documents:
See attached

Staff Recommendation:
Approve

LFC Devo Sweetwater, LLC
Summary of Sewer Upsizing Cost

Hard Cost - Base Sanitary Sewer Bid	508,418
Hard Cost Sanitary Sewer Bid Alternate	581,637
Difference	\$ 73,219.35
Engineering & Testing Cost Attributable to Difference	\$10,982.90
Bonds Attributable to Difference	\$ 2,290.60
Total Difference due to upsizing	\$86,492.85

Project: Utility Improvements for The Sweetwater Neighborhood in the Light Farms Project

Bid Opening: Tuesday, October 17, 2017; 2:30 PM

Bid Item No		Item Description	Unit	Estimated Quantity		
					Unit Price	Amount
Mobilization and Bonds - Subdivision						
	001	Initial Mobilization	LS	1.00	\$ 2,250.00	\$ 2,250.00
	002	Bonds (Performance and Payment)	LS	1.00	\$ 36,200.00	\$ 36,200.00
	003	CCMUD #1 Maintenance Bond Storm Sewer	LS	1.00	\$ 5,550.00	\$ 5,550.00
	004	City of Celina - Water & Sanitary Sewer Maintenance Bond	LS	1.00	\$ 21,000.00	\$ 21,000.00
Utilities - Storm						
	101	18" CLASS III RCP	LF	992	\$ 49.00	\$ 48,608.00
	102	21" CLASS III RCP	LF	245	\$ 54.00	\$ 13,230.00
	103	24" CLASS III RCP	LF	756	\$ 61.50	\$ 46,494.00
	104	27" CLASS III RCP	LF	535	\$ 67.50	\$ 36,112.50
	105	30" CLASS III RCP	LF	351	\$ 76.00	\$ 26,676.00
	106	36" CLASS III RCP	LF	65	\$ 100.50	\$ 6,532.50
	107	42" CLASS III RCP	LF	428	\$ 131.00	\$ 56,068.00
	108	48" CLASS III RCP	LF	112	\$ 156.00	\$ 17,472.00
	109	4'x4' CLASS III RCBC	LF	325	\$ 210.00	\$ 68,250.00
	110	5'x4' CLASS III RCBC	LF	305	\$ 253.00	\$ 77,165.00
	111	8'x4' CLASS III RCBC	LF	1,283	\$ 406.00	\$ 520,898.00
	112	Remove And Reuse Ex. 8'x4' RCBC	LF	239	\$ 152.00	\$ 36,328.00
	113	12" PVC STORM PIPE	LF	68	\$ 37.05	\$ 2,519.40
	114	5' Std. Curb Inlet	EA	37	\$ 3,600.00	\$ 133,200.00
	115	10' Std. Curb Inlet	EA	4	\$ 4,050.00	\$ 16,200.00
	116	2.5'x2.5' Area Drain	EA	2	\$ 1,900.00	\$ 3,800.00
	117	4'x4' Drop Inlet with Conc. Apron	EA	1	\$ 2,900.00	\$ 2,900.00
	118	60 Degree Factory Wye Connection	EA	19	\$ 125.00	\$ 2,375.00
	119	Factory Bends	EA	7	\$ 165.00	\$ 1,155.00
	120	90 Degree Connection	EA	25	\$ 125.00	\$ 3,125.00
	121	Manhole Riser w/ Manhole Top	EA	3	\$ 4,400.00	\$ 13,200.00
	122	4'x4' Storm Manhole	EA	1	\$ 5,900.00	\$ 5,900.00
	123	5'x5' Storm Manhole	EA	3	\$ 7,125.00	\$ 21,375.00
	124	TXDOT CH-FW-O HDWL	EA	1	\$ 2,125.00	\$ 2,125.00
	125	TXDOT CH-SW-O HDWL	EA	2	\$ 10,725.00	\$ 21,450.00
	126	Remove & Dispose of Ex. HDWL	EA	1	\$ 525.00	\$ 525.00
	127	24" Thick Rock Rip-Rap (12" Min Dia. Rock)	SY	428	\$ 78.00	\$ 33,384.00
	128	Connect to Ex. 8'x4' RCBC	EA	1	\$ 850.00	\$ 850.00
	129	6" 4000 psi Reinf. Concrete Flume	SY	16	\$ 202.00	\$ 3,232.00
	130	RCBC Plug - Various Sizes	EA	1	\$ 275.00	\$ 275.00
	131	RCP Plug - Various Sizes	EA	6	\$ 85.00	\$ 510.00
	132	Channel Grading Improvements	LS	1	\$ 1,500.00	\$ 1,500.00
	133	Trench Safety	LF	5,704	\$ 0.10	\$ 570.40
	134	Television Inspection	LF	5,704	\$ 1.25	\$ 7,130.00
Utilities - Sanitary Sewer						
	201	8" PVC SDR-35 Sanitary Sewer	LF	4,750	\$ 24.85	\$ 118,037.50
	202	10" PVC SDR-35 Sanitary Sewer	LF	2,461	\$ 30.10	\$ 74,076.10
	203	10" PVC SDR-35 Sanitary Sewer w/ 18" Dia. Steel Casing Pipe BOTOC	LF	30	\$ 339.00	\$ 10,170.00
	204	4" Waste Water Service Lateral	EA	179	\$ 651.00	\$ 116,529.00
	205	Cement Stabilized Sand Embedment	LF	280	\$ 21.05	\$ 5,894.00
	206	4.0' Dia. Std. Manhole (ALL DEPTHS)	EA	36	\$ 4,490.00	\$ 161,640.00
	207	5.0' Dia. Type 'S' Manhole w/ External Drop Connection (ALL DEPTHS)	EA	1	\$ 10,070.00	\$ 10,070.00
	208	Connect to Existing Manhole w/ External Drop Connection	EA	1	\$ 2,850.00	\$ 2,850.00
	209	PVC Plug	EA	1	\$ 100.00	\$ 100.00
	210	Trench Safety	LF	7,241	\$ 0.10	\$ 724.10
	211	Television Inspection	LF	7,241	\$ 0.85	\$ 6,154.85
	212	Testing - Pressure, Vacuum & Mandrel	LF	7,241	\$ 0.30	\$ 2,172.30
Utilities - Water						
	301	8" AWWA C-900 PVC DR14 Waterline w/Embed. & Thrust Blocking, and Cast Iron Fittings	LF	8,174	\$ 27.60	\$ 225,602.40
	302	1" Service Line w/ Meter Box	EA	179	\$ 1,004.00	\$ 179,716.00
	303	2" Irrigation Service Line w/ Meter Box	EA	2	\$ 1,630.00	\$ 3,260.00
	304	2" Schedule 40 Irrigation Sleeve	LF	51	\$ 10.50	\$ 535.50
	305	4" Schedule 40 Irrigation Sleeve	LF	264	\$ 12.50	\$ 3,300.00
	306	6" Schedule 40 Irrigation Sleeve	LF	213	\$ 15.65	\$ 3,333.45
	307	8" Gate Valve	EA	43	\$ 1,160.00	\$ 49,880.00
	308	8" Plug	EA	3	\$ 200.00	\$ 600.00

Project: Utility Improvements for The Sweetwater Neighborhood in the Light Farms Project

Bid Opening: Tuesday, October 17, 2017; 2:30 PM

Bid Item No	Item Description	Unit	Estimated Quantity		
				Unit Price	Amount
309	Automatic Flush Valve with 6" White SCH. 40 PVC Drain Connection to RCP	EA	3	\$ 7,025.00	\$ 21,075.00
310	Fire Hydrant Assembly, including 6" Valve	EA	17	\$ 4,390.00	\$ 74,630.00
311	Remove Ex. 8" Plug	EA	1	\$ 30.00	\$ 30.00
312	Connect to Ex. 8" Water	EA	1	\$ 475.00	\$ 475.00
313	18"x8" Tapping Sleeve	EA	1	\$ 5,425.00	\$ 5,425.00
314	Pressure Test & Disinfection	LF	8,174	\$ 0.40	\$ 3,269.60
315	Trench Safety, Complete-in-Place	LF	8,174	\$ 0.10	\$ 817.40

Retaining Walls - Subdivision

401	CIP Wall (0'-2') Height	LF	62	\$ 219.00	\$ 13,578.00
402	CIP Wall (2'-4') Height	LF	52	\$ 304.00	\$ 15,808.00

Utilities - 12" Water Offsite

501	12" AWWA C-900 PVC DR14 Waterline w/Embed. & Thrust Blocking, and Cast Iron Fittings	LF	2,246	\$ 45.25	\$ 101,631.50
502	12" AWWA C-900 PVC DR14 Waterline w/Embed. & Thrust Blocking, and Cast Iron Fittings w/ 20" Dia. Steel Casing Pipe BOTOC	LF	150	\$ 389.00	\$ 58,350.00
503	12" Gate Valve	EA	1	\$ 2,060.00	\$ 2,060.00
504	12" Plug	EA	1	\$ 375.00	\$ 375.00
505	8" Plug	EA	2	\$ 200.00	\$ 400.00
506	Remove Ex. Plug	EA	2	\$ 30.00	\$ 60.00
507	Connect to Ex. Water	EA	2	\$ 675.00	\$ 1,350.00
508	Trench Safety	LF	2,396	\$ 0.10	\$ 239.60
509	Pressure Test & Disinfection	LF	2,396	\$ 0.75	\$ 1,797.00

Utilities - Sanitary Sewer Bid Alternate

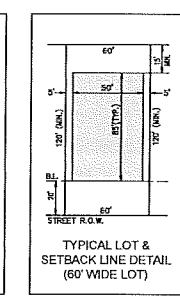
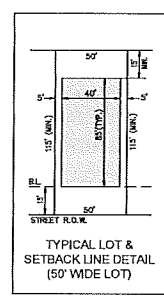
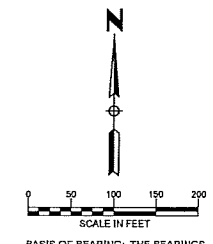
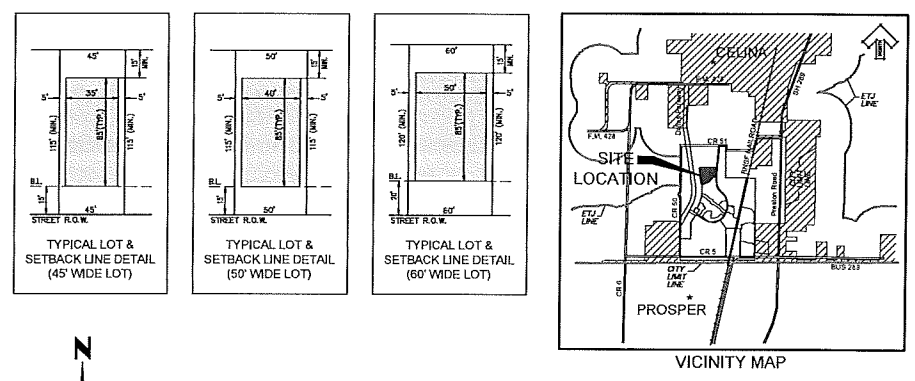
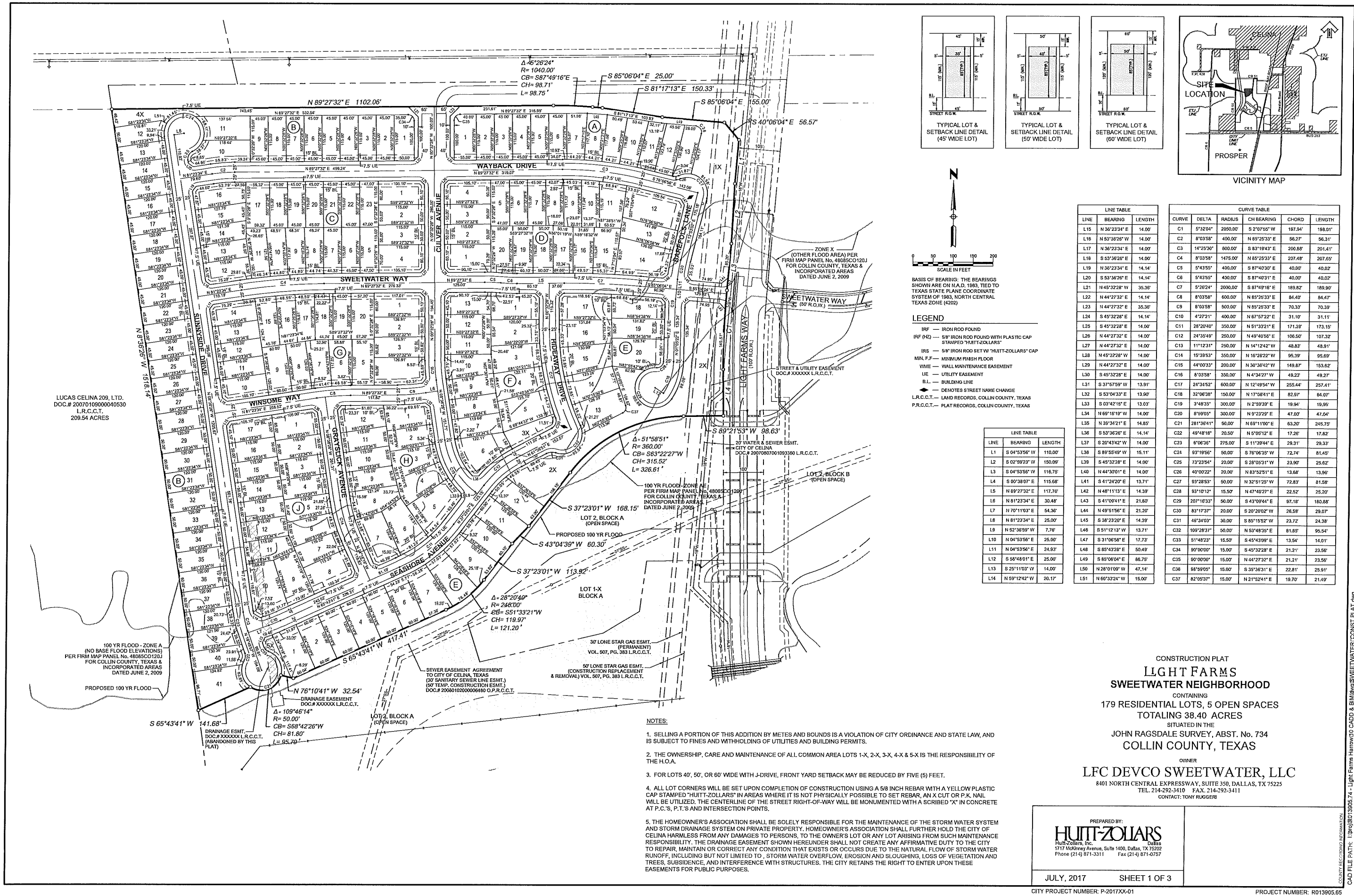
601	8" PVC SDR-35 Sanitary Sewer	LF	4,750	\$ 24.85	\$ 118,037.50
602	10" PVC SDR-35 Sanitary Sewer	LF	682	\$ 30.40	\$ 20,732.80
603	12" PVC SDR-35 Sanitary Sewer	LF	176	\$ 31.65	\$ 5,570.40
604	15" PVC SDR-35 Sanitary Sewer	LF	1,808	\$ 43.25	\$ 78,196.00
605	15" PVC SDR-35 Sanitary Sewer w/ 24" Dia. Steel Casing Pipe BOTOC	LF	30	\$ 439.00	\$ 13,170.00
606	4" Waste Water Service Lateral	EA	179	\$ 690.00	\$ 123,510.00
607	Cement Stabilized Sand Embedment	LF	260	\$ 21.05	\$ 5,473.00
608	4.0' Dia. Std. Manhole (ALL DEPTHS)	EA	28	\$ 4,490.00	\$ 125,720.00
609	5.0' Dia. Std. Manhole (ALL DEPTHS)	EA	10	\$ 6,880.00	\$ 68,800.00
610	5.0' Dia. Type 'S' Manhole w/ External Drop Connection (ALL DEPTHS)	EA	1	\$ 10,070.00	\$ 10,070.00
611	Connect to Existing Manhole w/ External Drop Connection	EA	1	\$ 2,850.00	\$ 2,850.00
612	PVC Plug	EA	1	\$ 200.00	\$ 200.00
613	Trench Safety	LF	7,446	\$ 0.10	\$ 744.60
614	Television Inspection	LF	7,446	\$ 0.85	\$ 6,329.10
615	Testing - Pressure, Vacuum & Mandrel	LF	7,446	\$ 0.30	\$ 2,233.80

Section

Subtotal Mobilization and Bonds - Subdivision	\$ 65,000.00
Subtotal Utilities - Storm	\$ 1,231,134.80
Subtotal Utilities - Sanitary Sewer	\$ 508,417.85
Subtotal Utilities - Water	\$ 571,949.35
Subtotal Retaining Walls - Subdivision	\$ 29,386.00
Subtotal Utilities - 12" Water Offsite	\$ 166,263.10
Total Base Bid Amount	\$ 2,572,151.10
Subtotal Utilities - Sanitary Sewer Bid Alternate	\$ 581,637.20
Total Alternate Bid Amount	\$ 2,645,370.45

Attachment: Utility Bid and Summary (Light Farms Sweetwater Sewer Upsizing Facilities Agreement)

DIMS: L:\proj\190574_Light Farms_Harrowd CADD & BIM\dwg\SWEETWATER\CONSTR\PLAT.dwg USER: mmaridid
DATE: Jul 05, 2017 9:33am XREFS: L:\MASTER-BASE SWEETWATER-BASE SWEETWATER\CONSTR\PLAT.dwg L:\MASTER-UT



SCALE IN FEET

1" = 50'

2" = 100'

3" = 150'

4" = 200'

5" = 250'

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9" = 450'

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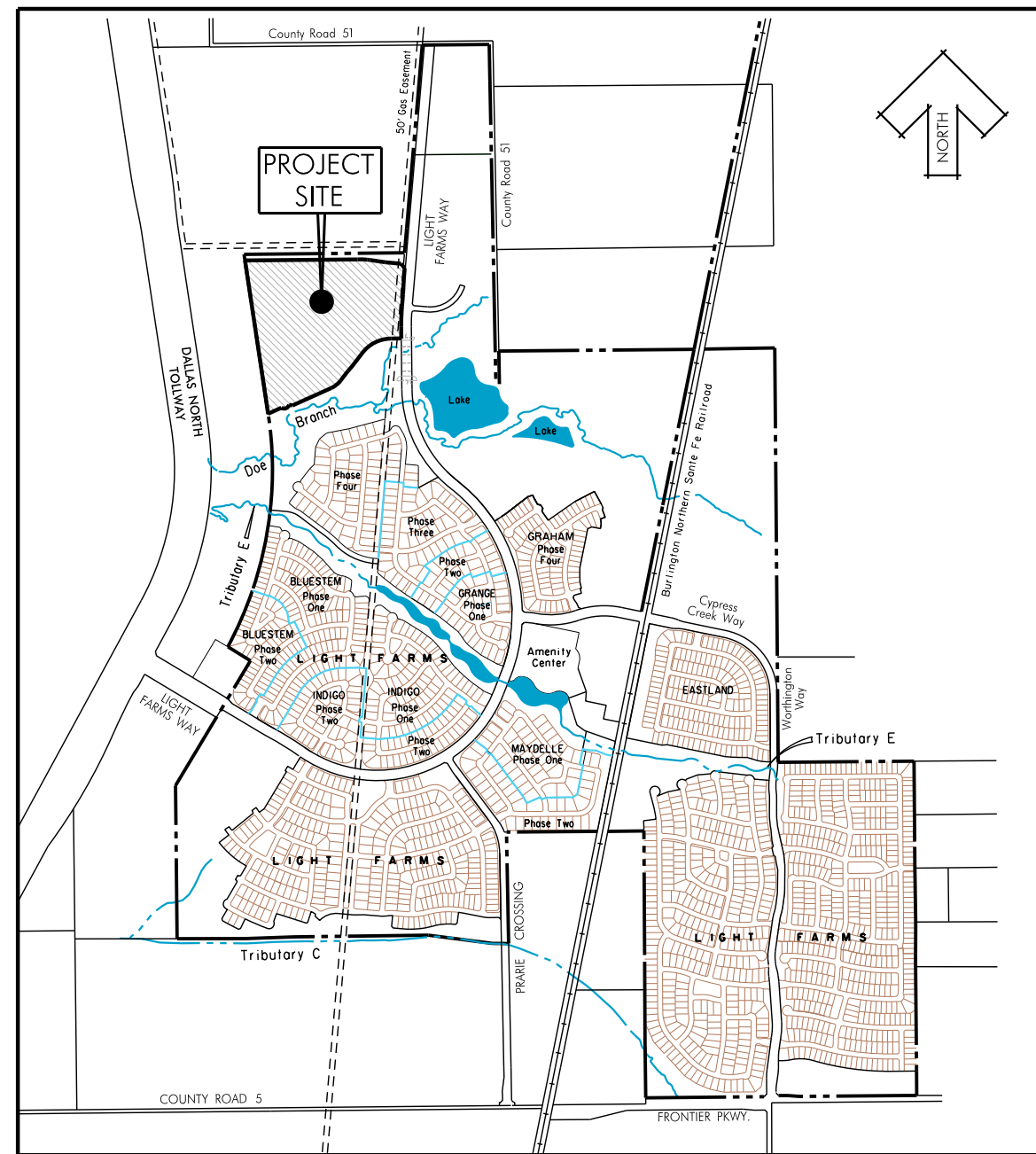
271" = 13550'

272" = 13600'

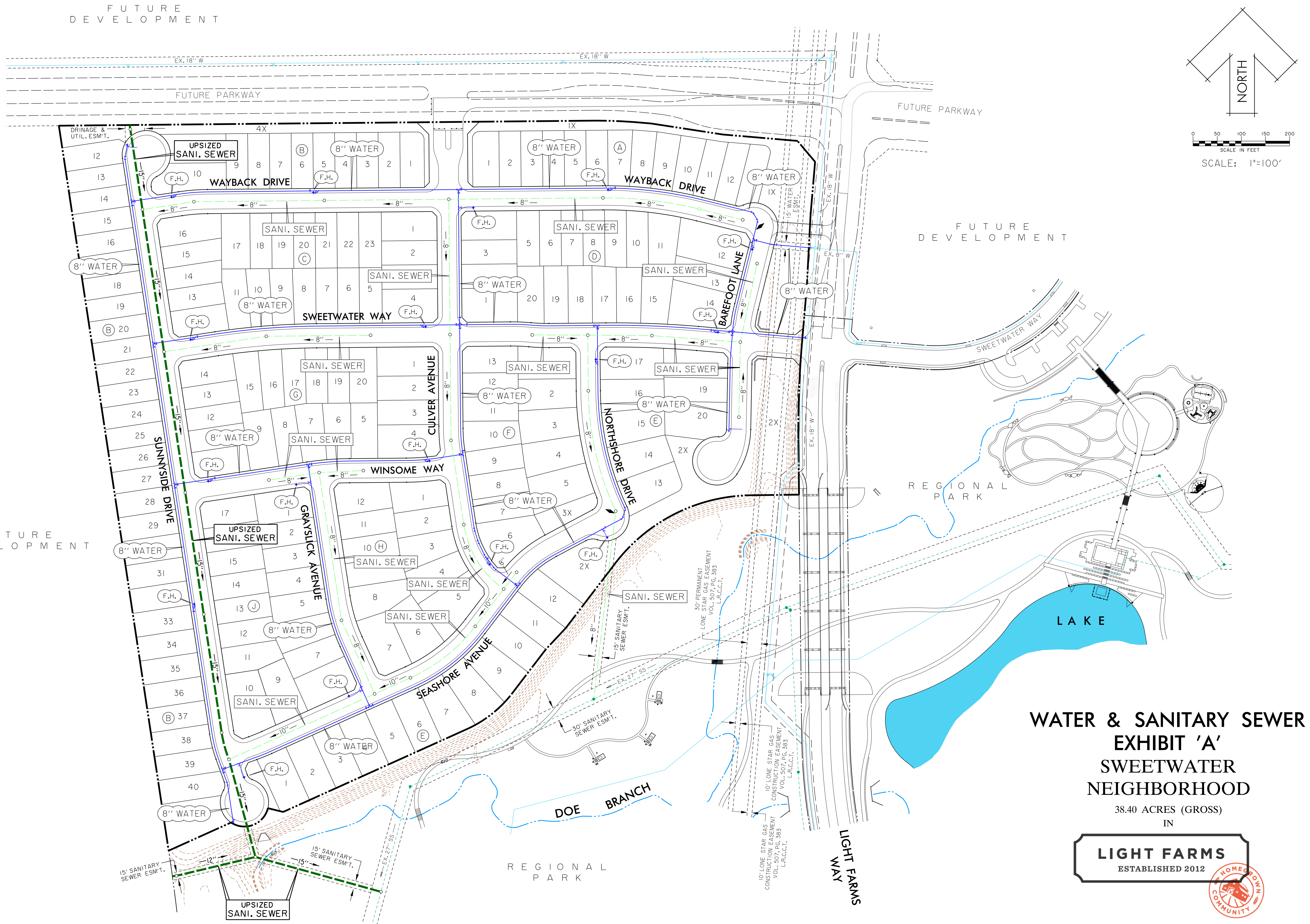
273" = 13650'

274" = 13700'

275" = 13750'



VICINITY MAP
NTS



**WATER & SANITARY SEWER
EXHIBIT 'A'
SWEETWATER
NEIGHBORHOOD**
38.40 ACRES (GROSS)
IN



COLLIN COUNTY, TEXAS

PREPARED FOR:
LFC Devco Sweetwater, LLC
8401 North Central Expressway, Suite 350, Dallas, TX 75225
Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:
HUITT-ZOLIARS
Huitt-Zollars, Inc.
1717 McKinney Ave., Ste. 1400 Dallas, Texas 75202
Phone (214) 871-3311 Fax (214) 871-0757

October 24, 2017

FACILITIES AGREEMENT

Light Farms Sweetwater Neighborhood

This Facilities Agreement (this "Agreement") is by and between the CITY OF CELINA, TEXAS, a ~~general home rule law~~ city located in Collin ~~and Denton~~ County, Texas (the "City") and LFC DEVCO SWEETWATER, LLC, a Texas limited liability company ("LFC"), and is made and entered into effective as of the date signed by the Mayor of the City (the "Effective Date"). The parties are sometimes individually referred to as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, LFC holds fee simple title to approximately 38.38 acres of land described by metes and bounds on the attached Exhibit A (the "Property"); and

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WHEREAS, LFC has submitted to the City construction plans for the Property (the "Construction Plans") prepared by Huitt-Zollars, Inc. (the "Engineer"), containing 179 residential lots in the Sweetwater Neighborhood (the "Subdivision"), as more particularly described on Exhibit B, attached hereto and incorporated herein for all purposes (the "Concept Plan"); and

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WHEREAS, the Construction Plans as submitted include a 10" sanitary sewer line to meet the anticipated usage of the Subdivision; and

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WHEREAS, the City has requested that LFC revise the Construction Plans to "upsized" the sanitary sewer line from 10" to 15" in order to accommodate the anticipated usage of the landowner to the north of the Subdivision (the "Sewer Upsize"); and

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WHEREAS, LFC has received a bid for the Sewer Upsize. Including associated engineering design and bonds the total cost of the Sewer Upsize is \$86,492.85 (the "Upsize Cost"); and

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WHEREAS, the City has agreed that the Upsize Cost is an accurate reflection of the cost to complete the Sewer Upsize; and

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WHEREAS, all of the final improvements for the Subdivision (the "Improvements") have not been fully completed and accepted by the City in accordance with Section 10.03.085 of the Celina Subdivision Ordinance (the "Subdivision Requirements"); and

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WHEREAS, LFC has requested a variance to the Subdivision Requirements for the purpose of allowing LFC to file a Final Plat (herein so called) of the Subdivision and to issue certain building permits within the Subdivision prior to the final completion of the Improvements on the terms described herein; and

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WHEREAS, the Parties are entering into this Agreement in accordance with Section 10.03.041 of the Celina Subdivision Ordinance (the "Variance Requirements").

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NOW THEREFORE, for and in consideration of these premises and of the mutual promises, obligations, covenants and benefits herein contained, the Parties contract and agree as follows:

- 1) Completion of the Improvements. LFC agrees to complete the Improvements in accordance with the Subdivision Requirements on or before September 30, 2018 (“Completion Date”).
- 2) Final Plat Filing. The City agrees that it will consider, approve, and permit filing of the Final Plat for the Subdivision prior to the final completion of the Improvements subject to the following:
 - (a) LFC has entered into a bonded contract for the installation of all streets, water, sanitary sewer and drainage facilities serving the lots reflected on the Final Plat;
 - (b) LFC has deposited funds equal to the remaining cost of the Improvements plus a ten percent (10%) contingency (the “Escrow Funds”) with a title company (“Escrow Agent”) selected by the City (the “Escrow”). The Escrow shall be accompanied by a written acknowledgement from the Engineer that the amount of the Escrow Funds represents Engineer’s reasonable estimate of the cost to complete the Improvements (the “Estimate”). The Escrow shall provide that LFC may withdraw Escrow Funds to complete any Improvements included in the Estimate. In the event LFC does not complete the Improvements by the Completion Date, the City is hereby authorized, but not obligated, to complete the Improvements, and may use the Escrow Funds to do so, and LFC shall remain liable for any additional costs of the City to complete the Improvements in accordance with the Variance Requirements, previous agreements between the parties, the Subdivision Ordinance, and any applicable law; and
 - (c) The Final Plat submittal otherwise satisfies all the City’s criteria related to plat submittal form and accuracy.
- 3) City Acceptance. LFC may request City acceptance of the water and wastewater systems serving the Subdivision and the City shall deliver a letter to LFC acknowledging the same, provided that:
 - (a) LFC has deposited the Escrow Funds for any uncompleted Improvements;
 - (b) The water system has been constructed in accordance with the Construction Plans, successfully passed the required and usual and customary pressure and chemical tests, and fire hydrants are installed; and
 - (c) The wastewater service has been constructed in accordance with the Construction Plans and the wastewater system has successfully passed the required and usual and customary tests for flow and obstructions and is operational.
- 4) Variance Lots. After the filing of the Final Plat, the City agrees to issue building permits on any lots in the Subdivision meeting the following criteria (the “Variance Lots”):

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- (a) Continuous paving has been installed from the Light Farms Way to such lot(s);
 - (b) The water and wastewater systems serving the lot(s) have been accepted by the City;
 - (c) The City's fire code official in his sole discretion has acknowledged the adequacy of fire access to the lot(s); and
 - (d) The applicant has submitted a complete application and has paid the required permit fees for such lot(s).
- 5) Building Permits. Except for the Variance Lots described in Section 4 above, the City shall not be required to issue any other residential building permits until the completion of the Improvements in accordance with the Subdivision Requirements.
- 6) Sewer Upsize Reimbursement. The City agrees that it will pay to LFC the amount of the Upsize Cost within 15 days of the date that City accepts LFC provides notice of completion of the Improvements, including the Sewer Upsizing. LFC shall provide together with the all applicable lien release affidavits as a condition of reimbursement.
- 7) Indemnity and Hold Harmless. LFC hereby indemnifies, defends and holds harmless the City from and against any and all losses, liabilities and obligations, which may be imposed upon, incurred by or asserted against the City in connection with LFC's completion of the Improvements or any actions taken by LFC within the Subdivision prior to the completion of the Improvements.
- 8) Term and Effect. This Agreement shall remain in effect until the completion of the Improvements and acceptance by City in accordance with the Subdivision Regulations.
- 9) Approvals and Consents. Approvals or consents required or permitted to be given under this Agreement shall be evidenced by an ordinance, resolution or order adopted by the governing body of the appropriate Party or by a certificate executed by a person, firm or entity previously authorized to give such approval or consent on behalf of the Party. Approvals and consents shall be effective without regard to whether given before or after the time required for giving such approvals or consents.
- 10) Notices. Any notice or other communication required by this Agreement to be given, provided, or delivered to a Party shall be in writing addressed to the Parties as set forth below.

If to the City, to:

City of Celina, Texas
 c/o City Administrator
 302 West Walnut
 Celina, Texas 75009
 FAX: 972-382-4041

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If to LFC, to:

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LFC Sweetwater, LLC
 c/o Patrick Vedra
 8401 N. Central Expressway, Suite 350
 Dallas, Texas 75225
 FAX: 214-292-3411

Each Party has the right to change, from time to time, its notice addresses by giving at least 10 days written notice to the other Parties.

- 11) No Additional Waiver Implied. The failure of any Party to insist upon strict performance of any provision of this Agreement shall not be construed as a waiver of the future performance of such provision by the other Parties.
- 12) Reservation of Rights. All rights, powers, privileges and authority of the Parties hereto not restricted or affected by the express terms and provisions hereof are reserved by the Parties and, from time to time, may be exercised and enforced by the Parties.
- 13) Authority. By executing below, the Parties agree that they have all necessary authority to enter into this Agreement, including any necessary approval by partners, directors or council members.
- 14) Waiver of Government Immunity. By executing this Agreement, the City waives sovereign immunity from suit solely for the purpose of enforcing this Agreement. The City does not waive or surrender any of its respective governmental powers, immunities, or rights except as provided herein.
- 15) Construction and Venue. This Agreement is a contract made under and shall be construed in accordance with and governed by the laws of the United States of America and the State of Texas, as such laws are now in effect and venue for any action shall lie only in Collin County, Texas.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties hereto have executed this agreement in multiple copies, each of equal dignity.

Accepted and executed as of the ____ day of _____, 2017.

CITY OF CELINA, TEXAS

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By: _____
Sean Terry, Mayor

STATE OF TEXAS §
COUNTY OF COLLIN §

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This instrument was acknowledged before me on this ____ day of _____, 2017, by Sean Terry, Mayor, City of Celina, Texas, on behalf of said city.

Notary Public in and for the State of Texas

LFC DEVCO SWEETWATER, LLC,
a Texas limited liability company

By: RJM/CELINA III, L.P.,
a Texas limited partnership,
Manager

By: RJM/CELINA III GP, INC.,
a Texas corporation,
General Partner

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
COUNTY OF COLLIN §

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This instrument was acknowledged before me this ___ day of _____, 201_, by _____
_____ of RJM/Celina III GP, Inc., a Texas
corporation, general partner of RJM/Celina III, L.P., a Texas limited partnership, manager of
LFC Devco Sweetwater Company, LLC, a Texas limited liability company, on behalf of said
limited liability company.

Notary Public in and for the State of Texas

Exhibits:

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Exhibit A Legal Description of the Property
Exhibit B Concept Plan

Exhibit A

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LEGAL DESCRIPTION

WHEREAS, LFC Land Company, LLC is the owner of a tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas and being a portion of a tract of land described as Tract A in instrument to LFC Land Company, LLC as recorded under Document Number 20120423000464780 of the Official Public Records of Collin County, Texas, and being more particularly described as follows;

COMMENCING at a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the northwest corner of Lot 13-X, Drainage Easement and Open Space of the Doe Branch Tributary No.2 as shown on Light Farms Phase One, an addition to Collin County as recorded in Volume 2013, Page 278 of the Plat Records, Collin County, Texas, said point also being on the westerly line of said Tract A and beginning of a curve to the left having a delta angle of 13 degrees 58 minutes 18 seconds, a radius of 3,664.79 feet and being subtended by a chord which bears North 01 degrees 37 minutes 17 seconds West a distance of 886.58 feet;

THENCE continuing northerly along said curve to the left an arc distance of 888.78 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at end of said curve;

THENCE North 08 degrees 36 minutes 26 seconds West, continuing along the westerly line of said Tract A, a distance of 7.03 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for the POINT OF BEGINNING;

THENCE North 08 degrees 36 minutes 26 seconds West, continuing along the westerly line of said Tract A, a distance of 1,578.74 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the northwest corner of said Tract A;

THENCE North 89 degrees 27 minutes 32 seconds East, along the northerly line of said Tract A, passing a 5/8 inch iron rod found at the southwest corner of 43.84 acre tract of land described in instrument to Lucas Celina 209, Ltd. as recorded under Document No. 20071114001544500 of the Official Public Records of Collin County, Texas at a distance of 322.72 feet, and continuing along the south line of said 43.84 acre tract for a total distance of 1,571.93 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the southeast corner of said 43.84 acre tract;

THENCE South 85 degrees 06 minutes 04 seconds East, departing from the said southeast corner of the 43.84 acre tract, a distance of 125.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE South 04 degrees 53 minutes 56 seconds West a distance of 258.79 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE South 06 degrees 48 minutes 29 seconds West a distance of 150.08 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE South 04 degrees 53 minutes 56 seconds West a distance of 58.54 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE North 85 degrees 06 minutes 04 seconds West a distance of 100.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE South 04 degrees 53 minutes 56 seconds West a distance of 58.21 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the left having a delta angle of 5 degrees 32 minutes 04 seconds, a radius of 2,050.00 feet and being subtended by a chord which bears South 02 degrees 07 minutes 55 seconds West a distance of 197.94 feet;

THENCE southerly along said curve to the left an arc distance of 198.01 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE South 00 degrees 38 minutes 07 seconds East a distance of 115.68 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" for a corner;

THENCE South 89 degrees 21 minutes 53 seconds West a distance of 98.63 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" to the beginning of a curve to the left having a delta angle of 51 degrees 58 minutes 51 seconds, a radius of 360.00 feet and being subtended by a chord which bears South 63 degrees 22 minutes 27 seconds West a distance of 315.52 feet;

THENCE southwesterly along said curve to the left an arc distance of 326.61 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE South 37 degrees 23 minutes 01 second West a distance of 168.14 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE South 43 degrees 04 minutes 39 seconds West a distance of 60.30 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE South 37 degrees 23 minutes 01 second West a distance of 113.92 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a delta angle of 28 degrees 20 minutes 40 seconds, a radius of 245.00 feet and being subtended by a chord which bears South 51 degrees 33 minutes 21 seconds West a distance of 119.97 feet;

THENCE southwesterly along said curve to the right an arc distance of 121.20 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE South 65 degrees 43 minutes 41 seconds West a distance of 417.41 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE North 76 degrees 10 minutes 41 seconds West a distance of 32.54 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the right having a delta angle of 109 degrees 46 minutes 14 seconds, a radius of 50.00 feet and being subtended by a chord which bears South 68 degrees 42 minutes 26 seconds West a distance of 81.80 feet;

THENCE southwesterly along said curve to the right an arc distance of 95.79 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE South 65 degrees 43 minutes 41 seconds West a distance of 141.68 feet to the Point of Beginning and containing 42.00 acres of land, more or less.

Exhibit B
Concept Plan



Public Works
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Alan Fourmentin, Director of Public Works
CC: Jason Laumer, City Manager
Date: November 14, 2017
Re: Wastewater Treatment Plant Professional Services Amendment #1

Action Requested:

Consider and act to authorize the City Manager to execute Work Order #5 Amendment #1 between the City of Celina and Garver, LLC in the amount of \$698,928 for professional services relating to the Wastewater Treatment Plant improvements. (Fourmentin)

Background Information:

This Contract Amendment #1 will amend Work Order #5 between the City of Celina and Garver, LLC, dated December 16, 2016 for professional services related to the Wastewater Treatment Plant Expansion. This amendment adds professional services for the final design, bidding and construction administration services for expansion of the current design from 0.75 mgd to 0.95 mgd.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

Budgeted as part of the 2017 Bond Issuance

Legal Review:

City Attorney has reviewed

Supporting Documents:

Garver Work Order #5 Amendment #1

Staff Recommendation:

Approve



AMENDMENT TO WORK ORDER NO. 5
City of Celina
Celina, Texas
Project No. 16088970

CONTRACT AMENDMENT NO. 1

This Contract Amendment No. 1, effective on the date last written below, shall amend the Work Order No. 5 between the City of Celina (Owner) and GARVER, LLC (GARVER), dated December 16, 2016 referred to in the following paragraphs as the original contract.

This Contract Amendment No. 1 adds professional engineering services for the:

Final design and bidding for expansion of the current design from 0.75 mgd to 0.95 mgd.

The original contract is hereby modified as follows:

Task 4.0 Final Design

In addition to the originally scoped facilities, the following processes and design items will be integrated in the final design package. These items were identified as phased improvements in the Conceptual Engineering Report, dated December 6, 2016, which served as the basis for the original design scope:

1. Additional and revised site and civil improvements including additional and revised piping and roadway improvements
2. New mechanical fine screen at the headworks and raising the divider wall to accommodate the revised hydraulics resulting from the fine screen addition together with updated flows
3. Additional Conventional Activated Sludge (CAS basin volume with piping and diffusers) to increase overall design capacity to 0.95 mgd. (clarifier design is not included since the original work order includes clarifier design to 0.95 mgd)
4. Additional sludge storage basin volume and associated aeration facilities to accommodate increased sludge production resulting from the increased design rating.
5. Dewatering building expansion, if needed (to be determined within 10% of progress)
6. New sludge transfer pump and associated piping
7. New sludge polymer feed and mixing chamber
8. New sludge press and flocculator
9. Interconnecting piping
10. Electrical and controls updates for new equipment

These items will be included and sized for a design flow rate of 0.95 mgd.

Task 5.0 Bidding Services

Garver will provide the services (as listed in the original Work Order No. 5, Task 5) for the additional designed elements as listed in Task 4.0 of this Amendment.

Task 6.0 Construction Administration Services

During the construction phase of work, Garver will provide the following engineering during construction



services:

1. Attend a preconstruction meeting.
2. Attend up to twenty-four (24) monthly progress/coordination meetings with the Owner/Contractor.
3. Evaluate and respond to construction material submittals and shop drawings. Corrections or comments made by Garver on the shop drawings during this review will not relieve Contractor from compliance with requirements of the drawings and specifications. The check will only be for review of general conformance with the design concept of the project and general compliance with the information given in the contract documents. The Contractor will be responsible for confirming and correlating all quantities and dimensions, selecting fabrication processes and techniques of construction, coordinating his work with that of all other trades, and performing his work in a safe and satisfactory manner. Garver's review shall not constitute approval of safety precautions or constitute approval of construction means, methods, techniques, sequences, procedures, or assembly of various components. When certification of performance characteristics of materials, systems or equipment is required by the Contract Documents, either directly or implied for a complete and workable system, Garver shall be entitled to rely upon such submittal or implied certification to establish that the materials, systems or equipment will meet the performance criteria required by the Contract Documents. The scope assumes 180 submittals.
4. Issue instructions to the Contractor on behalf of the Owner and issue necessary clarifications (respond to RFIs) regarding the construction contract documents. The scope assumes 40 RFIs.
5. Prepare up to two change orders.
6. Prepare and furnish record drawings based on mark-ups to the conformed drawings to be provided by the Owner.
7. Participate in final project inspection and review Owner's punch list.

The proposed fee for Construction Phase Services is based on a 730-calendar-day construction contract performance time. If the construction time extends beyond the time established in this agreement, and the Owner wants Garver to continue the applicable Construction Phase Services, the Owner will pay Garver an additional fee agreed to by the Owner and Garver.

Extra Work

The following items are not included under this Amendment but will be considered as extra work:

1. Additional meetings beyond those listed herein.
2. Submittals or deliverables in addition to those listed herein.
3. Preparation of an Industrial or Construction Storm Water Pollution Prevention Plan (SWPPP). The construction contract documents will require the Contractor to prepare, maintain, and submit a SWPPP to the appropriate agency.
4. Construction materials testing.
5. Startup and/or Commissioning Services
6. On-site Resident Representation of any kind.
7. Construction observation of any kind.
8. SCADA integration or programming.
9. Services after construction, such as training, warranty follow-up, and operations support.
10. Stormwater Discharge permitting and updating, and any permitting or processing fees



SECTION 2 – PAYMENT

For the work described in this Amendment, the Owner will pay GARVER on a lump sum basis. The Owner represents that funding sources are in place with the available funds necessary to pay GARVER. The following table presents a summary of the fee amounts and fee types for this contract. For informational purposes, a breakout of anticipated hours is included as a separate exhibit to this agreement.

WORK DESCRIPTION	FEE AMOUNT	FEE TYPE
Task 4 – Detailed Design	\$273,188	LUMP SUM, Not To Exceed
Task 5 – Bidding	\$17,734	
Task 6 – Construction Administration	\$408,006	
TOTAL FEE	\$698,928	LUMP SUM, Not To Exceed
Original Work Order #5	\$805,515	LUMP SUM, Not To Exceed
TOTAL AMENDED FEE	\$1,504,443	LUMP SUM, Not To Exceed



This Agreement may be executed in two (2) or more counterparts each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, Owner and GARVER have executed this Amendment effective as of the date last written below.

CITY OF CELINA

GARVER, LLC

By: _____
Signature

By: _____
Signature

Name: _____
Printed Name

Name: Jeffrey Sober
Printed Name

Title: _____

Title: Vice President

Date: _____

Date: November 8, 2017

Attest: _____

Attest: _____

Attachment: Garver Work Order 5 Amendment 1 [Revision 2] (WWTP Professional Services Amendment #1)



City Secretary
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Vicki Faulkner, City Secretary
CC: Jason Laumer, City Manager
Date: November 14, 2017
Re: 2017 Certified Tax Roll

Action Requested:

Consider and act upon a resolution of the City Council of the City of Celina, Texas, accepting the 2017 Certified Tax Roll for the City of Celina. (Toutounchian)

Background Information:

This annually occurring action approves the 2017 Certified Tax Roll as required by Texas Tax Code.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

Resolution
2017 Certified Tax Roll

Staff Recommendation:

**CITY OF CELINA
RESOLUTION NO. 2017- R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS,
ACCEPTING THE 2017 CERTIFIED TAX ROLL FOR THE CITY OF CELINA;
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Celina, Texas (the “City”) is a Home Rule Municipality located in Collin County and Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the City of Celina Home Rule Charter; and

WHEREAS, the City Council has received and reviewed the 2017 certified property tax rolls submitted by the Collin County Appraisal District, attached hereto as exhibit “A”; and

WHEREAS, a budget appropriating revenues generated by the collection of ad valorem taxes for the use and support of the municipal government of the City of Celina has been approved and adopted by the City Council as required by Title Four (4), Section 102.009 of the Texas Local Government Code.

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF CELINA, TEXAS, THAT:**

Section 1. The certified tax roll prepared and submitted by the Chief Appraiser for the Collin County Appraisal District, reflecting an adjusted property tax base of \$1,080,755,891.00 is hereby accepted by the Celina City Council.

Section 2. This Resolution shall take effect from and after its date of passage in accordance with law, and it is accordingly so resolved.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
CELINA, TEXAS**, this 14th day of November, 2017.

Sean Terry, Mayor

Vicki Faulkner, City Secretary

City Attorney

Attachment: 2017- R 2017 Certified Tax Roll (Tax Roll)

Run Date: September 22, 2017

Collin County Tax Office

Page 14 of

2017 TAX ROLL SUMMARY

128
09 - CELINA CITY

	Amount	Count
NUMBER OF ACCOUNTS		5,300
MARKET VALUES		
ROLLCODE: PERSONAL		
Personal	\$48,781,310	
ROLLCODE: REAL		
Agriculture	\$638,015,939	
Improvement	\$669,017,269	
Improvement Non-Home Site	\$108,974,656	
Land	\$261,147,713	
Land Aq Land	\$2,009,770	
Land Non-Home Site	\$162,304,268	
TOTAL MARKET VALUE	\$1,890,250,925	
DEFERRALS		
Aq	\$637,295,544	335
TOTAL DEFERRALS	\$637,295,544	
EXEMPTIONS		
Absolute Exemption	\$228,626	1
Absolute Exemption , XN , XN	\$0	1
Autos , XO , PPV , XO , PPV	\$6,914,394	36
Cap Adjustment , XT , XT	\$39,519,482	1,271
Disabled	\$735,000	30
Disabled Veteran	\$6,935,240	82
Economic Development , XL , XL	\$1,500	1
Energy , XR , XR	\$1,377,791	2
Freeport	\$0	1
Historic Site	\$0	6
Homestead	\$0	1,753
Miscellaneous , XV , XV	\$105,233,799	170
Nominal Value	\$3,723	17
Over 65	\$11,125,193	383
Pollution Control	\$124,742	3
TOTAL EXEMPTIONS	\$172,199,490	
GRAND TOTAL FOR DEFERRALS AND EXEMPTIONS	\$809,495,034	
TOTAL MARKET VALUE	\$1,890,250,925	
TAXABLE VALUE	\$1,080,755,891	
TAX RATE	0.645	
ROLLCODE: PERSONAL		
Levy	\$268,011.41	356
ROLLCODE: REAL		
Levy	\$6,702,864.42	4,944
TOTAL LEVY	\$6,970,875.83	
LEVY LOST DUE TO FROZEN	\$0.00	
OTHER LOST LEVY	\$0.00	
TOTAL LOST LEVY	\$0.00	

Attachment: 2017 Certified Tax Roll (Tax Roll)

Run Date: September 22, 2017

Collin County Tax Office

Page 15 of

2017 TAX ROLL SUMMARY

128
09 - CELINA CITY

Calculation Analysis							
	Calc Levy	- Tax Amount	=	Diff.	Market Value	Exemption	Taxable Value
Frozen	0.00	0.00		0.00	0	0	0
DV100 (Excl. Frozen)	729.15	729.15		0.00	6,941,119	6,419,240	521,879
Prorated (Excl. Frozen	0.00	0.00		0.00	0	0	0
Other	6,970,146.68	6,970,146.68		0.00	1,883,309,806	803,075,794	1,080,234,012
Total	6,970,875.83	6,970,875.83		0.00	1,890,250,925	809,495,034	1,080,755,891
DV100 (Incl. Frozen)	0.00	0.00		0.00	0	0	0
Prorated (Incl. Frozen	0.00	0.00		0.00	0	0	0

Attachment: 2017 Certified Tax Roll (Tax Roll)



Fire Department
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Mark Metdker, Public Safety Director
CC: Jason Laumer, City Manager
Date: November 14, 2017
Re: This is our annual Interlocal Cooperation Agreement for Fire and EMS with Denton County

Action Requested:

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

Background Information:

This is an annual occurrence.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

Staff Recommendation:

approval

THE COUNTY OF DENTON

§
§
§
§CITY OF CELINA
AMBULANCE SERVICES

STATE OF TEXAS

INTERLOCAL COOPERATION AGREEMENT
AMBULANCE SERVICE

THIS AGREEMENT, which has an effective date of October 1, 2017, is made and entered into by and between Denton County a political subdivision of the State of Texas, hereinafter referred to as "the **COUNTY**," and the City of Celina, a municipal corporation, located in Denton County, Texas, hereinafter referred to as "the **AGENCY**".

WHEREAS, the **COUNTY** is a duly organized political subdivision of the State of Texas engaged in the administration of county government and related services for the benefit of the citizens of Denton County; and

WHEREAS, the **AGENCY** is a municipal corporation, duly organized and operating under the laws of the State of Texas and engaged in the provision of ambulance services and related services for the benefit of the citizens of the City of Celina; and

WHEREAS, the **AGENCY** is an owner and operator of certain ambulance vehicles and other equipment designed for the transportation of persons who are sick, infirmed or injured and has in its employ trained personnel whose duties are related to the treatment of said individuals and the use of such vehicles and equipment; and

WHEREAS, the **COUNTY** desires to obtain emergency ambulance and related services for the benefit of residents of the **COUNTY** living in unincorporated areas of the **COUNTY** which the **AGENCY** is capable of providing; and

WHEREAS, the provision of emergency ambulance and related services is a governmental function that serves the public health and welfare and is of mutual concern to both the **COUNTY** and the **AGENCY**; and

WHEREAS, the **COUNTY** desires to expend County funds to defray the expense of establishing, operating and maintaining emergency ambulance services in the County; and

WHEREAS, the **COUNTY** and the **AGENCY** mutually desire to be subject to and contract pursuant to the provisions of Texas Government Code, Chapter 791 and Texas Health and Safety Code, Section 774.003, and

Attachment: 2017-2018- ICA EMS - Celina (Fire/EMS ICA with Denton County)

NOW THEREFORE, the **COUNTY** and the **AGENCY**, in consideration of the mutual promises, covenants, and Agreements stated herein, agree as follows:

I.
TERM

The term of this Agreement shall be for the period beginning of October 1, 2017, and ending on September 30, 2018.

II.
DEFINITIONS

As used herein, the words and phrases hereinafter set forth shall have the meanings as follows:

- A. "Emergency" shall mean any circumstance that calls for immediate action and in which the element of time in transporting the sick, wounded or injured for medical treatment is essential to the health or life of a person or persons. Whether an emergency, in fact, exists is solely up to the discretion of the **AGENCY**. For dispatch purposes only, "emergency" shall include, but not be limited to:
 - 1. The representation by the individual requesting ambulance service that an immediate need exists for the transportation of a person from any location within the agreed operating area of the **AGENCY** to a place where emergency medical treatment may be obtained; or
 - 2. The representation by the individual requesting ambulance service that an immediate need exists for the transportation of a person from any location within the agreed operating area of the **AGENCY** to the closest medical facility.
- B. "Rural area" means any area within the boundaries of the **COUNTY**, but outside the corporate limits of all incorporated cities, towns and villages within the **COUNTY**.
- C. "Urban area" means any area within the corporate limits of an incorporated city, town or village within the **COUNTY**.
- D. "Emergency ambulance call" means a response to a request for ambulance service by the personnel of the **AGENCY** in a situation involving an emergency, as defined above, by an ambulance vehicle. A single response to a call may involve the transportation of more than one person at a time, but shall be considered as only one call.

III.
SERVICES

The services to be rendered under this Agreement by the **AGENCY** are the ambulance services normally rendered by the **AGENCY** to citizens of City of Celina in circumstances of emergency, but which services will now be extended to all citizens of the **COUNTY** residing in

the unincorporated areas of the **COUNTY** within the operating territory or jurisdiction of the **AGENCY**, as agreed to by the **AGENCY** and the **COUNTY** in this Agreement and as set forth in "Exhibit A," attached hereto and incorporated herein by reference.

It is recognized that the officers and employees of the **AGENCY** have the duty and responsibility of rendering ambulance services to citizens of the **AGENCY** and the **COUNTY**. In the performance of these duties and responsibilities, it shall be within the sole responsibility and discretion of the officers and employees of the **AGENCY** to determine priorities in the dispatching and use of such equipment and personnel and the judgment of the officer or employee shall be final.

The **COUNTY** shall designate the County Judge to act on behalf of the **COUNTY** and to serve as "Liaison Officer" between the **COUNTY** and the **AGENCY**. The County Judge, or her designated substitute, shall devote sufficient time and attention to insure the performance of all duties and obligations of the **COUNTY** under this Agreement and shall provide for the immediate and direct supervision of employees, agents, contractors, sub-contractors and/or laborers of the **COUNTY** engaged in the performance of this Agreement.

IV. PERFORMANCE OF SERVICES

The **AGENCY** shall devote sufficient time and attention to insure the performance of all duties and obligations of the **AGENCY** under this Agreement and shall provide immediate and direct supervision of the **AGENCY's** employees, agents, contractors, sub-contractors and/or laborers engaged in the performance of this Agreement for the mutual benefit of the **AGENCY** and the **COUNTY**.

V. COMPENSATION

COUNTY agrees to pay to the **AGENCY** an estimated fee of \$2,862.00 (amount rounded to the nearest dollar) based on a funding formula as follows:

1. A fixed sum based on a population percentage .4944 per capita; said sum computes to \$687.21.
2. A fixed sum of \$257.1269 per ambulance transport. There were no transports made by **AGENCY** in fiscal year 2017.
3. A fixed sum based on 3.16 rural miles in the agreed operating territory; said sum computes to \$2,174.90.

The first and third sums are based upon population and mileage figures obtained from the North Central Texas Council of Governments. The second sum is based upon the definition of an "ambulance call" for purposes of this Agreement. Payment shall not be allowed for any instance in which a patient is not transported. Consistent with the reporting procedures described below, the **AGENCY** shall receive payment for transporting the patient regardless of the service delivery area in which the call originated.

Each emergency transport made shall be submitted on the standardized ambulance transportation reporting form approved and provided by the **COUNTY**. It shall be the responsibility of the **AGENCY** to fully complete the forms and to provide complete and accurate patient information. A list of emergency transports shall be submitted monthly by the **AGENCY**. Emergency transport forms not timely submitted shall not be considered for payment. Completed emergency transport forms may be submitted by personal delivery, U.S. Mail, facsimile or email to the office of the Denton County Fire Marshal. The date of submission shall be the date the fully documented request is received in said office.

VI. FINANCIAL RECORDS

The **AGENCY** agrees to make its financial records available for audit and/or review by the **COUNTY**, upon request by the **COUNTY**.

VII. RESPONSIBILITY OF THE COUNTY

The **COUNTY**, to the extent permitted by law, shall be responsible for the acts, omissions and negligence of all officers, employees and agents of the **COUNTY** who are engaged in the performance of this Agreement.

VIII. RESPONSIBILITY OF THE AGENCY

The **AGENCY**, to the extent permitted by law, shall be responsible for the acts, omissions and negligence of all officers, employees and agents of the **AGENCY** who are engaged in the performance of this Agreement.

IX. APPLICABLE LAW

The **COUNTY** and the **AGENCY** understand and agree that liability under this contract is governed by Texas Government Code, Chapter 791 and Texas Health and Safety Code, Section 774.003. This Agreement is made in contemplation of the applicability of these laws to

the Agreement. Insofar as legally possible the **COUNTY** and the **AGENCY** agree to be bound by the above mentioned statutes as they exist as of the date of this Agreement.

X.
DEFAULT

In the event of default of any of the covenants herein contained, this Agreement may be terminated at the discretion of the non-defaulting party if such default continues for a period of ten (10) days after notice to the other party in writing of such default and the intent to terminate this Agreement due to the default. Unless the default is cured, this Agreement shall terminate.

XI.
TERMINATION

This Agreement may be terminated at any time by either the **COUNTY** or the **AGENCY** by giving sixty (60) days advance written notice to the other party. In the event of termination by either party, the **AGENCY** shall be compensated pro rata for all services performed to termination date together with reimbursable expenses then due as authorized by this Agreement. In the event of such termination, should the **AGENCY** be overcompensated on a pro rata basis for all services performed to the termination date and/or be overcompensated for reimbursable expenses, the **COUNTY** shall be reimbursed pro rata for all such overcompensation. Acceptance of such reimbursement shall not constitute a waiver of any claim that may otherwise arise out of this Agreement.

XII.
GOVERNMENTAL IMMUNITY

The fact that the **COUNTY** and the **AGENCY** accept certain responsibilities relating to the rendering of ambulance services under this Agreement as a part of their responsibility for providing protection for the public health makes it imperative that the performance of these vital services be recognized as a governmental function and that the doctrine of governmental immunity shall be, and is hereby, invoked to the extent permitted under the law. Neither the **AGENCY**, nor the **COUNTY** waive, nor shall be deemed to have hereby waived any immunity or defense that would otherwise be available to it against claims arising from the exercise of governmental powers and functions.

XIII.
ENTIRE AGREEMENT

This Agreement represents the entire Agreement between the **COUNTY** and the **AGENCY** and supersedes all prior negotiations, representations and Agreements, either written or oral. This Agreement may be amended only by written instrument signed by both parties.

XIV.
LAW OF CONTRACT

This Agreement and any of its terms or provisions, as well as the rights and duties of the parties hereto, shall be governed by the laws of the State of Texas. The venue for any dispute, or matter, arising under this Agreement shall lie in Denton County, Texas.

XV.
SEVERABILITY

In the event that any portion of this Agreement shall be found to be contrary to law, it is the intent of the parties hereto that the remaining portions of this Agreement shall remain valid and in full force and effect to the fullest extent possible.

XVI.
AUTHORITY

The undersigned officer or agents of the parties are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the Parties.

XVII.
SERVICE AREA

Acceptance of this Agreement constitutes approval of the service area set out in attached Exhibit "A".

EXECUTED in triplicate originals on the dates set forth below.

COUNTY:

Denton County, Texas
110 West Hickory Street, 2nd Floor
Denton, Texas 76201

BY: _____
Mary Horn
Denton County Judge

Acting on behalf of and by
the authority of the Denton County
Commissioners Court of Denton, Texas

AGENCY:

City of Celina
142 N. Ohio Drive
Celina, Texas 75009

BY: _____
Name _____
Title _____

Acting on behalf of and by the
authority of the City of Celina

DATED: _____

DATED: _____

ATTEST:

APPROVED AS TO CONTENT:

BY: _____
Denton County ClerkBY: _____
Denton County Fire Marshal

APPROVED AS TO FORM:

BY: _____
Assistant District Attorney**AUDITOR'S CERTIFICATE**

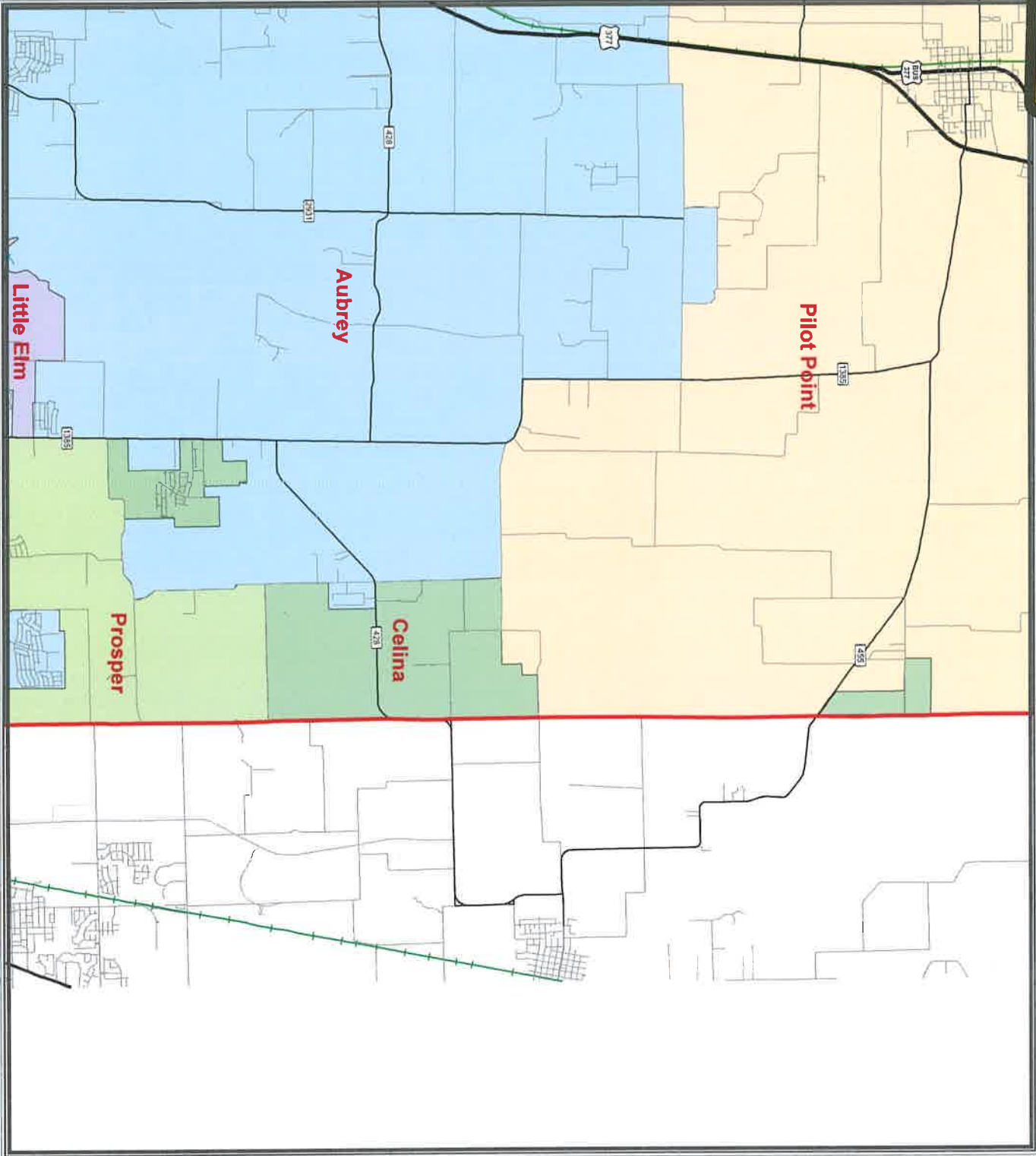
I hereby certify that funds are available in the amount of \$_____ to
accomplish and pay the obligation of Denton County under this Agreement.

James Wells, Denton County Auditor

DENTON COUNTY

Celina EMS District

Attachment: 2017-2018- ICA EMS - Celina (Fire/EMS ICA with Denton County)



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CONTACT INFORMATION
 DENTON COUNTY
 1000 W. WILSON ST.
 DENTON, TX 76201
 PHONE: 940.343.1000
 FAX: 940.343.1001



- City Population**
 1,000,000
 500,000
 250,000
 100,000
 50,000
 25,000
 10,000
 5,000
 2,500
 1,000
 500
 250
 100
 50
 25
 10
 5
 2
 1
- INTERSTATE
 - STATE HIGHWAY
 - US HIGHWAY
 - RAILROAD
 - CEMETERY
 - PAVED ROAD
 - UNPAVED ROAD
 - APPROXIMATE
 - STREETS
 - LAKES & PONDS



THE COUNTY OF DENTON

§
§
§
§CITY OF CELINA
FIRE DEPARTMENT

STATE OF TEXAS

INTERLOCAL COOPERATION AGREEMENT
FIRE PROTECTION SERVICES

THIS AGREEMENT, which has an effective date of October 1, 2017, is made and entered into by and between Denton County, a political subdivision of the State of Texas, hereinafter referred to as "the **COUNTY**," and the City Celina Fire Department, a municipal corporation, located in Denton County, Texas, hereinafter referred to as "the **AGENCY**".

WHEREAS, the **COUNTY** is a duly organized political subdivision of the State of Texas engaged in the administration of county government and related services for the benefit of the citizens of Denton County; and

WHEREAS, the **AGENCY** is a municipal corporation, duly organized and operating under the laws of the State of Texas and engaged in the provision of fire protection services and related services for the benefit of the citizens of the City of Celina; and

WHEREAS, the **AGENCY** is the owner and operator of certain fire protection vehicles and other equipment designed for the extinguishing of fire and prevention of damage to property and injury to persons from fire and has in its employ trained personnel whose duties are related to the use of such vehicles and equipment; and

WHEREAS, the **COUNTY** and the **AGENCY** mutually desire to be subject to and contract pursuant to provisions of the Texas Government Code, Chapter 791 and the Texas Local Government Code, Chapter 352, and

NOW, THEREFORE, the **COUNTY** and the **AGENCY**, for the mutual promises, covenants, Agreements and consideration stated herein, agree as follows:

I.
TERM

The term of this Agreement shall be for the period beginning of October 1, 2017, and ending September 30, 2018.

II.
SERVICES

The services to be rendered in accordance with this Agreement by the **AGENCY** are the fire protection services normally rendered by the **AGENCY** to citizens of the City of Celina in circumstances of emergency, but which services will now be extended to all citizens of the

COUNTY residing in the unincorporated areas of the **COUNTY** within the operating territory or jurisdiction of the **AGENCY**, as agreed to by the **AGENCY** and the **COUNTY** in this Agreement and as set forth in "Exhibit A," attached hereto and incorporated herein by reference. These services are rendered in consideration of the basic funding and the separate per call fee set forth in this Agreement for the common good and benefit and to serve the public convenience and necessity of the citizens of the **COUNTY** who are not otherwise protected with respect to fire prevention, extinguishment, safety and rescue services. The services to be rendered are as follows:

- A. The **AGENCY** shall make available and provide emergency fire prevention, extinguishment, safety and rescue services within the agreed or specified territory or jurisdiction of the **AGENCY**.
- B. The **AGENCY** shall respond to requests for fire protection services made within the portion of the **COUNTY** designated as "*Celina*" as set out in Exhibit "A".
- C. The **COUNTY** agrees that, in the event a fire in the **AGENCY**'s unincorporated designated area which the **AGENCY** considers to be of an incendiary nature and upon request by the **AGENCY**, the County Fire Marshal will dispatch investigation personnel to the fire scene within a response time sufficient to legally maintain and protect all evidence of said fire and will conduct all appropriate investigation and assist in the prosecution of any case of arson. The **AGENCY** shall not be responsible for investigations of suspected incendiary fires in the unincorporated areas, but shall cooperate with the County Fire Marshal in immediately relating all pertinent information possible to the investigator(s).
- D. The **COUNTY** agrees that the County Fire Marshal may assist in the conduct of appropriate investigations of a fire which the **AGENCY** considers to be of incendiary nature in the **AGENCY**'s incorporated area upon request of the **AGENCY**.
- E. The **AGENCY** shall submit monthly statements on the Texas Fire Incident Reporting System's standardized forms to the Denton County Fire Marshal, 9060 Teasley Lane, Denton, Texas 76210-4010. This form will serve as the billing statement to the **COUNTY** for reimbursement of calls made in the unincorporated area. The Denton County Fire Marshal shall provide the forms upon request from the **AGENCY**.
- F. The **AGENCY**, in the performance of its duties and responsibilities under this Agreement, shall have the responsibility, within the sole discretion of the officers and employees of the **AGENCY**, except as otherwise determined by the Denton County Fire Marshal, to determine priorities in the dispatching and use of the **AGENCY**'s equipment and personnel, and the judgment of any such officer or employee as to such matters shall be the final determination.

The **COUNTY** shall designate the County Judge to act on behalf of the **COUNTY** and to serve as "Liaison Officer" between the **COUNTY** and the **AGENCY**. The County Judge, or her designated substitute, shall devote sufficient time and attention to insure the performance of all duties and obligations of the **COUNTY** under this Agreement and shall provide immediate and direct supervision of employees, agents, contractors, sub-contractors and/or laborers of the **COUNTY** engaged in the performance of this Agreement for the mutual benefit of the **COUNTY** and the **AGENCY**.

III. PERFORMANCE OF SERVICE

The **AGENCY** shall devote sufficient time and attention to insure the performance of all duties and obligations of the **AGENCY** under this Agreement and shall provide immediate and direct supervision of the **AGENCY's** employees, agents, contractors, sub-contractors and/or laborers engaged in the performance of this Agreement for the mutual benefit of the **AGENCY** and the **COUNTY**.

IV. COMPENSATION

The **COUNTY** agrees to pay to the **AGENCY** for the full performance of services as provided in this Agreement the sum of **\$10,000.00**, payable upon execution of this Agreement, and further agrees to pay the sum of **\$550.00** per fire call in the designated unincorporated areas of the **COUNTY** from October 1, 2017, to September 30, 2018. The **COUNTY** anticipates the **AGENCY** to run approximately 1 fire call for a total funding of **\$550.00** for fire calls. The total payments by the **COUNTY** to the **AGENCY** pursuant to this Agreement are estimated to be **\$10,550.00**. The **COUNTY** will make no payment to the **AGENCY** for service provided outside the agreed service district whether by Mutual Aid Agreement or otherwise. The **AGENCY** understands and agrees that payment by the **COUNTY** to the **AGENCY** shall be made in accordance with the normal and customary processes and business procedures of the **COUNTY** and in conformance with applicable state law.

V. FINANCIAL RECORDS

The **AGENCY** agrees to make its financial records available for audit and/or review by the **COUNTY**, upon request by the **COUNTY**.

VI.
RESPONSIBILITY OF THE COUNTY

The **COUNTY**, to the extent permitted by law, shall be responsible for the acts, negligence and omissions of all officers, employees and agents of the **COUNTY** who are engaged in the performance of this Agreement.

VII.
RESPONSIBILITY OF THE AGENCY

The **AGENCY**, to the extent permitted by law, shall be responsible for the acts, negligence and omissions of all officers, employees and agents of the **AGENCY** who are engaged in the performance of this Agreement.

VIII.
APPLICABLE LAW

The **COUNTY** and the **AGENCY** understand and agree that liability under this contract is governed by the Texas Government Code, Chapter 791 and the Texas Local Government Code, Chapter 352. This Agreement is made in contemplation of the applicability of these laws to the Agreement. Insofar as legally possible the **COUNTY** and the **AGENCY** agree to be bound by the above mentioned statutes as they exist as of the date of this Agreement.

IX.
DEFAULT

In the event of default of any of the covenants herein contained, this Agreement may be terminated at the discretion of the non-defaulting party if such default continues for a period of ten (10) days after notice to the other party in writing of such default and the intent to terminate this Agreement due to the default. Unless the default is cured, this Agreement shall terminate.

X.
TERMINATION

This Agreement may be terminated any time, by either the **COUNTY** or the **AGENCY** by giving sixty (60) days advance written notice to the other party. In the event of termination by either party, the **AGENCY** shall be compensated pro rata for all services performed to the termination date together with reimbursable expenses then due as authorized by this Agreement. In the event of such termination, should the **AGENCY** be overcompensated on a pro rata basis for all services performed to the termination date and/or be overcompensated reimbursable expenses, the **COUNTY** shall be reimbursed pro rata for all such overcompensation.

Acceptance of such reimbursement shall not constitute a waiver of any claim that may otherwise arise out of this Agreement.

XI.
GOVERNMENTAL IMMUNITY

The fact that the **COUNTY** and the **AGENCY** accept certain responsibilities relating to the rendition of fire protection services under this Agreement as part of their responsibility for providing protection for the public health makes it imperative that the performance of these vital services be recognized as a governmental function and that the doctrine of governmental immunity shall be, and it is hereby, invoked to the extent permitted by law. Neither the **AGENCY**, nor the **COUNTY** waive, nor shall be deemed to have hereby waived, any immunity or defense that would otherwise be available to it against claims arising from the exercise of government powers and functions.

XII.
ENTIRE AGREEMENT

This Agreement represents the entire Agreement between the **COUNTY** and the **AGENCY** and supersedes all prior negotiations representations and Agreements, either written or oral. This Agreement may be amended only by written instrument signed by both parties.

XIII.
LAW OF CONTRACT

This Agreement and any of its terms or provisions, as well as the rights and duties of the parties hereto, shall be governed by the laws of the State of Texas. The venue for any dispute, or matter, arising under this Agreement shall lie in Denton County, Texas.

XIV.
SEVERABILITY

In the event that any portion of this Agreement shall be found to be contrary to law, it is the intent of the parties hereto that the remaining portions shall remain valid and in full force and effect to the fullest extent possible.

XV.
AUTHORITY

The undersigned officer or agents of the parties hereto are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the parties.

XVI.
SERVICE AREA

Acceptance of this Agreement constitutes approval of the service area set out in attached Exhibit "A".

EXECUTED in triplicate originals on the dates set forth below.

COUNTY

Denton County, Texas
110 West Hickory Street, 2nd Floor
Denton, Texas 76201

AGENCY

City of Celina
142 N. Ohio Drive
Celina, Texas 75009

By _____
Mary Horn
Denton County Judge

By _____
Name _____
Fire Chief

Acting on behalf of and by the
authority of Denton County
Commissioners Court of
Denton County, Texas

Acting on behalf of and by the
authority of the City of Celina

DATED: _____

DATED: _____

ATTEST:

BY: _____
Denton County Clerk

APPROVED AS TO CONSENT:

BY: _____
Denton County Fire Marshall

APPROVED AS TO FORM:

BY: _____
Assistant District Attorney

AUDITOR'S CERTIFICATE

I hereby certify that funds are available in the amount of \$_____ to
accomplish and pay the obligation of Denton County under this Contract/Agreement.

James Wells, Denton County Auditor

Attachment: 2017-2018 ICA Fire - Celina (Fire/EMS ICA with Denton County)

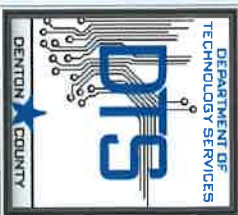
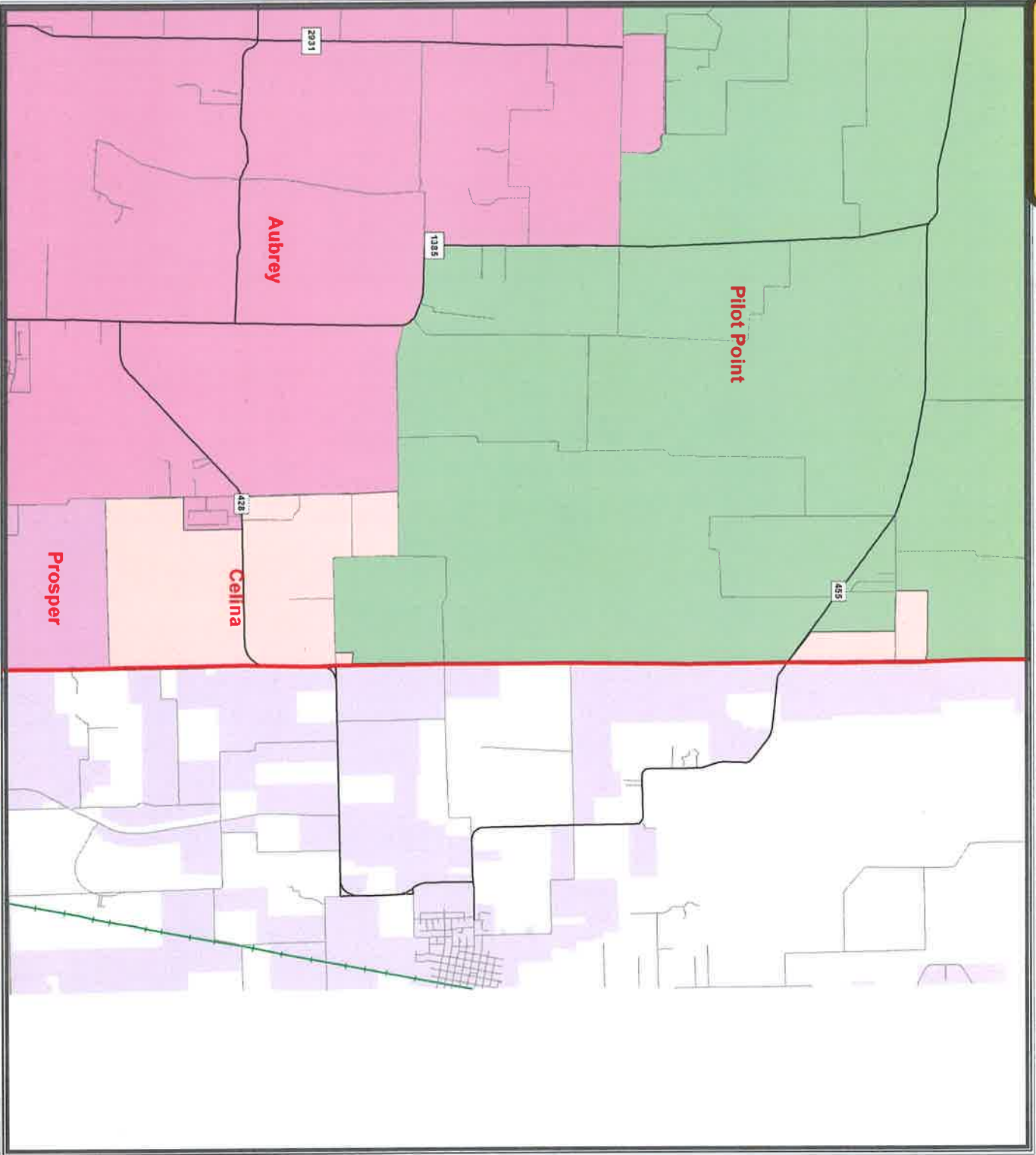
PENGAD-Bay

H

DENTON COUNTY

Celina Fire District

Attachment: 2017-2018 ICA Fire - Celina (Fire/EMS ICA with Denton County)



This project is the responsibility of the City of Celina. The City of Celina is responsible for the project and the City of Celina is responsible for the project. The City of Celina is responsible for the project and the City of Celina is responsible for the project.



City Population
2010: 10,000
2015: 15,000
2020: 20,000

Legend
INTERSTATE
U.S. HIGHWAY
STATE HIGHWAY
RAILROAD
WATER BODIES
CITY LIMITS
WELLS
SEWERS
LAKES & PONDS





Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Swapna Konda, Engineer
CC: Vicki Faulkner, City Secretary
Date: November 14, 2017
Re: Municipal Maintenance Agreement

Action Requested:

Consider and act upon agreement to contribute right of way funds to make certain highway improvements on highway no: SH 289 from N. Bus 289C, North of Celina to N. CR 60/CR 107 (Grayson CL). (Johnson)

Background Information:

Agreement to contribute right of way funds to the State of Texas to make certain highway improvements on highway no: SH 289 from N. Bus 289C, North of Celina to N. CR 60/CR 107. The City's contribution for the improvements is \$144,000.00.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

This agreement is for a lump sum of \$144,000.00 and will be funded from the xxxxxx.

Legal Review:

The City Attorney will review the agreement for content and form

Supporting Documents:

See attached

Staff Recommendation:

Approve



4777 US HIGHWAY 80 EAST | MESQUITE, TEXAS 75150-6643 | (214) 320-6100 | WWW.TXDOT.GOV

October 2, 2017

City of Celina
Jason Laumer, City Manager
142 N. Ohio Street
Celina, Texas 75009

RE: Collin County
RCSJ 0091-03-026, CCSJ 0091-03-022
SH 289 from North Business 289C, North of Celina to CR 60/CR 107 (Grayson CL)

Dear Mr. Laumer:

Enclosed for your execution are three (3) original "Agreement to Contribute Right of Way Funds (Fixed Price)" agreements for the above project.

Please sign and return the three original agreements, include the City Resolution, and your contribution check to the address listed below. One fully executed original will be returned to you once final signatures are obtained.

Texas Department of Transportation (TxDOT)
Attn: Teresa Harris - ROW
4777 East US Highway 80
Mesquite, Texas 75150-6643

Please understand that TxDOT cannot proceed with right of way acquisition until this process is completed.

Should further information or assistance be required, please contact Teresa Harris at (214) 319-6580.

Sincerely,

Lezlie Kirby
Dallas District ROW Manager

Enclosures

Attachment: Agreement (Right of Way Funds)

OUR VALUES: People • Accountability • Trust • Honesty

OUR MISSION: Through collaboration and leadership, we deliver a safe, reliable, and integrated transportation system that enables the movement of people and goods.

An Equal Opportunity Employer

County Collin
 District Dallas
 ROW CSJ # 0091-03-026
 CCSJ # 0091-03-022
 Federal Project #: _____
 CFDA Title: Highway Planning & Construction
 CFDA # 20.205
 Federal Highway Administration
 Not Research and Development

STATE OF TEXAS §

COUNTY OF TRAVIS §

AGREEMENT TO CONTRIBUTE RIGHT OF WAY FUNDS (FIXED PRICE)

THIS AGREEMENT is made by and between the State of Texas, acting through the Texas Department of Transportation, (the "**State**"), and City of Celina, Texas, acting through its duly authorized officials (the "**Local Government**").

WITNESSETH

WHEREAS, Texas Transportation Code §§ 201.103 and 222.052 establish that the State shall design, construct, and operate a system of highways in cooperation with local governments; and

WHEREAS, Texas Transportation Code, §§ 201.209 authorizes the State and a Local Government to enter into agreements in accordance with Texas Government Code, Chapter 791; and

WHEREAS, the State has deemed it necessary to make certain highway improvements on Highway No. SH 289 from N. Bus 289C, North of Celina to N. CR 60/CR 107 (Grayson CL), and this section of highway improvements will necessitate the acquisition of certain right of way and the relocating and adjusting of utilities (the "**Project**"); and

WHEREAS, the Local Government requests that the State assume responsibility for acquisition of all necessary right of way and adjustment of utilities for this highway project; and

WHEREAS, the Local Government desires to enter into a fixed price joint participation agreement pursuant to 43 TAC §15.52 to contribute to the State funding participation as defined in 43 TAC §15.55 for the cost of acquiring the right of way and relocating or adjusting utilities for the proper improvement of the State Highway System;

WHEREAS, the Governing Body of the Local Government has approved entering into this agreement by resolution or ordinance dated _____, 20__, which is attached to and made a part of this agreement as Attachment A. A map showing the Project location appears in Attachment B, which is attached to and made a part of this agreement.

NOW THEREFORE, the State and the Local Government do agree as follows:

Attachment: Agreement (Right of Way Funds)

County Collin
 District Dallas
 ROW CSJ # 0091-03-026
 CCSJ # 0091-03-022
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AGREEMENT

1. Agreement Period

This agreement becomes effective when signed by the last party whose signing makes the agreement fully executed. This agreement shall remain in effect until the Project is completed or unless terminated as provided below.

2. Termination

This agreement shall remain in effect until the Project is completed and accepted by all parties, unless:

- A. The agreement is terminated in writing with the mutual consent of the parties;
- B. The agreement is terminated by one party because of a breach, in which case any cost incurred because of the breach shall be paid by the breaching party; or
- C. The Project is inactive for thirty-six (36) months or longer and no expenditures have been charged against federal funds, in which case the State may in its discretion terminate this agreement.

3. Local Project Sources and Uses of Funds

- A. The total estimated cost of the Project is shown in Attachment C, Project Budget Estimate and Payment Schedule, which is attached to and made a part of this agreement. The expected cash contributions from the Federal or State government, the Local Government, or other parties is shown in Attachment C. The Local Government shall pay to the State the amount shown in Attachment C as its required contribution of the total cost of the Project and shall transmit to the State with the return of this agreement, duly executed by the Local Government, a warrant or check for the amount and according to the payment schedule shown in Attachment C.
- B. The Local Government's fixed price contribution set forth in Attachment C is not subject to adjustment unless:
 - 1. site conditions change;
 - 2. work requested by the Local Government is ineligible for federal participation; or
 - 3. the adjustment is mutually agreed on by the State and the Local Government.
- C. If the Local Government will perform any work under this contract for which reimbursement will be provided by or through the State, the Local Government must complete training before federal spending authority is obligated. Training is complete when at least one individual who is working actively and directly on the Project successfully completes and receives a certificate for the course entitled *Local Government Project Procedures Qualification for the Texas Department of Transportation*. The Local Government shall provide the certificate of qualification to the State. The individual who receives the training certificate may be an employee of the Local Government or an employee of a firm that has been contracted by the Local

Attachment: Agreement (Right of Way Funds)

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Government to perform oversight of the Project. The State in its discretion may deny reimbursement if the Local Government has not designated a qualified individual to oversee the Project.

- D. Whenever funds are paid by the Local Government to the State under this agreement, the Local Government shall remit a warrant or check made payable to the "Texas Department of Transportation Trust Fund." The warrant or check shall be deposited by the State in an escrow account to be managed by the State. Funds in the escrow account may only be applied to this highway project.
- E. Notwithstanding that this is a fixed price agreement, the Local Government agrees that in the event any existing, future, or proposed Local Government ordinance, commissioner's court order, rule, policy, or other directive, including, but not limited to, outdoor advertising or storm water drainage facility requirements, is more restrictive than State or federal regulations, or any other locally proposed change, including, but not limited to, plats or re-plats, results in any increased costs to the State, then the Local Government will pay one hundred percent (100%) of all those increased costs, even if the applicable county qualifies as an Economically Disadvantaged County (EDC). The amount of the increased costs associated with the existing, future, or proposed Local Government ordinance, commissioner's court order, rule, policy, or other directive will be determined by the State at its sole discretion.
- F. If the Local Government is an EDC and if the State has approved adjustments to the standard financing arrangement, this agreement reflects those adjustments.
- G. If the Project has been approved for an "incremental payment" non-standard funding or payment arrangement under 43 TAC §15.52, the budget in Attachment C will clearly state the incremental payment schedule.

4. Real Property in Lieu of Monetary Payment

- A. Contributions of real property may be credited to the Local Government's funding obligation for the cost of right of way to be acquired for this project. Credit for all real property, other than property which is already dedicated or in use as a public road, contributed by the Local Government to the State shall be based on the property's fair market value established as of the effective date of this agreement. The fair market value shall not include increases or decreases in value caused by the project and should include the value of the land and improvements being conveyed, excluding any damages to the remainder. The amount of any credit for real property contributed for this project is clearly shown in Attachment C.
- B. The Local Government will provide to the State all documentation to support the determined fair market value of the donated property. This documentation shall include an appraisal of the property by a licensed appraiser approved by the State. The cost of appraisal will be the responsibility of the State. The State will review the submitted documentation and make a final determination of value; provided however, the State may perform any additional investigation deemed necessary, including supplemental appraisal work by State employees or employment of fee appraisers.

Attachment: Agreement (Right of Way Funds)

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 District Dallas
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- C. Credit shall be given only for property transferred at no cost to the State after the effective date of this agreement and the issuance of spending authority, and only for property which is necessary to complete this project, has title acceptable to the State, and is not contaminated with hazardous materials. Credit shall be in lieu of monetary contributions required to be paid to the State for the Local Government's funding share of the right of way to be acquired for this project. The total credit cannot exceed the Local Government's matching share of the right of way obligation under this agreement, and credits cannot be reimbursed in cash to the Local Government, applied to project phases other than right of way, nor used for other projects.
- D. In the event the Local Government's monetary contributions to the State for acquisition of right of way, when added to its real property credits, exceed the Local Government's matching share of the right of way obligation, there will be no refund to the Local Government of any portion of its contributed money.

5. Amendments

Amendments to this agreement due to changes in the character of the work, terms of the agreement, or responsibilities of the parties relating to the Project may be enacted through a mutually agreed upon, written supplemental agreement.

6. Notices

All notices to either party by the other required under this agreement shall be delivered personally or sent by certified or U.S. mail, postage prepaid, to the following addresses:

Local Government:	State:
<u>Jason Laumer, City Manager</u>	Director of Right of Way Division
<u>City of Celina</u>	Texas Department of Transportation
<u>142 N. Ohio Street</u>	125 E. 11 th Street
<u>Celina, TX 75009</u>	Austin, Texas 78701

All notices shall be deemed given on the date delivered or deposited in the mail, unless otherwise provided by this agreement. Either party may change the above address by sending written notice of the change to the other party. Either party may request in writing that notices shall be delivered personally or by certified U.S. mail and that request shall be honored and carried out by the other party.

Attachment: Agreement (Right of Way Funds)

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 District Dallas
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7. Remedies

This agreement shall not be considered as specifying the exclusive remedy for any agreement default, but all remedies existing at law and in equity may be availed of by either party to this agreement and shall be cumulative.

8. Legal Construction

If one or more of the provisions contained in this agreement shall for any reason be held invalid, illegal, or unenforceable in any respect, that invalidity, illegality, or unenforceability shall not affect any other provisions and this agreement shall be construed as if it did not contain the invalid, illegal, or unenforceable provision.

9. Responsibilities of the Parties

The State and the Local Government agree that neither party is an agent, servant, or employee of the other party and each party agrees it is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

10. Compliance with Laws

The parties shall comply with all federal, state, and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any manner affecting the performance of this agreement. When required, the Local Government shall furnish the State with satisfactory proof of this compliance.

11. Sole Agreement

This agreement constitutes the sole and only agreement between the parties and supersedes any prior understandings or written or oral agreements respecting the subject matter of this agreement.

12. Ownership of Documents

Upon completion or termination of this agreement, all documents prepared by the State shall remain the property of the State. All data prepared under this agreement shall be made available to the State without restriction or limitation on their further use. All documents produced or approved or otherwise created by the Local Government shall be transmitted to the State in the form of photocopy reproduction on a monthly basis as required by the State. The originals shall remain the property of the Local Government. At the request of the State, the Local Government shall submit any information required by the State in the format directed by the State.

13. Inspection of Books and Records

The Local Government shall maintain all books, papers, accounting records and other documentation relating to costs incurred under this agreement and shall make such materials available to the State and, if federally funded, the Federal Highway

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 District Dallas
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Administration (FHWA) or their duly authorized representatives for review and inspection at its office during the contract period and for four (4) years from the date of completion of work defined under this agreement or until any impending litigation, or claims are resolved. Additionally, the State and FHWA and their duly authorized representatives shall have access to all the governmental records that are directly applicable to this agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

14. State Auditor

The state auditor may conduct an audit or investigation of any entity receiving funds from the State directly under this agreement or indirectly through a subcontract under this agreement. Acceptance of funds directly under this agreement or indirectly through a subcontract under this agreement acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

15. Procurement and Property Management Standards

The parties shall adhere to the procurement standards established in Title 49 CFR §18.36 and with the property management standard established in Title 49 CFR §18.32.

16. Civil Rights Compliance

The parties to this agreement shall comply with the regulations of the U.S. Department of Transportation as they relate to nondiscrimination (49 CFR Part 21 and 23 CFR Part 200), and Executive Order 11246 titled "Equal Employment Opportunity," as amended by Executive Order 11375 and supplemented in the Department of Labor Regulations (41 CFR Part 60).

17. Applicability of Federal Provisions

Articles 18 through 23 only apply if Federal funding is used in the acquisition of right of way or the adjustment of utilities.

18. Office of Management and Budget (OMB) Cost Principles

In order to be reimbursed with federal funds, the parties shall comply with the Cost Principles established in OMB Circular A-87 that specify that all reimbursed costs are allowable, reasonable, and allocable to the Project.

19. Disadvantaged Business Enterprise (DBE) Program Requirements

- A. The parties shall comply with the DBE Program requirements established in 49 CFR Part 26.
- B. The Local Government shall adopt, in its totality, the State's federally approved DBE program.

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- C. The Local Government shall set an appropriate DBE goal consistent with the State's DBE guidelines and in consideration of the local market, project size, and nature of the goods or services to be acquired. The Local Government shall have final decision-making authority regarding the DBE goal and shall be responsible for documenting its actions.
- D. The Local Government shall follow all other parts of the State's DBE program referenced in TxDOT Form 2395, Memorandum of Understanding Regarding the Adoption of the Texas Department of Transportation's Federally -Approved Disadvantaged Business Enterprise by Entity and attachments found at web address http://txdot.gov/business/business_outreach/mou.htm.
- E. The Local Government shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any U.S. Department of Transportation (DOT)-assisted contract or in the administration of its DBE program or the requirements of 49 CFR Part 26. The Local Government shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure non-discrimination in award and administration of DOT-assisted contracts. The State's DBE program, as required by 49 CFR Part 26 and as approved by DOT, is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the Local Government of its failure to carry out its approved program, the State may impose sanctions as provided for under 49 CFR Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 USC 1001 and the Program Fraud Civil Remedies Act of 1986 (31 USC 3801 et seq.).
- F. Each contract the Local Government signs with a contractor (and each subcontract the prime contractor signs with a sub-contractor) must include the following assurance: *The contractor, sub-recipient, or sub-contractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this agreement, which may result in the termination of this agreement or such other remedy as the recipient deems appropriate.*

20. Debarment Certification

The parties are prohibited from making any award at any tier to any party that is debarred or suspended or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549, "Debarment and Suspension." By executing this agreement, the Local Government certifies that it is not currently debarred, suspended, or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549 and further certifies that it will not do business with any party that is currently debarred, suspended, or otherwise excluded from or ineligible for participation in Federal Assistance Programs under Executive Order 12549. The parties to this contract shall require any party to a subcontract or purchase order awarded under this

Attachment: Agreement (Right of Way Funds)

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contract to certify its eligibility to receive federal funds and, when requested by the State, to furnish a copy of the certification.

21. Lobbying Certification

In executing this agreement, each signatory certifies to the best of that signatory's knowledge and belief, that:

- A. No federal appropriated funds have been paid or will be paid by or on behalf of the parties to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
- B. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with federal contracts, grants, loans, or cooperative agreements, the signatory for the Local Government shall complete and submit the Federal Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- C. The parties shall require that the language of this certification shall be included in the award documents for all sub-awards at all tiers (including subcontracts, sub-grants, and contracts under grants, loans, and cooperative agreements) and all sub-recipients shall certify and disclose accordingly. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Title 31 USC §1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each failure.

22. Federal Funding Accountability and Transparency Act Requirements

- A. Any recipient of funds under this agreement agrees to comply with the Federal Funding Accountability and Transparency Act (FFATA) and implementing regulations at 2 CFR Part 170, including Appendix A. This agreement is subject to the following award terms: <http://www.gpo.gov/fdsys/pkg/FR-2010-09-14/pdf/2010-22705.pdf> and <http://www.gpo.gov/fdsys/pkg/FR-2010-09-14/pdf/2010-22706.pdf>.
- B. The Local Government agrees that it shall:
 1. Obtain and provide to the State a System for Award Management (SAM) number (Federal Acquisition Regulation, Part 4, Sub-part 4.11) if this award provides more than \$25,000 in Federal funding. The SAM number may be obtained by visiting the SAM website whose address is: <https://www.sam.gov/portal/public/SAM/>
 2. Obtain and provide to the State a Data Universal Numbering System (DUNS) number, a unique nine-character number that allows Federal government to track the

Attachment: Agreement (Right of Way Funds)

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distribution of federal money. The DUNS may be requested free of charge for all businesses and entities required to do so by visiting the Dun & Bradstreet (D&B) on-line registration website <http://fedgov.dnb.com/webform>; and

3. Report the total compensation and names of its top five (5) executives to the State if:

- i. More than 80% of annual gross revenues are from the Federal government, and those revenues are greater than \$25,000,000; and
- ii. The compensation information is not already available through reporting to the U.S. Securities and Exchange Commission.

23. Single Audit Report

- A. The parties shall comply with the requirements of the Single Audit Act of 1984, P.L. 98-502, ensuring that the single audit report includes the coverage stipulated in OMB Circular A-133.
- B. If threshold expenditures of \$750,000 or more are met during the Local Government's fiscal year, the Local Government must submit a Single Audit Report and Management Letter (if applicable) to TxDOT's Audit Office, 125 E. 11th Street, Austin, TX 78701 or contact TxDOT's Audit Office at <http://txdot.gov/inside-txdot/office/audit/contact.html>
- C. If expenditures are less than \$750,000 during the Local Government's fiscal year, the Local Government must submit a statement to TxDOT's Audit Office as follows: "We did not meet the \$750,000 expenditure threshold and therefore, are not required to have a single audit performed for FY _____."
- D. For each year the project remains open for federal funding expenditures, the Local Government will be responsible for filing a report or statement as described above. The required annual filing shall extend throughout the life of the agreement, unless otherwise amended or the project has been formally closed out and no charges have been incurred within the current fiscal year.

24. Signatory Warranty

Each signatory warrants that the signatory has necessary authority to execute this agreement on behalf of the entity represented.

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District Dallas
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THIS AGREEMENT IS EXECUTED by the State and the Local Government in duplicate.

THE LOCAL GOVERNMENT

Signature

Typed or Printed Name

Title

Date

THE STATE OF TEXAS

Gus E. Cannon, CTCM
Director, Right of Way Division
Texas Department of Transportation

Date

Attachment: Agreement (Right of Way Funds)

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District Dallas
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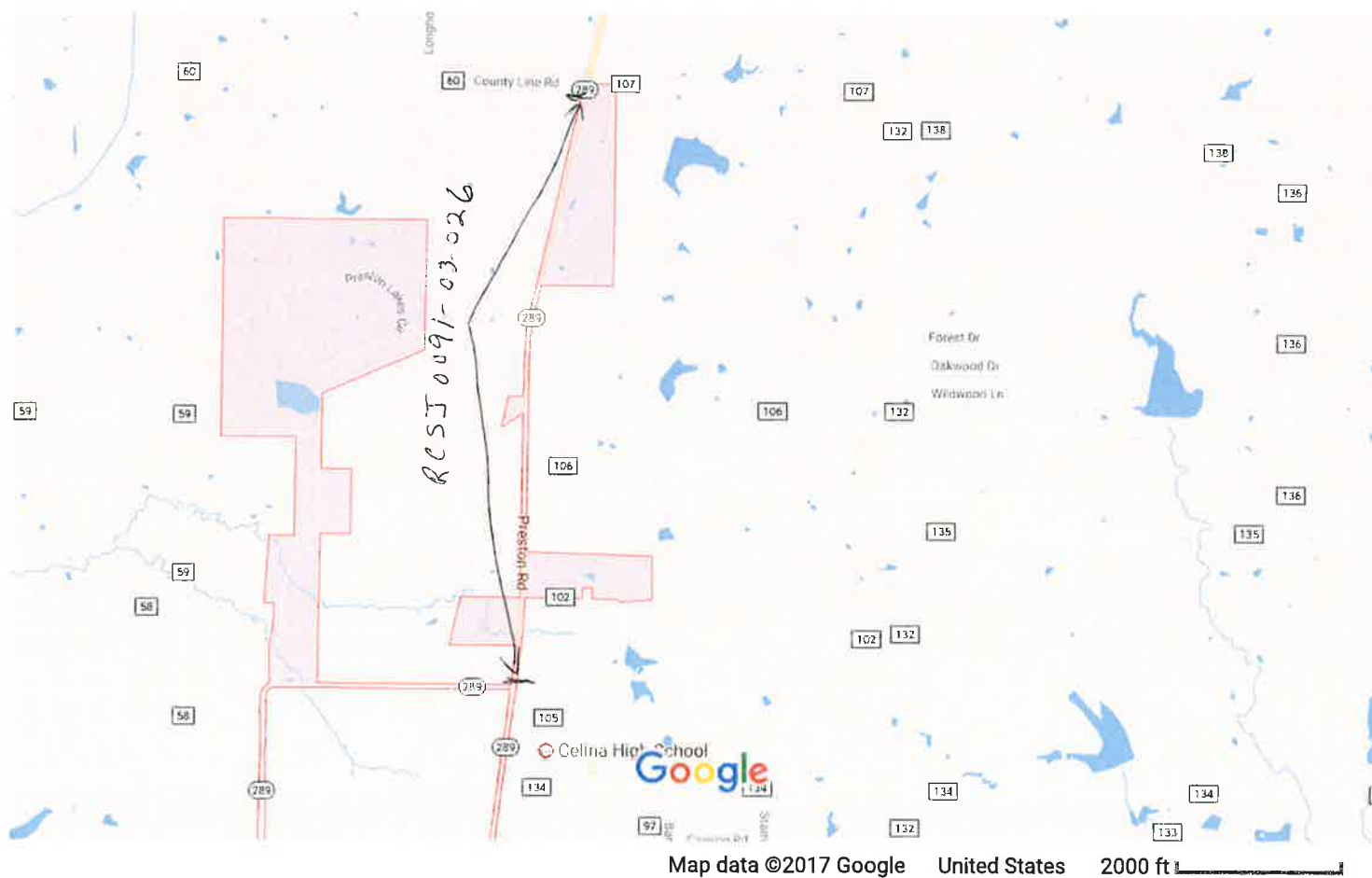
ATTACHMENT A RESOLUTION OR ORDINANCE

Attachment: Agreement (Right of Way Funds)

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ATTACHMENT B LOCATION MAP SHOWING PROJECT

Attachment: Agreement (Right of Way Funds)



Attachment: Agreement (Right of Way Funds)

County Collin
District Dallas
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ATTACHMENT C

PROJECT BUDGET ESTIMATE AND PAYMENT SCHEDULE

Attachment: Agreement (Right of Way Funds)

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 FHWA CFDA # 20.205
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**Standard Agreement to Contribute
 State Performs Work
 Attachment C**

Description	Total Estimated Cost	State Participation		Local Participation	
		%	Cost	%	Cost
Right of Way Acquisition	\$ 675,000.00	90%	\$ 607,500.00	10%	\$67,500.00
Reimbursable Utility Adjustments	\$ 765,000.00	90%	\$ 688,500.00	10%	\$76,500.00
Joint Bid Reimbursable Utility Adjustments	\$0	0%	\$0	0%	\$0
	\$0	0%	\$0	0%	\$0
	\$0	0%	\$0	0%	\$0
TOTAL	\$1,440,000.00	90%	\$1,296,000.00	10%	\$144,000.00

Attachment: Agreement (Right of Way Funds)

Except as otherwise provided in the Agreement, the fixed amount of Local Government participation will be that amount provided above.

**CITY OF CELINA, TEXAS
RESOLUTION NO. 2017- R**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, HEREBY AUTHORIZING THE CITY MANAGER OF THE CITY OF CELINA, TEXAS, TO EXECUTE AN AGREEMENT TO CONTRIBUTE RIGHT OF WAY FUNDS TO MAKE CERTAIN HIGHWAY IMPROVEMENTS ON STATE HIGHWAY 289.

WHEREAS, The City of Celina desires to enter into a fixed price joint participation agreement pursuant to 43 TAC 15.52 to contribute to the State funding participation as defined in 43 TAC 15.55 for the cost of acquiring the right of way and relocating or adjusting utilities for the proper improvement of the State Highway System;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1: The City Manager of the City of Celina, Texas, is hereby authorized to execute, on behalf of the City Council of the City of Celina, Texas, an agreement to contribute right of way funds to make certain highway improvements on State Highway 289.

SECTION 2: This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED by the City Council of the City of Celina, Texas, this the 14th day of November, 2014.

Sean Terry, Mayor

ATTEST:

Vicki Faulkner
City Secretary

Attachment: 2017- R Contract execution TXDOT (Right of Way Funds)



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Jason Laumer, City Manager
CC: Jason Laumer, City Manager
Date: November 14, 2017
Re: <Insert Subject/RE Here>

Action Requested:

Consider and act upon an ordinance terminating Tax Increment Reinvestment Zone Number One, City of Celina, Texas; Authorizing the distribution of tax increment funds of the zone to taxing units participating in the zone in accordance with the Texas tax code. (Downtown) (DeBuff)

Background Information:

TIRZ #1, also known as the Downtown TIRZ, was created in 2008. Since that time, the boundaries of the TIRZ have been redrawn to benefit a larger expanse of property, and to include more commercial within its boundaries. In order to enact a TIRZ with this new set of boundaries, the previous TIRZ must be resolved and a new one created. This ordinance dissolves TIRZ #1.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

This ordinance has been reviewed by the City Attorney.

Supporting Documents:

- Proposed ordinance
- Ordinance 2008-15 establishing the Downtown TIRZ

Staff Recommendation:

Staff Recommends approval.

ORDINANCE NO. _____

AN ORDINANCE TERMINATING TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, CITY OF CELINA, TEXAS; AUTHORIZING THE DISTRIBUTION OF TAX INCREMENT FUNDS OF THE ZONE TO TAXING UNITS PARTICIPATING IN THE ZONE IN ACCORDANCE WITH THE TEXAS TAX CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on May 12, 2008 the City Council of the City of Celina, Texas (the “**City Council**”) adopted Ordinance No. 2008-15 designating Tax Increment Reinvestment Zone Number One, City of Celina, Texas, (the “**Zone**”) pursuant to Chapter 311, Tax Increment Financing Act, Texas Tax Code, (the “**Act**”); and

WHEREAS, Ordinance No. 2008-15 provides that the Zone will expire on the earlier of March 10, 2048, or the date on which all project costs are complete and financing is no longer needed; and

WHEREAS, Section 311.017(a)(1) of the Act provides that a reinvestment zone may be terminated earlier than stated termination date by ordinance or order adopted under Section 311.007(c) of the Act; and

WHEREAS, the City Council finds that termination of the Zone is in the best interest of the public; and

WHEREAS, in accordance with Section 311.017(a)(1) of the Texas Tax Code, the City Council wishes to terminate the Zone; NOW THEREFORE,

THE COUNCIL OF THE CITY OF CELINA HEREBY ORDAINS:

SECTION 1.

FINDINGS.

That after reviewing all information before it regarding the Zone, the City Council hereby makes the following findings of fact:

- 1.1.** The statements and facts set forth in the recitals of this Ordinance are true and correct.
- 1.2.** In accordance with Section 311.017(a)(1) of the Texas Tax Code, the City Council has authority to terminate the Zone on an earlier date than the stated termination date. The procedural requirements of Section 311.007(c) of the Texas Tax Code apply only to instances in which there is a desire to extend the termination date of a tax increment reinvestment zone.

SECTION 2.

DISSOLUTION OF THE ZONE.

That the City Council hereby terminates Tax Increment Reinvestment Zone Number One, City of Celina, Texas.

SECTION 3.

DISTRIBUTION OF FUNDS.

That the City Council hereby directs the City Manager or his authorized designee promptly to distribute all monies in the Tax Increment Fund of the Zone to the taxing units participating in the Zone, including the City, in proportion to the respective amounts of deposits made by such taxing units during the term of the Zone.

SECTION 4.**IMMEDIATE EFFECT.**

That this Ordinance shall take effect and be in full force and effect from and after its adoption.

AND IT IS SO ORDAINED.

Attachment: TIRZ #1 Termination Ordinance (Ordinance Dissolving Downtown TIRZ #1)

PASSED AND APPROVED this the _____ day of _____, 2017.

SEAN TERRY, MAYOR

ATTEST:

CITY SECRETARY

BY: _____

Attachment: TIRZ #1 Termination Ordinance (Ordinance Dissolving Downtown TIRZ #1)

**CITY OF CELINA, TEXAS
ORDINANCE NO. 2008-15**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS TO ESTABLISH A TAX INCREMENT REINVESTMENT ZONE, WITHIN THE CITY OF CELINA FOR THE PURPOSES OF INCREASING THE OPPORTUNITIES FOR ECONOMIC AND COMMUNITY DEVELOPMENT THAT WOULD NOT OCCUR IN THE FORESEEABLE FUTURE IF LEFT TO PRIVATE INVESTMENT. THE TAX INCREMENT REINVESTMENT ZONE COVERS THE HISTORIC COMMERCIAL DISTRICT AS WELL AS THE OLD TOWN GATEWAYS, DETERIORATING HOUSING, UNDEVELOPED PROPERTIES, UNSAFE WALKWAYS, SIDEWALKS, POOR STREET LAYOUTS AND OLD INFRASTRUCTURE.

WHEREAS, on September 10, 2007, there was presented to the City of Celina, Texas (the "City") a proposal to establish a Tax Increment Reinvestment Zone with a Preliminary Project and Financing Plan.

WHEREAS, in accordance with Chapter 311 of the Texas Tax Code, "Act", less than 10 percent of the property within the reinvestment zone is used for residential purposes. The reinvestment zone does not contain property that would exceed 15 percent of the total appraised property value within the city and its industrial districts. The reinvestment zone does not contain more than 15 percent of the total appraised value of real property, taxable by a county or school district.

WHEREAS, in accordance with the Act, a copy of the plan was sent to each local government that levies taxes on real property within the zone with a request to waive the 60 day notice of the city's intent to designate a reinvestment zone. All taxing entities approved the request to waive the 60 days.

WHEREAS, in accordance with the Act, Formal presentations were made at the Celina Independent School District's Board of Trustees, December 17 2007; Collin County Community College's Board of Trustees, December 18, 2007; and Collin County Commissioners Court, November 13, 2007.

WHEREAS, in accordance with the Act, a Public Hearing on the creation of the reinvestment zone was held on Monday, March 10, 2008.

WHEREAS, in accordance with the Act, the City Council may, by ordinance, designate a contiguous area within the city as a reinvestment zone for tax increment reinvestment purposes.

WHEREAS, this City Council has determined to establish a designated reinvestment zone under Section 311.005(a)(1and 2); Now therefore

Attachment: Ordinance 2008-15 Creating Downtown TIRZ #1 (Ordinance Dissolving Downtown TIRZ #1)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

Section 1. That the identified boundaries of the Tax Increment Reinvestment Zone, as shown in Attachment A, property descriptions, will serve as the territory included in the zone.

Section 2. Hereby creates a Board of Directors for the zone and specify the number of directors of the board to be at least five but not more than 15, as provided by Chamber 311, section 009. The Board of Directors will include one member from each taxing identity, CISD, Collin County Community College, and Collin County, plus not more than 10 members. This City Council specifies the number to be seven.

Section 3. This City Council provides that the Ordinance be in place effective immediately. The Ordinance will terminate March 10, 2048 or when all projects are complete and financing is no longer needed; which ever is earlier.

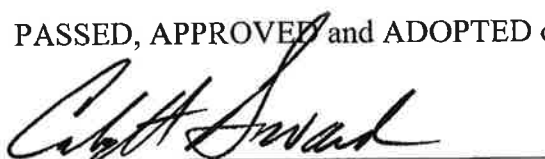
Section 4. The tax increment refinancing zone will be hereby known as City of Celina, Reinvestment Zone Number One, (CRZ#1).

Section 5. The City Council of Celina authorizes the City Manager to establish a Tax Increment Fund for the zone; thereby identifying an appropriate bond sale for phase one projects identified.

Section 6. The City Council of Celina agrees that the Project Plan identifies the improvements in the zone with significantly enhance the value of all the taxable real property in the zone and will be of great benefit to the municipality; and the identified area meets the requirements of Section 311.005.

Section 7. This ordinance shall be in full force and effect from and after its passage and it is accordingly so resolved.

PASSED, APPROVED and ADOPTED on the ~~14th~~ day of ~~April~~, 2008.

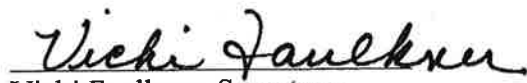


Corbett Howard, Mayor

12
v.f.

May 27.

ATTEST:



Vicki Faulkner, Secretary

SEAL

Attachment: Ordinance 2008-15 Creating Downtown TIRZ #1 (Ordinance Dissolving Downtown TIRZ #1)



*** * PROPERTY DESCRIPTION * ***

All that certain tract or parcel of land situated in the J. Willock Survey, Abstract Number 1055, J. Willock Survey, Abstract Number 975, J. K. Rice Survey, Abstract Number 767, Collin County School Land Survey, Abstract Number 167, Collin County School Land Survey, Abstract Number 170 and the B.B.B. and C.R.R. Survey, Abstract Number 132, City of Celina, County of Collin, State of Texas, said tract being part of the Amendment to the Amended Map of the Town of Celina, according to plat of the same filed 06 May 1924, and recorded in volume 01 page 114 of the plat records of Collin County, Texas, and being more fully described as follows:

Beginning for the northwest corner of the tract being described herein at the intersection of the center line of Colorado Street and the center line of Beech Street as shown on said Map of Celina, and said point being North 25 degrees 15 minutes 15 seconds West, a distance of 1890.89 feet from a U.S. Coastal and Geodetic survey monument dated 1934, and marked K 263, said monument located at the base of the north pillar of the Celina Water Tower in Block 43 of said Map of Celina;

Thence: South 78 degrees 28 minutes 11 seconds East, with the center line of said Beech Street, a distance of 1379.92 feet to the intersection of the center line of Oklahoma Street in said City;

Thence: South 11 degrees 22 minutes 46 seconds West, with the center line of said Oklahoma Street, a distance of 180.00 feet to a point;

Thence: South 78 degrees 36 minutes 56 seconds East, with the center line of an alley running through Blocks 50 and 63 of said Map of Celina, a distance of 720.19 feet to a point in the center line of Arkansas Street;

Thence: South 11 degrees 24 minutes 33 seconds West, with the center line of said Arkansas Street, a distance of 49.60 feet to a point;

Thence: South 83 degrees 54 minutes 26 seconds East, and passing at 32.11 feet a found 1 inch pipe on the east line of said Arkansas Street, and said pipe being the northwest corner of a called 0.28 acre tract as described in deed to John Toole, filed 27 July 2007, and recorded in county clerks number 07-001042510 of the deed records of Collin County, Texas, and continuing on said course with the north line of said Toole tract and passing at 134.25 feet a found 1½ inch rebar on the west line of Texas Street, being the northeast corner of said Toole tract, and continuing on said course a total distance of 150.25 feet to a point for a corner of this tract;

Thence: South 00 degrees 11 minutes 00 seconds East, with the center of said Texas Street, a distance of 245.48 feet to a point on the north line of Farm to Market Road Number 455;

Thence: South 43 degrees 37 minutes 21 seconds East, with the north line of said F.M. 455, a distance of 20.45 feet to the start of a curve to the left having a central angle of 56 degrees 02 minutes 27 seconds, and a radius of 134.61 feet, and a chord bearing of South 71 degrees 38 minutes 34 seconds East, and a chord distance of 126.48 feet;

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Thence: With said curve to the left an arc length of 131.66 feet to a point for the end of said curve;

Thence: North 80 degrees 20 minutes 12 seconds East, with the north line of said F.M. 455, a distance of 75.93 feet to a point for the southeast corner of Old Union Cemetery;

Thence: North 01 degrees 58 minutes 22 seconds East, with the east line of said Cemetery, a distance of 196.00 feet to a point for the northeast corner of said Cemetery, same being the southeast corner of a called 0.338 acre tract as described in quitclaim deed to L. H. Stiles, filed 14 August 1987, and recorded in volume 2690 page 41 of said deed records ;

Thence: North 00 degrees 40 minutes 19 seconds West, a distance of 147.61 feet to a found 1½ inch rebar with a plastic cap marked Smith, for the southeast corner of a tract as described in deed to Oscar Cavazos, and recorded in volume 4453 page 2407 of said deed records;

Thence: North 00 degrees 40 minutes 19 seconds West, a distance of 97.0 feet to a found 1½ inch rebar with a plastic cap marked Smith, for the northeast corner of said Cavazos tract;

Thence: South 89 degrees 20 minutes 29 seconds West, a distance of 2.46 feet to a found 1½ inch steel square tubing with a plastic cap marked Brennan for the southeast corner of a tract as described in deed to Harold Clark, and recorded in volume 1844 page 132 of said deed records;

Thence: North 00 degrees 18 minutes 18 seconds West, a distance of 121.68 feet to a found 1½ inch rebar for the northeast corner of said Clark tract, same being the southeast corner of Tract 5 as described in deed to St. Phillips Missionary Baptist Church, and recorded in county clerks number 92-0092078 of said deed records;

Thence: North 00 degrees 38 minutes 01 seconds East, a distance of 50.15 feet to a found 1½ inch rebar with a plastic cap marked Smith for the northeast corner of said Tract 5, same being the southeast corner of a tract as described in deed to Hugh Stone, and recorded in volume 460 page 520 of said deed records;

Thence: North 01 degrees 09 minutes 03 seconds West, a distance of 191.38 feet to a found 1½ inch steel square tubing with a plastic cap marked Brennan for the northeast corner of said Stone tract, same being the southeast corner of a tract as described in deed to Lyle Wise, and recorded in county clerks number 95-0076840 of said deed records;

Thence: North 00 degrees 46 minutes 49 seconds West, a distance of 75.26 feet to a found 1½ inch rebar with a plastic cap marked Smith for the northeast corner of said Wise tract, same being the southeast corner of Tract 4 of said St. Phillips Missionary Baptist Church deed;

Thence: North 00 degrees 49 minutes 11 seconds West, a distance of 71.78 feet to a found 1½ inch rebar with a plastic cap marked Smith for the northeast corner of said Tract 4, same being the southeast corner of Tract 3 of said St. Phillips Missionary Baptist Church deed;

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Thence: North 00 degrees 47 minutes 05 seconds West, a distance of 397.82 feet to a point in the center of Malone Street, for the most northerly northwest corner of this tract;

Thence: North 89 degrees 04 minutes 07 seconds East, with the center line of Malone Street, a distance of 1549.80 feet to a point in the west right of way line of State Highway Number 289;

Thence: With the east right of way line of said highway the following twenty six (26) calls:

1. South 18 degrees 44 minutes 48 seconds West, a distance of 687.09 feet,
2. South 15 degrees 53 minutes 03 seconds West, a distance of 100.12 feet,
3. South 17 degrees 47 minutes 30 seconds West, a distance of 300.04 feet,
4. South 18 degrees 44 minutes 48 seconds West, a distance of 500.00 feet,
5. South 07 degrees 26 minutes 12 seconds West, a distance of 101.98 feet,
6. South 30 degrees 03 minutes 24 seconds West, a distance of 101.98 feet,
7. South 18 degrees 44 minutes 47 seconds West, a distance of 800.00 feet,
8. South 15 degrees 01 minutes 14 seconds West, a distance of 300.72 feet,
9. South 12 degrees 50 minutes 30 seconds West, a distance of 92.25 feet,
10. South 18 degrees 26 minutes 56 seconds West, a distance of 130.32 feet,
11. South 03 degrees 25 minutes 41 seconds East, a distance of 204.35 feet,
12. South 86 degrees 27 minutes 24 seconds West, a distance of 32.00 feet,
13. North 89 degrees 39 minutes 18 seconds West, a distance of 71.11 feet,
14. South 19 degrees 53 minutes 42 seconds West, a distance of 254.09 feet,
15. South 18 degrees 43 minutes 21 seconds West, a distance of 798.63 feet,
16. South 17 degrees 47 minutes 30 seconds West, a distance of 300.04 feet,
17. South 18 degrees 44 minutes 48 seconds West, a distance of 100.00 feet,
18. South 24 degrees 27 minutes 26 seconds West, a distance of 100.50 feet,
19. South 18 degrees 44 minutes 48 seconds West, a distance of 800.00 feet,
20. South 15 degrees 35 minutes 44 seconds West, a distance of 281.40 feet,
22. South 12 degrees 21 minutes 22 seconds West, a distance of 220.40 feet,
23. South 17 degrees 18 minutes 52 seconds West, a distance of 200.06 feet,
24. South 18 degrees 44 minutes 48 seconds West, a distance of 400.00 feet,
25. South 22 degrees 55 minutes 39 seconds West, a distance of 685.83 feet,
26. South 18 degrees 04 minutes 58 seconds West, a distance of 312.55 feet to the start of a curve to the left having a central angle of 03 degrees 37 minutes 49 seconds, and a radius of 5669.58 feet, and a chord bearing of South 13 degrees 46 minutes 18 seconds West, and a chord distance of 359.15 feet,
27. With said curve to the left, an arc length of 359.21 feet to a point for the southeast corner of this tract;

Thence: North 78 degrees 02 minutes 37 seconds West, a distance of 266.71 feet to a point for the most southerly southwest corner of this tract, said point being on the occupied west right of way line of Business Highway Number 289;

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Thence: North 00 degrees 34 minutes 16 seconds West, with said right of way line, a distance of 2591.54 feet to an angle point in said highway;

Thence: North 01 degrees 00 minutes 51 seconds West, with said right of way line, a distance of 1792.96 feet to the start of a curve to the left having a central angle of 25 degrees 50 minutes 20 seconds, and a radius of 533.90 feet, and a chord bearing of North 09 degrees 38 minutes 40 seconds West, and a chord distance of 238.74 feet;

Thence: With said curve to the left, an arc length of 240.78 feet to a point for the end of said curve;

Thence: North 21 degrees 57 minutes 27 seconds West, a distance of 52.11 feet to the star of a curve to the right having a central angle of 36 degrees 13 minutes 00 seconds, and a radius of 381.43 feet, and a chord bearing of North 08 degrees 27 minutes 14 seconds West, and a chord distance of 237.11 feet;

Thence: With said curve to the right, an arc length of 241.10 feet to a point for the end of said curve, said point being on the west line of said Oklahoma Street;

Thence: North 11 degrees 22 minutes 46 seconds East, with the west line of said Oklahoma Street, a distance of 1387.86 feet to the intersection of the west line of said Oklahoma Street with the center line of Walnut Street;

Thence: North 78 degrees 34 minutes 01 seconds West, with the center line of said Walnut Street, a distance of 629.96 feet to the intersection of the center line of Louisiana Street;

Thence: South 11 degrees 27 minutes 16 seconds West, with the center line of said Louisiana Street, a distance of 180.00 feet to a point for a corner of this tract;

Thence: North 78 degrees 42 minutes 08 seconds West, with the center line of an alley running through Blocks 5 and 16 of said Map of Celina, a distance of 720.00 feet to a point in the center line of said Colorado Street;

*Thence: North 11 degrees 23 minutes 49 seconds East, with the center line of said Colorado Street, a distance of 899.92 feet to the **POINT OF BEGINNING** and containing **271.38 acres** of land.*

Less and except the following described tract:

All that certain tract or parcel of land situated in the J. Willock Survey, Abstract Number 975, J. K. Rice Survey, Abstract Number 767 and the Collin County School Land Survey, Abstract Number 167, City of Celina, County of Collin, State of Texas, said tract being part of the Amendment to the Amended Map of the Town of Celina, according to plat of the same filed 06 May 1924, and recorded in volume 01 page 114 of the plat records of Collin County, Texas, and being more fully described as follows:

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Beginning for the northwest corner of the tract being described herein at the intersection of the east line of Oklahoma Street, and the center line of an alley running through Blocks 51 and 62 of said Map of Celina, and said point being North 27 degrees 26 minutes 54 seconds East, a distance of 1017.53 feet from a U.S. Coastal and Geodetic survey monument dated 1934, and marked K 263, said monument located at the base of the north pillar of the Celina Water Tower in Block 43 of said Map of Celina;

Thence: South 78 degrees 35 minutes 09 seconds East, with the center line of said alley, a distance of 690.00 feet to the intersection of the center line of Arkansas Street in said City;

Thence: South 11 degrees 24 minutes 33 seconds West, with the center line of said Arkansas Street, a distance of 48.98 feet to a point for a corner of this tract;

Thence: South 78 degrees 15 minutes 31 seconds East, a distance of 211.18 feet to a point for the northeast corner of a tract as described in deed to Diego Matehuala, filed 19 April 1999, and recorded in volume 4397 page 2079 of said deed records;

Thence: South 00 degrees 06 minutes 55 seconds West, and passing at 35.81 feet a found 1½ inch rebar being the northwest corner of a called 7.074 acre tract as described in deed to Celina Independent School District, filed 22 March 1972, and recorded in volume 814 page 814 of said deed records, and continuing on said course with the west line of said school tract, a total distance of 791.44 feet to a point in Doe Branch for a corner of this tract;

Thence: With the center of said Doe Branch the following ten (10) calls:

- 1. North 61 degrees 56 minutes 11 seconds East, a distance of 66.04 feet,*
- 2. North 49 degrees 18 minutes 34 seconds East, a distance of 249.02 feet,*
- 3. North 36 degrees 50 minutes 17 seconds East, a distance of 143.27 feet,*
- 4. North 60 degrees 44 minutes 08 seconds East, a distance of 102.01 feet,*
- 5. North 49 degrees 04 minutes 24 seconds East, a distance of 112.10 feet,*
- 6. North 56 degrees 08 minutes 28 seconds East, a distance of 118.41 feet,*
- 7. South 89 degrees 07 minutes 42 seconds East, a distance of 41.99 feet,*
- 8. North 40 degrees 14 minutes 12 seconds East, a distance of 92.29 feet,*
- 9. North 62 degrees 38 minutes 25 seconds East, a distance of 233.63 feet,*
- 10. North 89 degrees 02 minutes 36 seconds East, a distance of 149.81 feet to a point on the west right of way line of State Highway Number 289 for the most easterly northeast corner of this tract;*

Thence: With the west right of way line of said highway the following nine (9) calls:

1. South 24 degrees 27 minutes 26 seconds West, a distance of 70.07 feet,
2. South 07 degrees 26 minutes 12 seconds West, a distance of 101.98 feet,
3. South 18 degrees 44 minutes 48 seconds West, a distance of 700.00 feet,
4. North 71 degrees 15 minutes 12 seconds West, a distance of 41.55 feet,
5. South 86 degrees 27 minutes 24 seconds West, a distance of 21.46 feet,
6. South 00 degrees 36 minutes 23 seconds East, a distance of 155.13 feet,
7. South 18 degrees 44 minutes 31 seconds West, a distance of 533.57 feet,
8. South 55 degrees 34 minutes 31 seconds West, a distance of 39.22 feet,
9. South 18 degrees 44 minutes 48 seconds West, a distance of 31.33 feet to a point in Ash Street for the southeast corner of this tract;

Thence: South 89 degrees 52 minutes 01 seconds West, a distance of 1335.69 feet to a found 1½ inch rebar;

Thence: South 89 degrees 51 minutes 55 seconds West, a distance of 293.61 feet to a 2 inch pipe fence corner post for the southwest corner of this tract, said post being the southwest corner of Tract Three, a called 1.04 acre tract as described in deed to Jane Willard, filed 30 January 2001, and recorded in volume 4844 page 1601 of said deed records, said post also being on the occupied east right of way line of Business Highway Number 289;

Thence: With the occupied east line of said highway the following five (5) calls:

1. North 11 degrees 34 minutes 13 seconds West, a distance of 32.54 feet,
2. North 22 degrees 52 minutes 07 seconds West, a distance of 136.70 feet,
3. North 20 degrees 46 minutes 00 seconds West, a distance of 45.33 feet,
4. North 14 degrees 07 minutes 47 seconds West, a distance of 35.90 feet,
5. North 00 degrees 39 minutes 25 seconds East, a distance of 60.41 feet to the southwest corner of Block 55 of said Map of Celina;

Thence: North 11 degrees 22 minutes 31 seconds East, with the east line of said Oklahoma Street, a distance of 1609.89 feet to the **POINT OF BEGINNING** and containing **65.00 acres** of land.



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Paul DeBuff, Assistant to the City Manager
 CC: Jason Laumer, City Manager
 Date: November 14, 2017
 Re: <Insert Subject/RE Here>

Action Requested:

Consider and act upon a resolution setting a public hearing on December 12, 2017 at 5:00 p.m. under section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone within the City of Celina, Texas for The Downtown, being a ±687 acre tract of land generally located west of Preston Road and north of W. Glendenning Pkwy. (Downtown) (DeBuff)

Background Information:

TIRZ #1, also known as the Downtown TIRZ, was created in 2008. Since that time, the boundaries of the TIRZ have been redrawn to benefit a larger expanse of property, and to include more commercial within its boundaries. In order to enact a TIRZ with this new set of boundaries, the previous TIRZ must be dissolved and a new one created. This resolution sets a public hearing to create TIRZ #11.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

This resolution has been reviewed by the City Attorney.

Supporting Documents:

- Proposed Resolution
- TIRZ #11 Boundary Legal Description
- TIRZ #11 Public Notice
- TIRZ #11 Boundary Exhibit
- Preliminary Project and Financing Plan

Staff Recommendation:

Staff recommends approval.

CITY OF CELINA, TEXAS

RESOLUTION NO. _____

A RESOLUTION SETTING A PUBLIC HEARING UNDER SECTION 311.003 OF THE TEXAS TAX CODE FOR THE CREATION OF A TAX INCREMENT REINVESTMENT ZONE WITHIN THE CITY OF CELINA, TEXAS; AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF CELINA, TEXAS REGARDING THE PUBLIC HEARING; AND DIRECTING THE CITY TO PREPARE A PRELIMINARY REINVESTMENT ZONE FINANCING PLAN.

WHEREAS, the City of Celina, Texas (the “City”), is authorized under Chapter 311 of the Texas Tax Code, as amended (the “Act”), to create a tax increment reinvestment zone within its city limits;

WHEREAS, the City Council of the City (the “City Council”) wishes to hold a public hearing in accordance with Section 311.003 of the Act regarding the establishment of a tax increment reinvestment zone in the City (the “Zone”) with the boundaries being described in the ~~metes and bounds~~ TIRZ boundary attached as **Exhibit A**; and

WHEREAS, in order to hold a public hearing for the creation of the Zone, notice must be given in a newspaper of general circulation in the City no later than the 7th day before the date of the hearing in accordance with Section 311.003 of the Act; and

WHEREAS, the City Council has determined to hold a public hearing on ~~November December 12~~ December 12, 2017 on the creation of the Zone.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL:

Section 1. That a public hearing is hereby called for ~~November-December 14~~ December 12, 2017, at 5:00 p.m. at City Council Chambers, 112 N. Colorado Street, Celina, Texas 75009, for the purpose of hearing any interested person speak for or against the inclusion of property in the proposed Zone, the creation of the Zone, its boundaries, or the concept of tax increment financing with respect to the creation of the Zone.

Section 2. At such time and place the City Council will hear testimony regarding the creation of the Zone and will provide a reasonable opportunity for the owner of any property within the proposed Zone to protest the inclusion of their property within the Zone. Upon closing the public hearing, the City Council may consider the adoption of an ordinance authorizing the creation of the Zone.

Section 3. Attached hereto as **Exhibit B** is a form of the Notice of Public Hearing, the form and substance of which is hereby adopted and approved.

Section 4. The City Secretary is hereby authorized and directed to cause said notice to be published in substantially the form attached hereto in a newspaper of general circulation in the City on or before ~~November~~ December 75, 2017.

Section 5. Before the ~~November~~ December 1214, 2017 hearing concerning the Zone, the City shall prepare a preliminary reinvestment zone financing plan.

Section 6. This resolution shall be in full force and effect from and after its passage and it is accordingly so resolved.

PASSED AND APPROVED ON THIS 120TH DAY OF ~~OCTOBER~~ DECEMBER, 2017.

ATTEST:

~~Chad Anderson~~ Sean Terry, Mayor ~~Pro Tem~~

Vicki Faulkner, City Secretary

Attachment: Downtown TIRZ #11 Public Hearing Resolution (Resolution to set Public Hearing for DT TIRZ #11)

EXHIBIT A

CITY OF CELINA
TIRZ BOUNDARY
687 ACRE TRACT
LEGAL DESCRIPTION

BEGINNING at a point being the West most Northwest corner of the City of Celina tract as recorded in Vol. 2013 Pg. 100 D.R.C.C.T.,

THENCE easterly along the boundary of said City of Celina tract with the following course:

1. North 89 degree 01 minutes 57 seconds East, a distance of 883.07 feet to a point for corner;

THENCE northerly with the western property line of said City of Celina tract, to a point in the North R.O.W. (Right-of-Way) of FM 455 (variable width R.O.W.) with the following course:

2. North 00 degree 30 minutes 35 seconds West, a distance of 1989.93 feet to a point for corner;

THENCE easterly along said North R.O.W. of FM 455 with the following course:

3. North 89 degrees 21 minutes 23 seconds East, a distance of 226.68 feet to a point, said point being North 89 degrees 25 minutes 05 seconds East with a distance of 274.73 feet from the Southwest corner of The Cornelius Don Keith Fam Revoc Lvg Tr tract as recorded by Instrument # 20100219000161320 D.R.C.C.T, at the beginning of a curve to the left;
4. Along said curve to the left with a central angle of 08 degrees 24 minutes 49 seconds, radius of 3275.55 feet, a chord bearing North 85 degrees 35 minutes 50 seconds East and chord distance of 480.56 feet, for a total arc length of 480.99 feet to a point of compound curvature to the right;
5. Along said compound curvature to the right with a central angle of 07 degrees 48 minutes 24 seconds, radius of 3583.89 feet, a chord bearing North 86 degrees 11 minutes 21 seconds East and chord distance of 487.94 feet, for a total arc length of 488.32 feet to a point for corner;
6. South 89 degrees 54 minutes 27 seconds East, a distance of 1383.04 feet to a point for corner, said point also being the Southeast corner of Rafael Reyes tract as recorded in Vol. 5920 Pg. 3692 D.R.C.C.T.;

THENCE, departing the FM 455 North R.O.W., and continuing northerly along the West R.O.W. of Maryland Street (a 50-ft R.O.W.) with the following course:

7. North 00 degrees 41 minutes 01 seconds East, a distance of 341.95 feet to a point for corner, said point being due South with a distance of 71.87 feet from the Northeast corner of Joe & Mize Tomi tract as recorded by Instrument # 2012050000552600 D.R.C.C.T.;

THENCE easterly and along the North R.O.W. of Lakeview Way (a 50-ft R.O.W.) to the West most point and along the South boundary of the Alonso Ernesto Casares tract as recorded by Vol. 6039 Pg. 0110 D.R.C.C.T., said point also lying in the West R.O.W. of N. Florida Dr. (a variable width R.O.W.), with the following course:

8. South 87 degrees 59 minutes 17 seconds East, a distance of 511.92 feet to a point for corner;
9. South 48 degrees 23 minutes 57 seconds East, a distance of 57.05 feet to a point for corner;
10. South 89 degrees 19 minutes 01 seconds East, a distance of 180.85 feet to a point for corner;

THENCE northerly with said R.O.W. of N. Florida Dr. with the following course:

11. North 00 degrees 52 minutes 05 seconds West, a distance of 700.10 feet to a point for corner, said point being the Southeast corner of Stelzer JB Estate & Stelzer Frances B Estate – Billy Frank Stelzer Ex tract as recorded by Instrument # 20141006001089690 D.R.C.C.T.;
12. North 00 degrees 20 minutes 22 seconds East, a distance of 248.21 feet to a point for corner;

THENCE easterly, departing said West R.O.W. of N. Florida Dr., with the following course:

13. North 88 degrees 53 minutes 45 seconds East, a distance of 1704.48 feet to a point for corner, said point being the Southeast corner of James C & Cindy K Snyder tract as recorded by Vol. 5847 Pg. 2137 D.R.C.C.T.;
14. North 89 degrees 19 minutes 17 seconds East, a distance of 1115.97 feet to a point for corner, said point being the Northeast corner of Frank Svoboda tract as recorded by Instrument # 20160829001135970 D.R.C.C.T.;
15. South 07 degrees 18 minutes 32 seconds West, a distance of 195.54 feet to a point for corner, said point being the Southeast corner of Mohammad a Dalaki tract as recorded by Instrument # 20150415000424320 D.R.C.C.T.;
16. South 72 degrees 33 minutes 12 seconds East, a distance of 135.64 feet to a point for corner, said point being the Southwest corner of Neptune Investments LP tract as recorded by Vol. 5933 Pg. 210 D.R.C.C.T.;

17. South 89 degrees 43 minutes 00 seconds East, a distance of 1294.09 feet to a point for corner;
 18. North 89 degrees 21 minutes 07 seconds East, a distance of 1210.58 feet to a point for corner, said point being North 00 degrees 40 minutes 40 seconds East with a distance 126.19 feet from the Southwest corner of Allison Dawn Schultz tract as recorded by Instrument # 566910 D.R.C.C.T.;
 19. North 01 degrees 00 minutes 31 seconds East, a distance of 260.61 feet to a point for corner, said point being the Southwest corner of Eliason & Olesky David tract as recorded by Vol. 5467 Pg. 7771 D.R.C.C.T.;
 20. North 88 degrees 44 minutes 48 seconds East, a distance of 203.51 feet to a point for corner;
 21. South 14 degrees 45 minutes 44 seconds East, a distance of 46.79 feet to a point for corner in the West R.O.W. of Preston Road (State Highway 289, a variable width R.O.W.);
 22. South 14 degrees 39 minutes 23 seconds West, with the West R.O.W. of Preston Road, a distance of 225.61 feet to a point for corner;
 23. North 89 degrees 21 minutes 58 seconds East, departing the West R.O.W. of Preston Road, a distance of 125.12 feet to a point for corner in the East R.O.W. of Preston Road;
- THENCE southerly with the East R.O.W. of Preston Road with the following course:
24. South 18 degrees 37 minutes 28 seconds West, a distance of 1332.01 feet to a point for corner;
 25. South 16 degrees 35 minutes 57 seconds West, a distance of 238.91 feet to a point for corner;
 26. South 18 degrees 26 minutes 38 seconds West, a distance of 198.35 feet to a point for corner;
 27. South 07 degrees 15 minutes 38 seconds West, a distance of 101.98 feet to a point for corner;
 28. South 30 degrees 01 minutes 53 seconds West, a distance of 101.98 feet to a point for corner;
 29. South 18 degrees 40 minutes 47 seconds West, a distance of 516.48 feet to a point for corner;

30. South 18 degrees 40 minutes 25 seconds West, a distance of 282.14 feet to a point for corner;
31. South 14 degrees 13 minutes 12 seconds West, a distance of 144.72 feet to a point for corner;
32. South 13 degrees 51 minutes 21 seconds West, a distance of 373.74 feet to a point for corner;
33. South 03 degrees 11 minutes 24 seconds East, a distance of 203.91 feet to a point for corner;
34. South 89 degrees 24 minutes 00 seconds West, a distance of 103.10 feet to a point for corner;
35. South 18 degrees 23 minutes 29 seconds West, a distance of 975.47 feet to a point for corner;
36. South 20 degrees 31 minutes 56 seconds West, a distance of 426.61 feet to a point for corner;
37. South 23 degrees 38 minutes 35 seconds West, a distance of 152.81 feet to a point for corner;
38. South 20 degrees 02 minutes 53 seconds West, a distance of 221.64 feet to a point for corner;
39. South 19 degrees 17 minutes 07 seconds West, a distance of 366.55 feet to a point for corner;
40. South 15 degrees 41 minutes 32 seconds West, a distance of 329.23 feet to a point for corner;
41. South 12 degrees 13 minutes 02 seconds West, a distance of 399.98 feet to a point for corner;
42. South 16 degrees 44 minutes 46 seconds West, a distance of 81.71 feet to a point for corner;
43. South 18 degrees 05 minutes 02 seconds West, a distance of 303.38 feet to a point for corner;
44. South 22 degrees 35 minutes 33 seconds West, a distance of 463.39 feet to a point at the beginning of a curve to the left;

45. Along said curve to the left with a central angle of 09 degrees 57 minutes 54 seconds, radius of 4625.16 feet, a chord bearing South 20 degrees 14 minutes 05 seconds West and chord distance of 803.40 feet, for a total arc length of 804.41 feet to a point of compound curvature to the left;

46. Along said compound curvature to the left with a central angle of 15 degrees 36 minutes 50 seconds, radius of 2572.70 feet, a chord bearing South 08 degrees 39 minutes 21 seconds West and chord distance of 698.93 feet, for a total arc length of 701.10 feet to a point for corner;

THENCE departing said Preston Rd (State Highway 289) East R.O.W., westerly with the North R.O.W. of Country Rd 55 with the following course:

47. South 89 degrees 51 minutes 20 seconds West, a distance of 1815.86 feet to a point for corner, said point being the Southwest corner of Willard Cattle Co I LTD tract as recorded by Vol. 5169 Pg. 299 D.R.C.C.T.;

THENCE departing said North R.O.W. of County Rd 55, northerly with the East R.O.W. of the BNSF Railroad with the following course:

48. North 10 degrees 55 minutes 04 seconds East, a distance of 2072.47 feet to a point for corner;

49. North 11 degrees 30 minutes 14 seconds East, a distance of 3033.08 feet to a point for corner, said point being the Northwest corner of Martinek Farming LLC tract as recorded by Instrument # 20170627000840990 D.R.C.C.T.;

THENCE westerly to a point in the West R.O.W. of S. Louisiana St. with the following course:

50. South 89 degrees 02 minutes 36 seconds West, a distance of 305.61 feet to a point for corner, said point being the Southeast corner of Oncor Electric Delivery Company tract as shown in the Collin County Central Appraisal District map as Property ID 977312;

THENCE northerly with said West R.O.W. of S. Louisiana St. with the following course:

51. North 11 degrees 11 minutes 09 seconds East, a distance of 1123.87 feet to a point for corner, said point being the Northeast corner of Janice Marie Hammack tract as recorded by Instrument # 20160610000730120 D.R.C.C.T.;

THENCE westerly with the South R.O.W. of W. Elm St. with the following course:

52. North 78 degrees 52 minutes 16 seconds West, a distance of 1663.70 feet to a point for corner;

53. North 89 degrees 59 minutes 46 seconds West, a distance of 476.80 feet to a point for corner, said point lying in the east line of the Westgate Subdivision Addition #4, as recorded in Instrument #200166440000210;

THENCE northerly to the Northeast corner of Mohammad Ali Dalaki tract as recorded by Instrument # 20160128000102840 D.R.C.C.T., with the following course:

54. North 00 degrees 04 minutes 28 seconds West, a distance of 538.99 feet to a point for corner;

THENCE easterly with the following course:

55. South 89 degrees 09 minutes 40 seconds West, a distance of 131.06 feet to a point for corner;

56. South 66 degrees 15 minutes 34 seconds West, a distance of 291.72 feet to a point for corner, said point being the West most Northwest corner of said Mohammad Ali Dalaki tract;

57. North 83 degrees 47 minutes 43 seconds West, a distance of 155.93 feet to a point for corner, said point being the Southeast corner of Siegfried Companies as recorded by Vol. 99-0107499 Pg. 4488-1674 D.R.C.C.T.;

58. South 89 degrees 25 minutes 55 seconds West, a distance of 755.05 feet to a point for corner;

59. North 02 degrees 13 minutes 25 seconds West, a distance of 299.85 feet to a point for corner, said point being the Northeast corner of First United Methodist Church of Celina as recorded by Vol. 2017 Pg. 287 D.R.C.C.T.;

60. North 89 degrees 44 minutes 44 seconds West, a distance of 152.64 feet to a point for corner;

61. South 13 degrees 42 minutes 35 seconds West, a distance of 669.13 feet to a point for corner;

62. North 89 degrees 43 minutes 33 seconds West, a distance of 965.77 feet to a point for corner, said point being the West most Northwest corner of said First United Methodist Church of Celina;

THENCE southerly with the East R.O.W. of FM 428 (variable width R.O.W.) with the following course:

63. South 00 degrees 06 minutes 32 seconds East, a distance of 1593.65 feet to a point at the beginning of a curve to the left;

64. Along said curve to the left with a central angle of 39 degrees 30 minutes 53 seconds, radius of 1074.08 feet, a chord bearing South 21 degrees 04 minutes 48 seconds East and chord distance of 726.16 feet, for a total arc length of 740.75 feet to a point for corner;

THENCE departing said East R.O.W. of FM 428, northwesterly with City of Celina tract as recorded by Vol. 2013 Pg. 100 D.R.C.C.T., with the following course:

65. South 88 degrees 17 minutes 14 seconds West, a distance of 1869.99 feet to a point for corner;

66. North 00 degrees 32 minutes 52 seconds West, a distance of 993.73 feet to the POINT OF BEGINNING and containing 687 acres of land.

Note: This exhibit is based on deed information as recorded in the Deed Records of Collin County, Texas (D.R.C.C.T.); Collin County Central Appraisal District; and does not represent an on-the-ground field survey.

Metes and Bounds for the Zone

48.784 ACRES

~~BEING a tract of land situated in the John Ragsdale Survey, Abstract No. 734, City of Celina, Collin County, Texas and being a portion of those tracts of land conveyed to Lucas Celina 209, LTD, according to the documents recorded in Document Number 20070109000040530 and Document Number 20071114001544500, Deed Records Collin County, Texas, said tract of land being more particularly described as follows:~~

~~BEGINNING at a point in the east line of said Lucas Celina 209 tract recorded in Document Number 20071114001544500, same being common with the west line of that tract of land conveyed to LFC Land Company, LLC, according to the document filed of record in Document Number 20120423000464780, Deed Records Collin County, Texas, said point being the northeast corner of this tract, from which the most easterly northeast corner of said Lucas Celina 209 tract, same being the northwest corner of said LFC Land Company tract bears, North 4°54'11" East, 387.12 feet and North 3°21'11" East, 52.02 feet;~~

~~THENCE South 4°54'11" West, with said common line, a distance of 1543.09 feet to a point for the southeast corner of this tract;~~

~~THENCE South 89°27'47" West, leaving said common line, a distance of 1309.44 feet to a point for the southwest corner of this tract;~~

~~THENCE North 0°31'31" West, over and across both Lucas Celina 209 tracts, a distance of 1538.09 feet to a point for the northwest corner of this tract;~~

~~THENCE North 89°32'22" East, over and across the above mentioned Lucas Celina 209 tract recorded in Document Number 20070109000040530, a distance of 1455.43 feet to the POINT OF BEGINNING and containing 48.784 acres or 2,125,033 square feet of land, more or less.~~

EXHIBIT B

**City of Celina City Council
Notice of Public Hearing
On Creation of Reinvestment Zone**

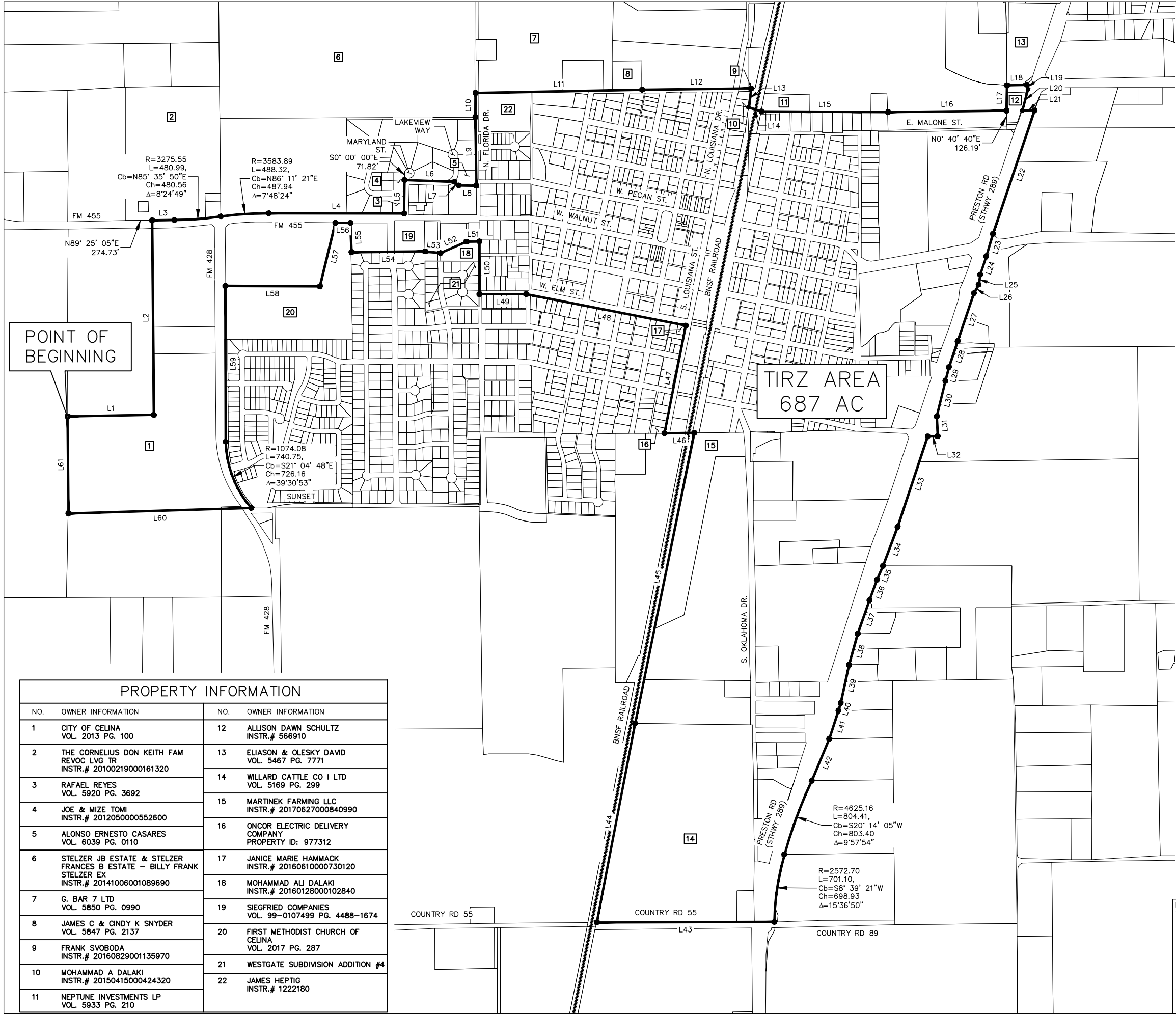
~~THE CELINA CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY NOVEMBER 14, 2017 AT 5:00 P.M. IN THE CELINA COUNCIL CHAMBERS LOCATED AT 112 N. COLORADO ST, CELINA, TEXAS 75009, ON THE CREATION OF A REINVESTMENT ZONE AND ITS BENEFITS TO THE CITY OF CELINA AND TO PROVIDE A REASONABLE OPPORTUNITY FOR ANY OWNER OF PROPERTY WITHIN THE PROPOSED REINVESTMENT ZONE TO PROTEST THE INCLUSION OF THEIR PROPERTY WITHIN THE PROPOSED REINVESTMENT ZONE, WHICH PROPOSED ZONE CONSISTS OF APPROXIMATELY 48.784 ACRES GENERALLY LOCATED EAST OF DALLAS PARKWAY AND SOUTH OF COUNTY ROAD 51, AS MORE PARTICULARLY DESCRIBED BY A METES AND BOUNDS DESCRIPTION AVAILABLE AT CELINA CITY HALL AND AVAILABLE FOR PUBLIC INSPECTION. AT THE PUBLIC HEARING, ANY INTERESTED PERSON MAY SPEAK FOR OR AGAINST THE INCLUSION OF PROPERTY WITHIN THE ZONE, THE CREATION OF THE REINVESTMENT ZONE, ITS BOUNDARIES, OR THE CONCEPT OF TAX INCREMENT FINANCING. FOLLOWING THE PUBLIC HEARING, CELINA CITY COUNCIL WILL CONSIDER ADOPTION OF AN ORDINANCE CREATING THE REINVESTMENT ZONE. NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF CELINA TO CONSIDER THE ADVISABILITY OF THE CREATION OF TAX INCREMENT REINVESTMENT ZONE NUMBER ELEVEN, CITY OF CELINA, TEXAS FOR TAX INCREMENT FINANCING PURPOSES PURSUANT TO CHAPTER 311, TEXAS TAX CODE~~

NOTICE IS HEREBY GIVEN THAT the City Council of the City of Celina, Texas (the "City"), pursuant to Chapter 311.003 Texas Tax Code, as amended, (the "Act"), will hold a public hearing at 5:00 p.m. on the 12th day, December 2017, at Celina City Council Chambers, 112 North Colorado Drive, Celina, Texas, 75009, for the purpose of considering the establishment of Tax Increment Reinvestment Zone Number Eleven located within the boundaries of the City.

All persons are invited to attend the hearing and speak for or against the creation of Tax Increment Reinvestment Zone Number Eleven, the proposed boundaries, or the concept of tax increment financing. Written or oral statements will be considered. The legal description and boundary map of proposed Tax Increment Reinvestment Zone Number Eleven are on file and open for public

Attachment: Downtown TIRZ #11 Public Hearing Resolution (Resolution to set Public Hearing for DT TIRZ #11)

inspection in the office of the City Secretary at City Hall, 142 North Ohio Street, Celina, Texas, 75009. Questions or requests for additional information may be directed to David Pettit, David Pettit Economic Development, LLC, dpettit@dpedllc.com; 817-439-9515.

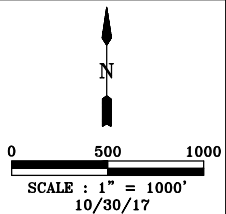


PROPERTY INFORMATION			
NO.	OWNER INFORMATION	NO.	OWNER INFORMATION
1	CITY OF CELINA VOL. 2013 PG. 100	12	ALLISON DAWN SCHULTZ INSTR.# 566910
2	THE CORNELIUS DON KEITH FAM REVOC LYG TR INSTR.# 20100219000161320	13	ELIASON & OLESKY DAVID VOL. 5467 PG. 7771
3	RAFAEL REYES VOL. 5920 PG. 3692	14	WILLARD CATTLE CO I LTD VOL. 5169 PG. 299
4	JOE & MIZE TOMI INSTR.# 2012050000552600	15	MARTINEK FARMING LLC INSTR.# 20170627000840990
5	ALONSO ERNESTO CASARES VOL. 6039 PG. 0110	16	ONCOR ELECTRIC DELIVERY COMPANY PROPERTY ID: 977312
6	STELZER JB ESTATE & STELZER FRANCES B ESTATE - BILLY FRANK STELZER EX INSTR.# 20141006001089690	17	JANICE MARIE HAMMACK INSTR.# 20160610000730120
7	G. BAR 7 LTD VOL. 5850 PG. 0990	18	MOHAMMAD ALI DALAKI INSTR.# 20160128000102840
8	JAMES C & CINDY K SNYDER VOL. 5847 PG. 2137	19	SIEGFRIED COMPANIES VOL. 99-0107499 PG. 4488-1674
9	FRANK SVOBODA INSTR.# 20160829001135970	20	FIRST METHODIST CHURCH OF CELINA VOL. 2017 PG. 287
10	MOHAMMAD A DALAKI INSTR.# 20150415000424320	21	WESTGATE SUBDIVISION ADDITION #4
11	NEPTUNE INVESTMENTS LP VOL. 5933 PG. 210	22	JAMES HEPTIG INSTR.# 1222180

LINE TABLE		
Line #	Length	Direction
L1	883.07	N89° 01' 57"E
L2	1989.93	N0° 30' 35"W
L3	226.68	N89° 21' 23"E
L4	1383.04	S89° 54' 27"E
L5	341.95	N0° 41' 01"E
L6	511.92	S87° 59' 17"E
L7	57.05	S48° 23' 57"E
L8	180.85	S89° 19' 01"E
L9	700.10	N0° 52' 05"W
L10	248.21	N0° 20' 22"E
L11	1704.48	N88° 53' 45"E
L12	1115.97	N89° 19' 17"E
L13	195.54	S7° 18' 32"W
L14	135.64	S72° 33' 12"E
L15	1294.09	S89° 43' 00"E
L16	1210.58	N89° 21' 07"E
L17	260.61	N1° 00' 31"E
L18	203.51	N88° 44' 48"E
L19	46.79	S14° 45' 44"E
L20	225.61	S14° 39' 23"W
L21	125.12	N89° 21' 58"E
L22	1332.01	S18° 37' 28"W
L23	238.91	S16° 35' 57"W
L24	198.35	S18° 26' 38"W
L25	101.98	S7° 15' 38"W
L26	101.98	S30° 01' 53"W
L27	516.48	S18° 40' 47"W
L28	282.14	S18° 40' 25"W
L29	144.72	S14° 13' 12"W
L30	373.74	S13° 51' 21"W
L31	203.91	S3° 11' 24"E

LINE TABLE		
Line #	Length	Direction
L32	103.10	S89° 24' 00"W
L33	975.47	S18° 23' 29"W
L34	426.61	S20° 31' 56"W
L35	152.81	S23° 38' 35"W
L36	221.64	S20° 02' 53"W
L37	366.55	S19° 17' 07"W
L38	329.23	S15° 41' 32"W
L39	399.98	S12° 13' 02"W
L40	81.71	S16° 44' 46"W
L41	303.38	S18° 05' 02"W
L42	463.39	S22° 35' 33"W
L43	1815.86	S89° 51' 20"W
L44	2072.47	N10° 55' 04"E
L45	3033.08	N11° 30' 14"E
L46	305.61	S89° 02' 36"W
L47	1123.87	N11° 11' 09"E
L48	1663.70	N78° 52' 16"W
L49	476.80	N89° 59' 46"W
L50	538.99	N0° 04' 28"W
L51	131.06	S89° 09' 40"W
L52	291.72	S66° 15' 34"W
L53	155.93	N83° 47' 43"W
L54	755.05	S89° 25' 55"W
L55	299.85	N2° 13' 25"W
L56	152.64	N89° 44' 44"W
L57	669.13	S13° 42' 35"W
L58	965.77	N89° 43' 33"W
L59	1593.65	S0° 06' 32"E
L60	1869.99	S88° 17' 14"W
L61	993.73	N0° 32' 52"W

NOTES:
1. THE DEED INFORMATION SHOWN IS BASED ON INFORMATION RECORDED IN THE DEED RECORDS OF COLLIN COUNTY, TEXAS (D.R.C.C.T.).
2. PARCEL BOUNDARY INFORMATION ACQUIRED FROM COLLIN COUNTY G.I.S. DEPARTMENT.
3. EXHIBIT ONLY - DOES NOT REPRESENT AN ON-THE-GROUND FIELD SURVEY.

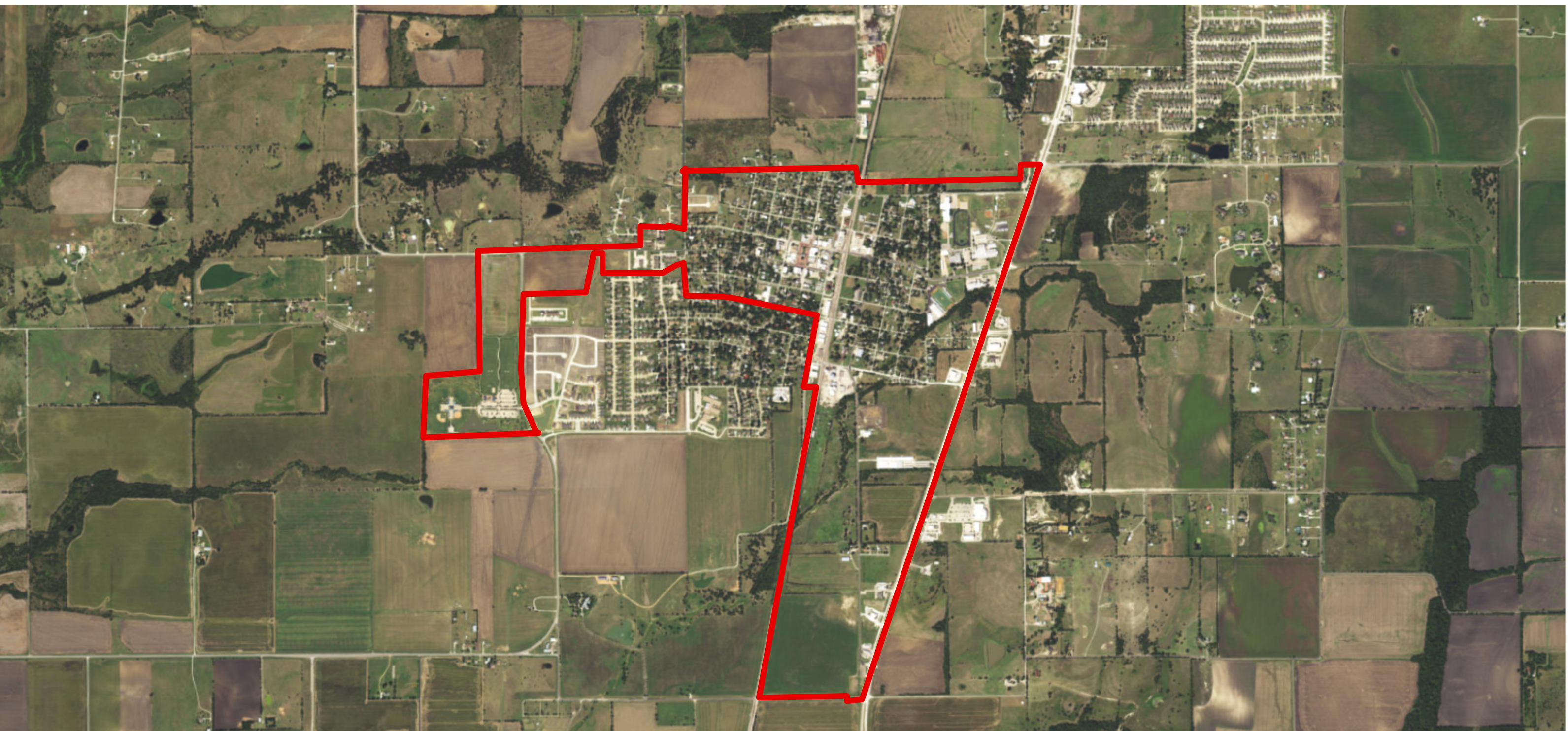


CITY OF CELINA
TIRZ BOUNDARY EXHIBIT
687 ACRE TRACT

TRC ENGINEERS, INC.
700 HIGGINS BLVD., STE. 210 ARLINGTON, TX 76010

City of Celina TIRZ Number Eleven

City of Celina Tax Increment Reinvestment Zone #11



Attachment: PFP TIRZ 11 v4 (Resolution to set Public Hearing for DT TIRZ #11)

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Introduction.....

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Legal Boundary

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Current Conditions

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Project Plan

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Anticipated Development

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Financial Feasibility Analysis.....

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Terms and Conditions.....

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Exhibit A.....

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DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.

Attachment: PFP TIRZ 11 v4 (Resolution to set Public Hearing for DT TIRZ #11)

Creating a Reinvestment Zone

Pursuant to Section 311.011 of the Texas Tax Code, a project and finance plan for an area to be designated a reinvestment zone must:

Sec. 311.011. PROJECT AND FINANCING PLANS.

(b) The project plan must include:

- (1) a description and map showing existing uses and conditions of real property in the zone and proposed uses of that property;
- (2) 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, if applicable;
- (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.

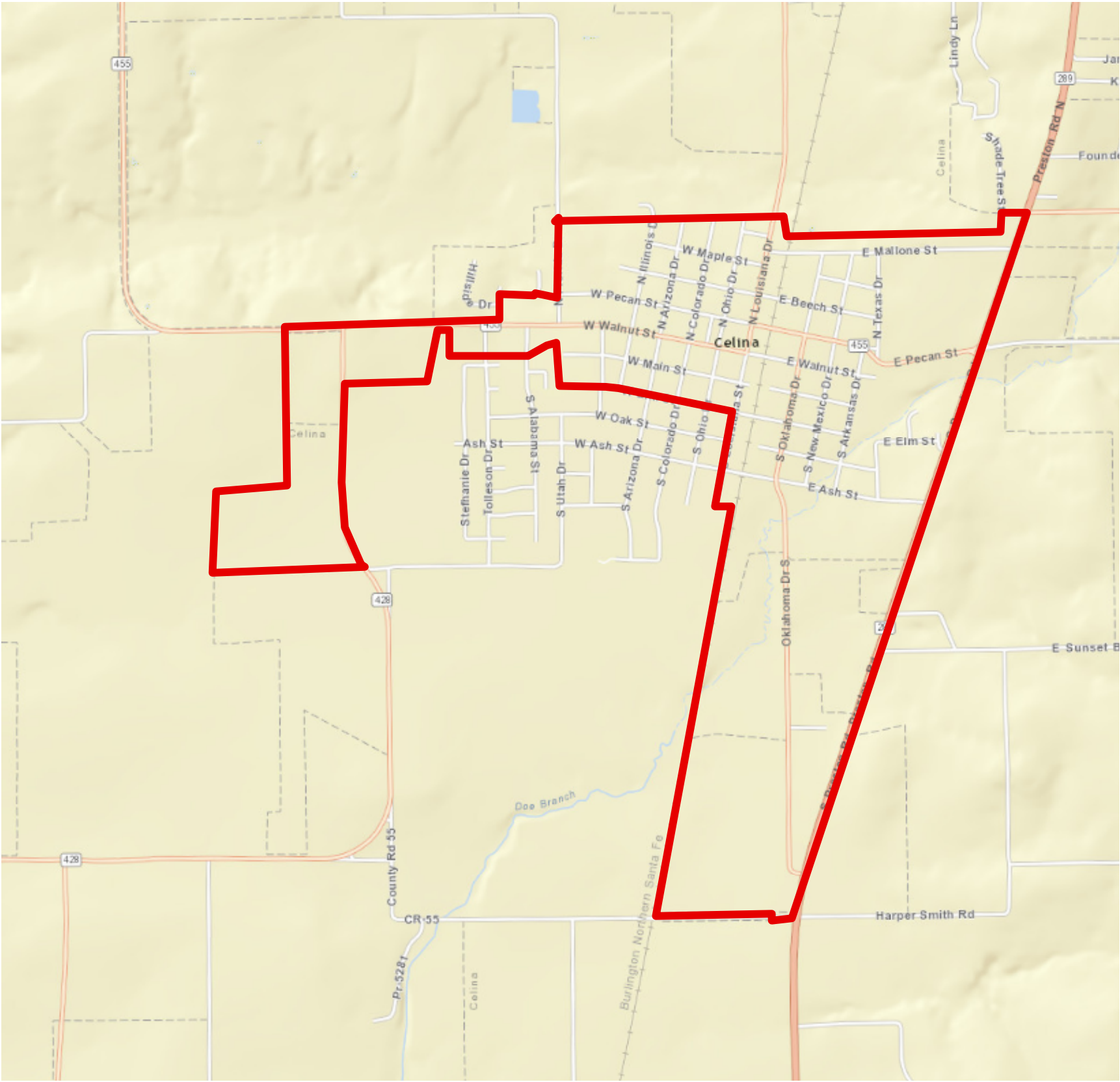
(c) The reinvestment zone financing plan must include:

- (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 feasibility study;
- (4) the estimated amount of bonded 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 value of the zone during each year of its existence; and
- (9) the duration of the zone.



Every year hundreds of families are discovering the wholesome, country lifestyle; the excellent school system, and the warm, friendly community of Celina. Many retail and commercial businesses are considering Celina for their next location and development is moving fast. With a trade population of approximately 69,000 and an ideal location just north of Frisco, Texas, in the coveted 'Golden Corridor', Celina is Open for Business!



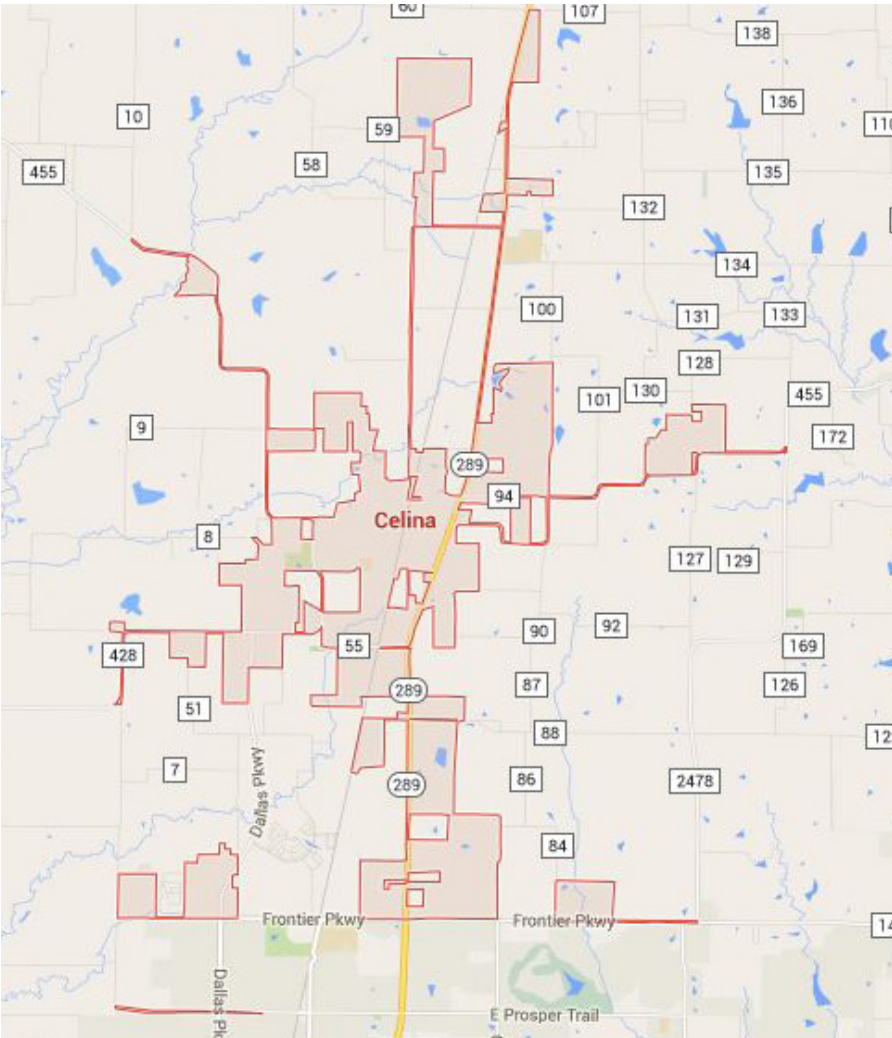


Tax Increment Reinvestment Zone Number Eleven, City of Celina

The City of Celina Tax Increment Reinvestment Zone Number Eleven (TIRZ #11) is approximately 687 acres and is located near the intersection of Preston Road and FM-455.

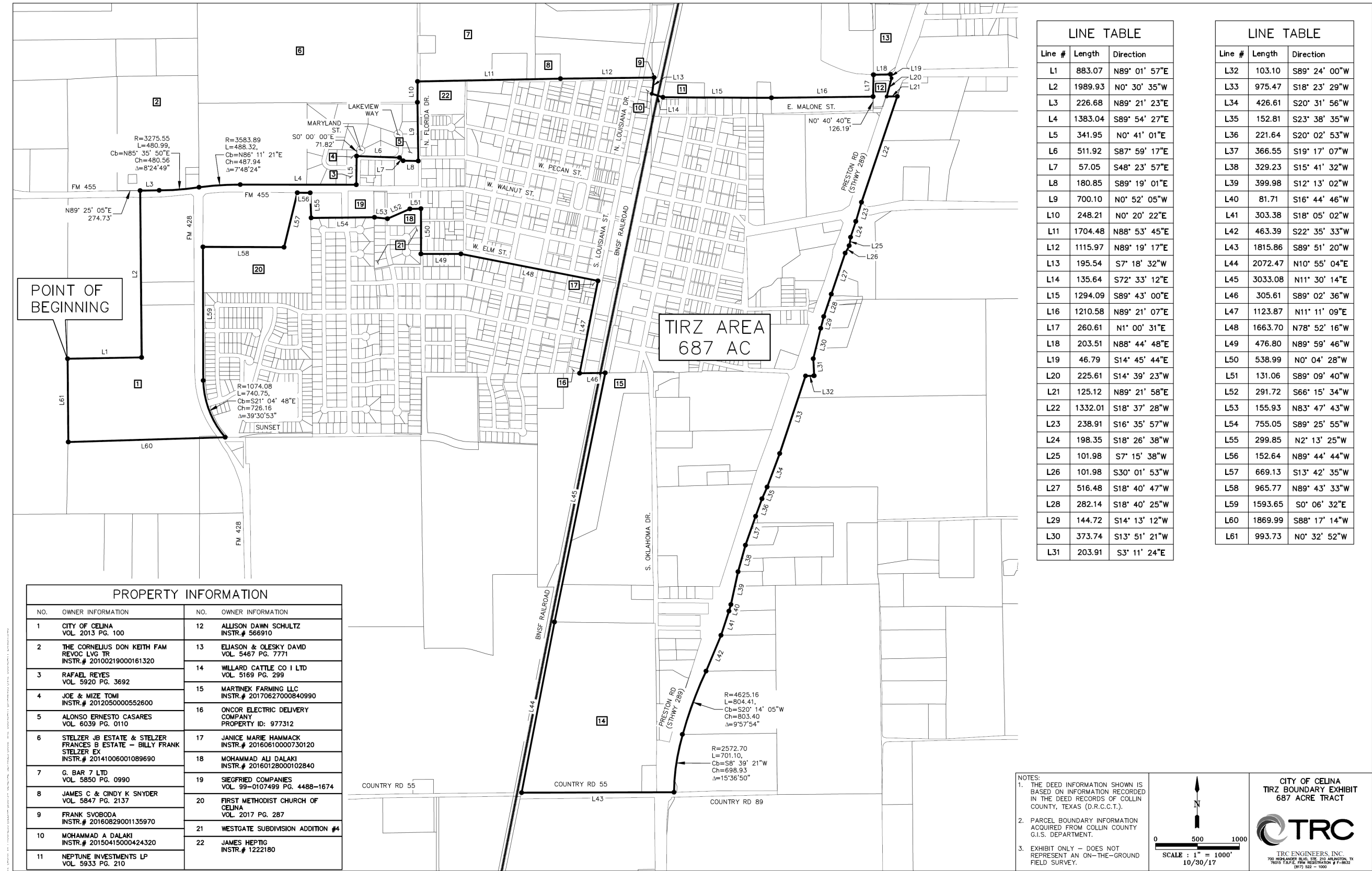
The goal of the TIRZ is to facilitate development and encourage private investment while maintaining the high development standards within the City. The TIRZ will support these developments through the contribution of 100% of the City’s real property increment and 25% of City’s sales tax increment generated within the zone. Additionally, it is expected that Collin County will participate by pledging 50% of their tax increment generated within the zone. The source of the City’s contribution shall come first from the City’s Debt Service Interest and Sinking (I&S) tax rate and if necessary then from the City’s Maintenance and Operations (M&O) tax rate.

Without the implementation of the TIRZ, the delineated property would continue to impair the sound growth of the municipality.



Attachment: PFP TIRZ 11 v4 (Resolution to set Public Hearing for DT TIRZ #11)

Legal TIRZ Boundary Map



Attachment: PFP TIRZ 11 v4 (Resolution to set Public Hearing for DT TIRZ #11)

CITY OF CELINA
TIRZ BOUNDARY
687 ACRE TRACT
LEGAL DESCRIPTION

BEGINNING at a point being the West most Northwest corner of the City of Celina tract as recorded in Vol. 2013 Pg. 100 D.R.C.C.T.,

THENCE easterly along the boundary of said City of Celina tract with the following course:

- 1. North 89 degree 01 minutes 57 seconds East, a distance of 883.07 feet to a point for corner;

THENCE northerly with the western property line of said City of Celina tract, to a point in the North R.O.W. (Right-of-Way) of FM 455 (variable width R.O.W.) with the following course:

- 2. North 00 degree 30 minutes 35 seconds West, a distance of 1989.93 feet to a point for corner;

THENCE easterly along said North R.O.W. of FM 455 with the following course:

- 3. North 89 degrees 21 minutes 23 seconds East, a distance of 226.68 feet to a point, said point being North 89 degrees 25 minutes 05 seconds East with a distance of 274.73 feet from the Southwest corner of The Cornelius Don Keith Fam Revoc Lvg Tr tract as recorded by Instrument # 20100219000161320 D.R.C.C.T., at the beginning of a curve to the left;
- 4. Along said curve to the left with a central angle of 08 degrees 24 minutes 49 seconds, radius of 3275.55 feet, a chord bearing North 85 degrees 35 minutes 50 seconds East and chord distance of 480.56 feet, for a total arc length of 480.99 feet to a point of compound curvature to the right;
- 5. Along said compound curvature to the right with a central angle of 07 degrees 48 minutes 24 seconds, radius of 3583.89 feet, a chord bearing North 86 degrees 11 minutes 21 seconds East and chord distance of 487.94 feet, for a total arc length of 488.32 feet to a point for corner;
- 6. South 89 degrees 54 minutes 27 seconds East, a distance of 1383.04 feet to a point for corner, said point also being the Southeast corner of Rafael Reyes tract as recorded in Vol. 5920 Pg. 3692 D.R.C.C.T.;

THENCE, departing the FM 455 North R.O.W., and continuing northerly along the West R.O.W. of Maryland Street (a 50-ft R.O.W.) with the following course:

- 7. North 00 degrees 41 minutes 01 seconds East, a distance of 341.95 feet to a point for corner, said point being due South with a distance of 71.87 feet from the Northeast corner of Joe & Mize Tomi tract as recorded by Instrument # 2012050000552600 D.R.C.C.T.;

THENCE easterly and along the North R.O.W. of Lakeview Way (a 50-ft R.O.W.) to the West most point and along the South boundary of the Alonso Ernesto Casares tract as recorded by Vol. 6039 Pg. 0110 D.R.C.C.T., said point also lying in the West R.O.W. of N. Florida Dr. (a variable width R.O.W.), with the following course:

- 8. South 87 degrees 59 minutes 17 seconds East, a distance of 511.92 feet to a point for corner;
- 9. South 48 degrees 23 minutes 57 seconds East, a distance of 57.05 feet to a point for corner;
- 10. South 89 degrees 19 minutes 01 seconds East, a distance of 180.85 feet to a point for corner;

THENCE northerly with said R.O.W. of N. Florida Dr. with the following course:

- 11. North 00 degrees 52 minutes 05 seconds West, a distance of 700.10 feet to a point for corner, said point being the Southeast corner of Stelzer JB Estate & Stelzer Frances B Estate – Billy Frank Stelzer Ex tract as recorded by Instrument # 20141006001089690 D.R.C.C.T.;
- 12. North 00 degrees 20 minutes 22 seconds East, a distance of 248.21 feet to a point for corner;

THENCE easterly, departing said West R.O.W. of N. Florida Dr., with the following course:

- 13. North 88 degrees 53 minutes 45 seconds East, a distance of 1704.48 feet to a point for corner, said point being the Southeast corner of James C & Cindy K Snyder tract as recorded by Vol. 5847 Pg. 2137 D.R.C.C.T.;
- 14. North 89 degrees 19 minutes 17 seconds East, a distance of 1115.97 feet to a point for corner, said point being the Northeast corner of Frank Svoboda tract as recorded by Instrument # 20160829001135970 D.R.C.C.T.;
- 15. South 07 degrees 18 minutes 32 seconds West, a distance of 195.54 feet to a point for corner, said point being the Southeast corner of Mohammad a Dalaki tract as recorded by Instrument # 20150415000424320 D.R.C.C.T.;
- 16. South 72 degrees 33 minutes 12 seconds East, a distance of 135.64 feet to a point for corner, said point being the Southwest corner of Neptune Investments LP tract as recorded by Vol. 5933 Pg. 210 D.R.C.C.T.;
- 17. South 89 degrees 43 minutes 00 seconds East, a distance of 1294.09 feet to a point for corner;
- 18. North 89 degrees 21 minutes 07 seconds East, a distance of 1210.58 feet to a point for corner, said point being North 00 degree 40 minutes 40 seconds East with a distance 126.19 feet from the Southwest corner of Allison Dawn Schultz tract as recorded by Instrument # 566910 D.R.C.C.T.;
- 19. North 01 degrees 00 minutes 31 seconds East, a distance of 260.61 feet to a point for corner, said point being the Southwest corner of Eliason & Olesky David tract as recorded by Vol. 5467 Pg. 7771 D.R.C.C.T.;
- 20. North 88 degrees 44 minutes 48 seconds East, a distance of 203.51 feet to a point for corner;
- 21. South 14 degrees 45 minutes 44 seconds East, a distance of 46.79 feet to a point for corner in the West R.O.W. of Preston Road (State Highway 289, a variable width R.O.W.);
- 22. South 14 degrees 39 minutes 23 seconds West, with the West R.O.W. of Preston Road, a distance of 225.61 feet to a point for corner;
- 23. North 89 degrees 21 minutes 58 seconds East, departing the West R.O.W. of Preston Road, a distance of 125.12 feet to a point for corner in the East R.O.W. of Preston Road;

THENCE southerly with the East R.O.W. of Preston Road with the following course:

- 24. South 18 degrees 37 minutes 28 seconds West, a distance of 1332.01 feet to a point for corner;
- 25. South 16 degrees 35 minutes 57 seconds West, a distance of 238.91 feet to a point for corner;
- 26. South 18 degrees 26 minutes 38 seconds West, a distance of 198.35 feet to a point for corner;
- 27. South 07 degrees 15 minutes 38 seconds West, a distance of 101.98 feet to a point for corner;
- 28. South 30 degrees 01 minutes 53 seconds West, a distance of 101.98 feet to a point for corner;
- 29. South 18 degrees 40 minutes 47 seconds West, a distance of 516.48 feet to a point for corner;
- 30. South 18 degrees 40 minutes 25 seconds West, a distance of 282.14 feet to a point for corner;
- 31. South 14 degrees 13 minutes 12 seconds West, a distance of 144.72 feet to a point for corner;
- 32. South 13 degrees 51 minutes 21 seconds West, a distance of 373.74 feet to a point for corner;
- 33. South 03 degrees 11 minutes 24 seconds East, a distance of 203.91 feet to a point for corner;
- 34. South 89 degrees 24 minutes 00 seconds West, a distance of 103.10 feet to a point for corner;

- 35. South 18 degrees 23 minutes 29 seconds West, a distance of 975.47 feet to a point for corner;
- 36. South 20 degrees 31 minutes 56 seconds West, a distance of 426.61 feet to a point for corner;
- 37. South 23 degrees 38 minutes 35 seconds West, a distance of 152.81 feet to a point for corner;
- 38. South 20 degrees 02 minutes 53 seconds West, a distance of 221.64 feet to a point for corner;
- 39. South 19 degrees 17 minutes 07 seconds West, a distance of 366.55 feet to a point for corner;
- 40. South 15 degrees 41 minutes 32 seconds West, a distance of 329.23 feet to a point for corner;
- 41. South 12 degrees 13 minutes 02 seconds West, a distance of 399.98 feet to a point for corner;
- 42. South 16 degrees 44 minutes 46 seconds West, a distance of 81.71 feet to a point for corner;
- 43. South 18 degrees 05 minutes 02 seconds West, a distance of 303.38 feet to a point for corner;
- 44. South 22 degrees 35 minutes 33 seconds West, a distance of 463.39 feet to a point at the beginning of a curve to the left;
- 45. Along said curve to the left with a central angle of 09 degrees 57 minutes 54 seconds, radius of 4625.16 feet, a chord bearing South 20 degrees 14 minutes 05 seconds West and chord distance of 803.40 feet, for a total arc length of 804.41 feet to a point of compound curvature to the left;
- 46. Along said compound curvature to the left with a central angle of 15 degrees 36 minutes 50 seconds, radius of 2572.70 feet, a chord bearing South 08 degrees 39 minutes 21 seconds West and chord distance of 698.93 feet, for a total arc length of 701.10 feet to a point for corner;

THENCE departing said Preston Rd (State Highway 289) East R.O.W., westerly with the North R.O.W. of Country Rd 55 with the following course:

- 47. South 89 degrees 51 minutes 20 seconds West, a distance of 1815.86 feet to a point for corner, said point being the Southwest corner of Willard Cattle Co I LTD tract as recorded by Vol. 5169 Pg. 299 D.R.C.C.T.;

THENCE departing said North R.O.W. of County Rd 55, northerly with the East R.O.W. of the BNSF Railroad with the following course:

- 48. North 10 degrees 55 minutes 04 seconds East, a distance of 2072.47 feet to a point for corner;
- 49. North 11 degrees 30 minutes 14 seconds East, a distance of 3033.08 feet to a point for corner, said point being the Northwest corner of Martinek Farming LLC tract as recorded by Instrument # 20170627000840990 D.R.C.C.T.;

THENCE westerly to a point in the West R.O.W. of S. Louisiana St. with the following course:

- 50. South 89 degrees 02 minutes 36 seconds West, a distance of 305.61 feet to a point for corner, said point being the Southeast corner of Oncor Electric Delivery Company tract as shown in the Collin County Central Appraisal District map as Property ID 977312;

THENCE northerly with said West R.O.W. of S. Louisiana St. with the following course:

- 51. North 11 degrees 11 minutes 09 seconds East, a distance of 1123.87 feet to a point for corner, said point being the Northeast corner of Janice Marie Hammack tract as recorded by Instrument # 20160610000730120 D.R.C.C.T.;

THENCE westerly with the South R.O.W. of W. Elm St. with the following course:

- 52. North 78 degrees 52 minutes 16 seconds West, a distance of 1663.70 feet to a point for corner;
- 53. North 89 degrees 59 minutes 46 seconds West, a distance of 476.80 feet to a point for corner, said point lying in the easement line of the Westgate Subdivision Addition #4, as recorded in Instrument #200166440000210;

THENCE northerly to the Northeast corner of Mohammad Ali Dalaki tract as recorded by Instrument # 20160128000102840 D.R.C.C.T., with the following course:

- 54. North 00 degrees 04 minutes 28 seconds West, a distance of 538.99 feet to a point for corner;

THENCE easterly with the following course:

- 55. South 89 degrees 09 minutes 40 seconds West, a distance of 131.06 feet to a point for corner;
- 56. South 66 degrees 15 minutes 34 seconds West, a distance of 291.72 feet to a point for corner, said point being the West most Northwest corner of said Mohammad Ali Dalaki tract;
- 57. North 83 degrees 47 minutes 43 seconds West, a distance of 155.93 feet to a point for corner, said point being the Southeast corner of Siegfried Companies as recorded by Vol. 99-0107499 Pg. 4488-1674 D.R.C.C.T.;
- 58. South 89 degrees 25 minutes 55 seconds West, a distance of 755.05 feet to a point for corner;
- 59. North 02 degrees 13 minutes 25 seconds West, a distance of 299.85 feet to a point for corner, said point being the Northeast corner of First United Methodist Church of Celina as recorded by Vol. 2017 Pg. 287 D.R.C.C.T.;
- 60. North 89 degrees 44 minutes 44 seconds West, a distance of 152.64 feet to a point for corner;
- 61. South 13 degrees 42 minutes 35 seconds West, a distance of 669.13 feet to a point for corner;
- 62. North 89 degrees 43 minutes 33 seconds West, a distance of 965.77 feet to a point for corner, said point being the West most Northwest corner of said First United Methodist Church of Celina;

THENCE southerly with the East R.O.W. of FM 428 (variable width R.O.W.) with the following course:

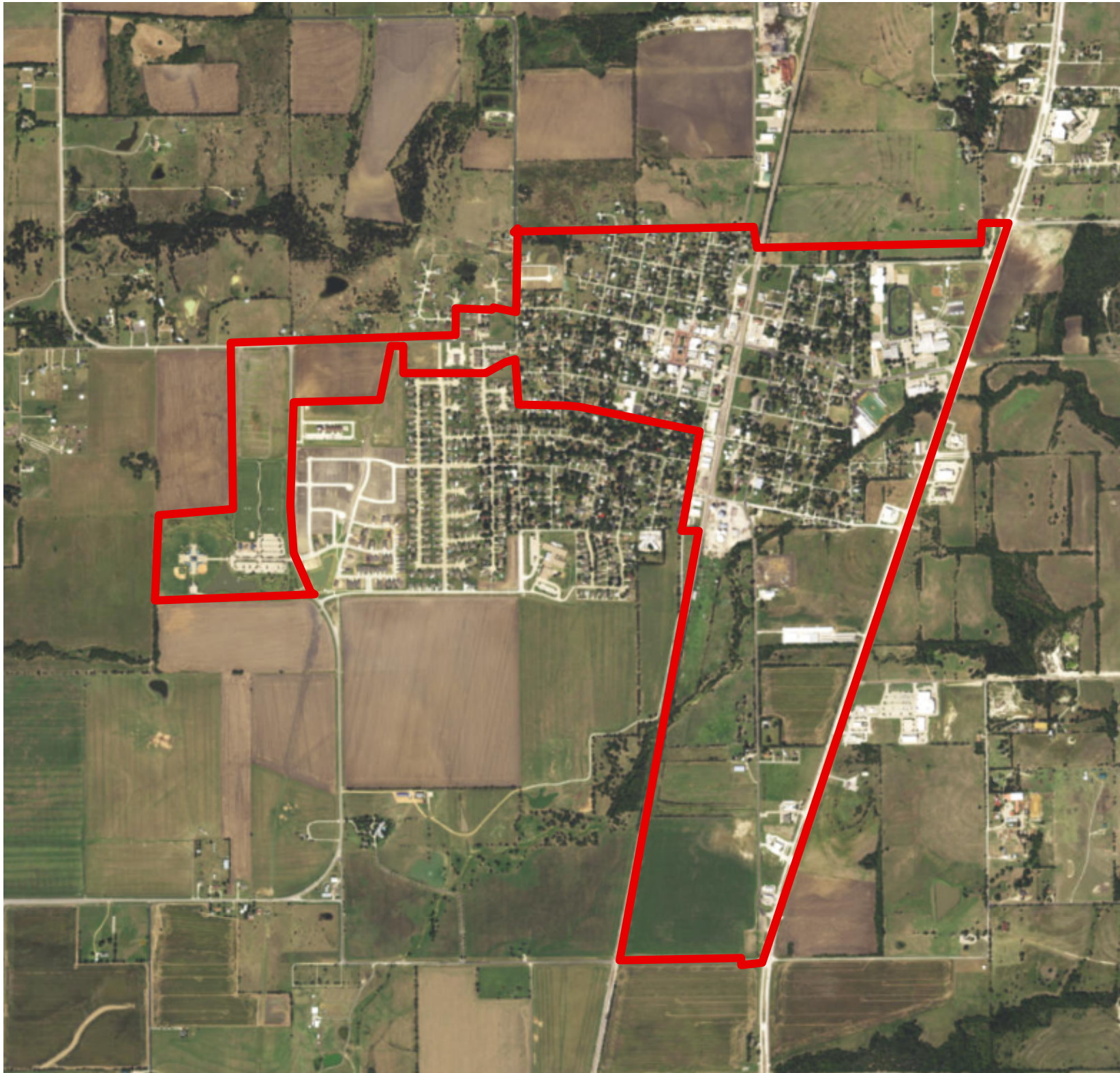
- 63. South 00 degrees 06 minutes 32 seconds East, a distance of 1593.65 feet to a point at the beginning of a curve to the left;
- 64. Along said curve to the left with a central angle of 39 degrees 30 minutes 53 seconds, radius of 1074.08 feet, a chord bearing South 21 degrees 04 minutes 48 seconds East and chord distance of 726.16 feet, for a total arc length of 740.75 feet to a point for corner;

THENCE departing said East R.O.W. of FM 428, northwesterly with City of Celina tract as recorded by Vol. 2013 Pg. 100 D.R.C.C.T., with the following course:

- 65. South 88 degrees 17 minutes 14 seconds West, a distance of 1869.99 feet to a point for corner;
- 66. North 00 degrees 32 minutes 52 seconds West, a distance of 993.73 feet to the POINT OF BEGINNING and containing 687 acres of land.

Note: This exhibit is based on deed information as recorded in the Deed Records of Collin County, Texas (D.R.C.C.T.); Collin County Central Appraisal District; and does not represent an on-the-ground field survey.

Attachment: PFP TIRZ 11 v4 (Resolution to set Public Hearing for DT TIRZ #11)



Land Use

The land within the TIRZ currently serves a variety of purposes with ample vacancies to be utilized for development.

Method of Relocating Persons to be Displaced

It is not anticipated that any persons will be displaced or need to be relocated as result of implementing the TIRZ.

Attachment: PFP TIRZ 11 v4 (Resolution to set Public Hearing for DT TIRZ #11)

Zoning

The proposed TIRZ includes a variety of zoning classifications as illustrated in the map to the right. It is not anticipated that there will be any changes to the zoning ordinance, the master plan of the municipality, building codes, subdivision regulations, or other municipal ordinances as a result of the implementation of the TIRZ.

Zoning District Legend

AG - Agriculture District

SF-E - Single-Family Estate Residential District

SF-15 - Single-Family Residential District

SF-10 - Single-Family Residential District

SF-9 - Single-Family Residential District

SF-7.5 - Single-Family Residential District

OT-R - Old Town Residential District

PH - Patio Home Residential District

TH - Townhouse Residential District

2F - Two-Family Residential District

MF-1 - Multiple-Family Residential Medium Density District

MF-2 - Multiple-Family Residential High Density District

MH - Manufactured Home Park District

HD - Historic Downtown District

ONS - Office and Neighborhood Services District

MU-1 - Mixed Use Suburban District

MU-2 - Mixed Use Regional District

RO - Retail and Office District

C-1 - Retail District

C-2 - General Commercial District

B-1 - Rail Center Business District

B-2 - Employment Center Business District

B-3 - Technology Center Business District

B-4 - Business Center District

I-1 - Light Industrial District

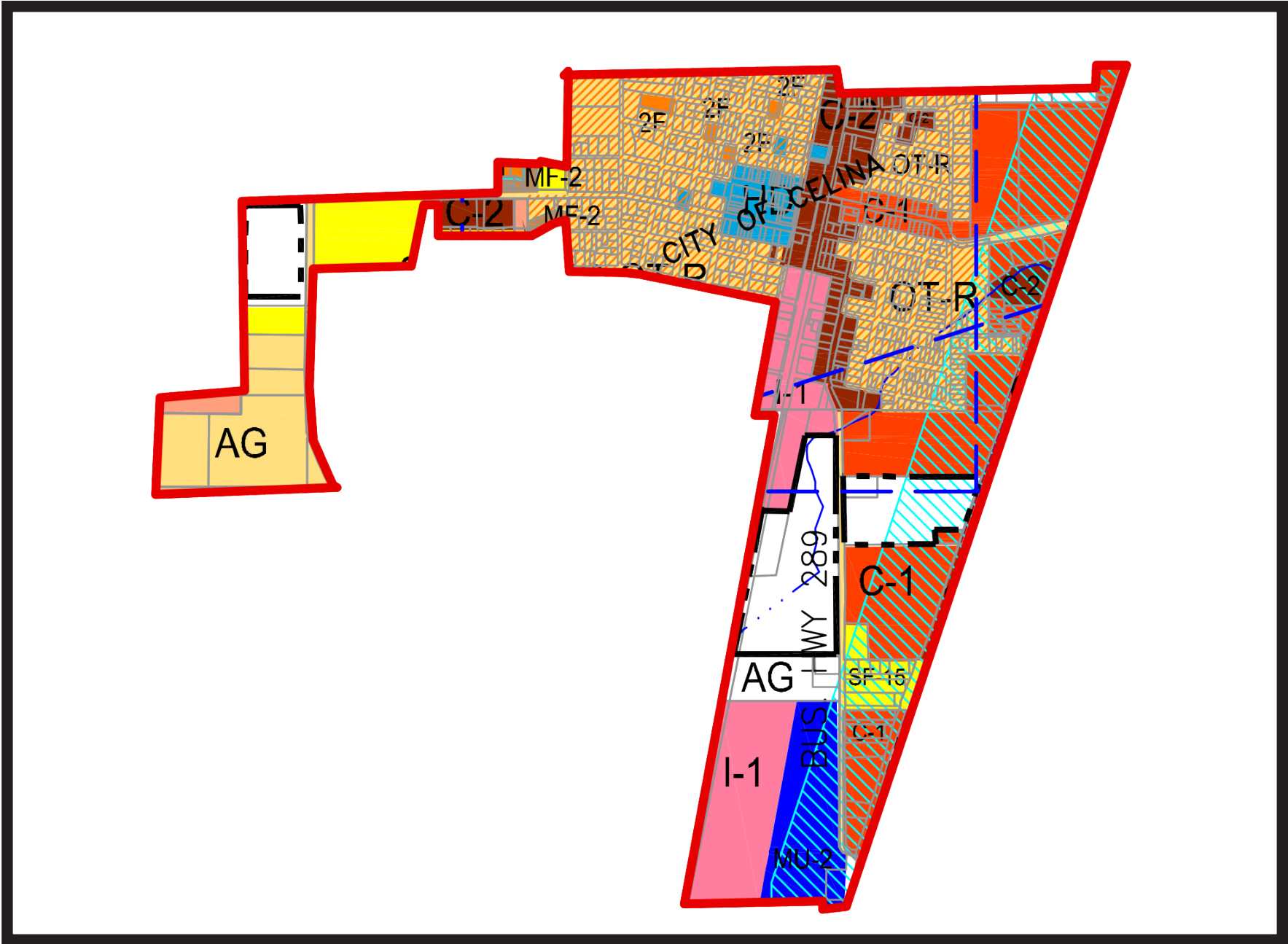
I-2 - Heavy Industrial District

PD - Planned Development

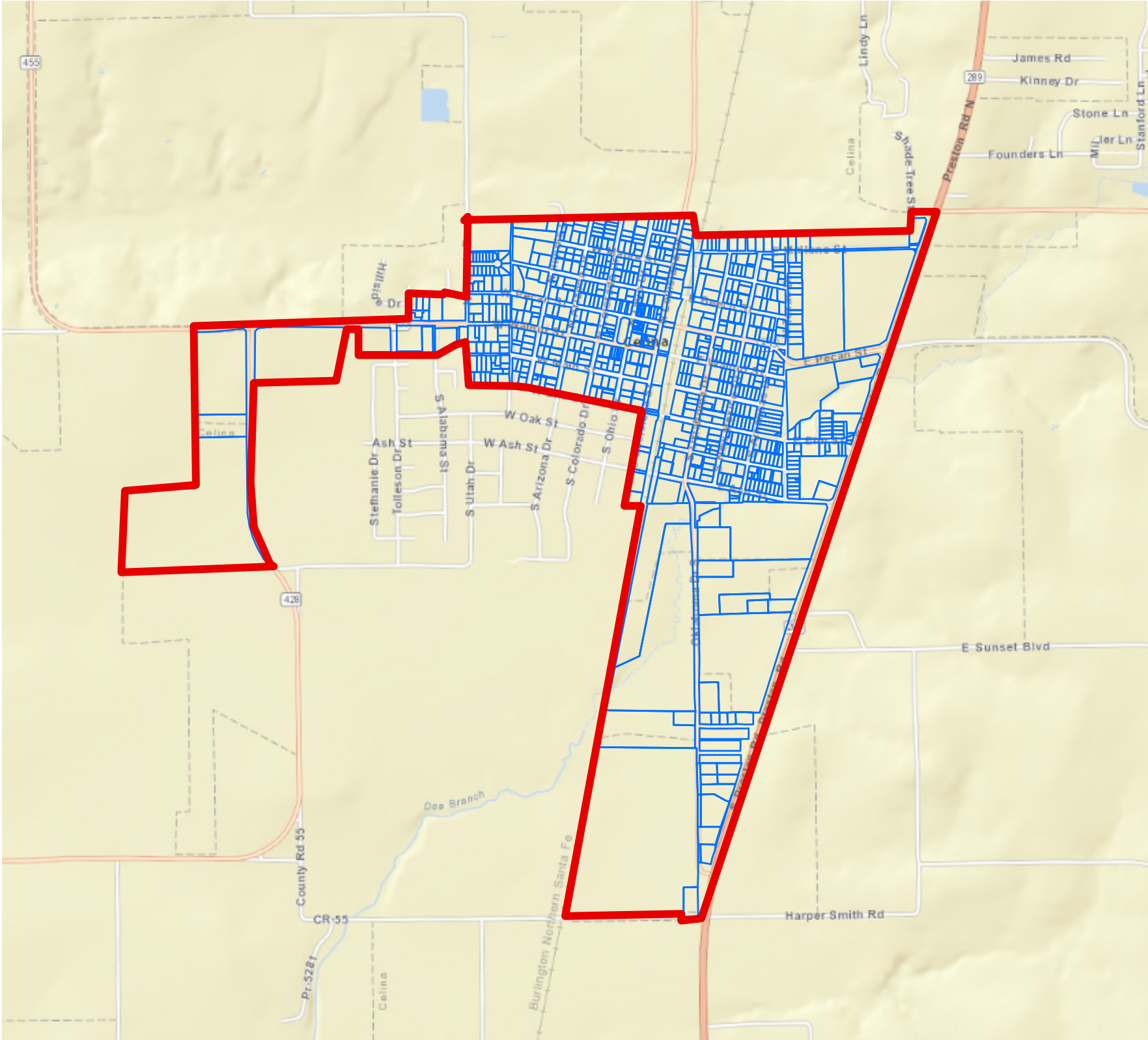
Preston Road Overlay District (PRO)

Special District / Development Agreement

Chapter 43 - Pre-Annexation Agreement



Attachment: PFP TIRZ 11 v4 (Resolution to set Public Hearing for DT TIRZ #11)



Current Ownership Information

There are 762 different parcels within TIRZ #11 with over five-hundred different owners.

The TIRZ has a 2016 preliminary taxable base value of \$84,803,260.

For a full list of parcels included within the TIRZ see Exhibit A.

Attachment: PFP TIRZ 11 v4 (Resolution to set Public Hearing for DT TIRZ #11)

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) “Project costs” means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. “Project costs” include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #11 that will be financed by in part by incremental real property tax generated within the TIRZ.

Proposed Project Costs		
Water Facilities and Improvements	\$ 4,372,815	7.5%
Sanitary Sewer Facilities and Improvements	\$ 5,830,421	10.0%
Storm Water Facilities and Improvements	\$ 5,830,421	10.0%
Street and Intersection Improvements	\$ 14,576,051	25.0%
Open Space, Park and Recreation Facilities and Improvements	\$ 14,576,051	25.0%
Economic Developmpent Grants	\$ 11,660,841	20.0%
Administrative Costs	\$ 1,457,605	2.5%
	\$ 58,304,205	100.0%

The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

Attachment: PFP TIRZ 11 v4 (Resolution to set Public Hearing for DT TIRZ #11)

Anticipated Development

There are several projects anticipated to be developed within TIRZ #1 including retail, office, hotel and residential developments. The table below provides an overview of potential developments that we believe will occur during the life of the TIRZ along with estimated project completion dates and anticipated stabilization years.

Anticipated Revenue Summary

Based upon the assumptions below, the anticipated gross revenue of TIRZ #11 over its 31 year life is \$58,304,205.

	Square Feet	Units	Projected Completion Date	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
Years 1-10							
Retail Commercial	2,500		2019	\$225	\$562,500	\$350.00	\$875,000
Retail Commercial	5,000		2020	\$225	\$1,125,000	\$350.00	\$1,750,000
Office	7,500		2020	\$175	\$1,312,500	\$350.00	\$2,625,000
Residential	31,500	15	2020	\$175,000	\$2,625,000	\$0.00	\$0
Multifamily	225,000	150	2022	\$120,000	\$18,000,000	\$0.00	\$0
Residential	22,500	15	2022	\$200,000	\$3,000,000	\$0.00	\$0
Office	7,500		2024	\$175	\$0	\$0.00	\$0
Residential	67,500	45	2024	\$200,000	\$9,000,000	\$0.00	\$0
Multifamily	300,000	200	2024	\$120,000	\$24,000,000	\$0.00	\$0
Retail Commercial	2,500		2024	\$225	\$0	\$350.00	\$875,000
Office	10,000		2025	\$175	\$0	\$0.00	\$0
Multifamily	525,000	350	2026	\$120,000	\$42,000,000	\$0.00	\$0
Retail Commercial	5,000		2027	\$225	\$0	\$350.00	\$1,750,000
Residential	63,000	30	2027	\$175,000	\$5,250,000	\$0.00	\$0
	1,274,500	805			\$106,875,000		\$7,875,000
Years 11-20							
Residential	22,000	10	2029	\$200,000	\$2,000,000	\$0.00	\$0
Residential	24,000	20	2031	\$200,000	\$4,000,000	\$0.00	\$0
Office	10,000		2031	\$175	\$0	\$0.00	\$0
Retail Commercial	10,000		2031	\$225	\$0	\$350.00	\$3,500,000
Multifamily	450,000	300	2031	\$120,000	\$36,000,000	\$0.00	\$0
Office	7,500		2032	\$175	\$0	\$0.00	\$0
Retail Commercial	20,000		2034	\$225	\$0	\$350.00	\$7,000,000
Residential	60,000	50	2034	\$200,000	\$10,000,000	\$0.00	\$0
Hotel	66,000	120	2034	\$120,000	\$14,400,000	\$0.00	\$0
Office	10,000		2035	\$175	\$0	\$0.00	\$0
Retail Commercial	10,000		2036	\$225	\$0	\$350.00	\$3,500,000
Multifamily	450,000	300	2036	\$120,000	\$36,000,000	\$0.00	\$0
Residential	60,000	50	2037	\$200,000	\$10,000,000	\$0.00	\$0
	1,199,500	850			\$112,400,000.00		\$14,000,000
Total	2,474,000				\$219,275,000		\$21,875,000

Attachment: PFP TIRZ 11 v4 (Resolution to set Public Hearing for DT TIRZ #11)

Method of Financing

To fund the public improvements outlined on the previous pages, it is anticipated that the City of Celina will contribute 100% of its real property increment and 25% of the sales tax increment generated within the zone. Additionally, it is anticipated that Collin County will contribute 50% of its real property increment to the zone.

Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Monetary Obligations Timeline

It is anticipated that final agreements for pledge of revenues will occur within the next twelve to twenty-four months.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the previous page.

The taxable value analysis shows the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions. Utilizing the information outlined in this feasibility study, we have found that the TIRZ is economically feasible and will provide the City with economic benefits that would not occur without its implementation.

City of Celina TIRZ #11 Participation Overview

Real Property Tax		Participation	
City of Celina	0.64500000	100%	0.6450000
Collin County	0.19224600	50%	0.0961230
Collin College	0.07981000	0%	0.0000000
Celina ISD	1.64000000	0%	0.0000000
	2.55705600		0.7411230
Personal Property Tax		Participation	
City of Celina	0.64500000	0%	0.0000000
Collin County	0.19224600	0%	0.0000000
Collin College	0.07981000	0%	0.0000000
Celina ISD	1.64000000	0%	0.0000000
	2.55705600		0.0000000
Sales Tax Rate	0.0200000	25.00%	0.0050000

Attachment: PFP TIRZ 11 v4 (Resolution to set Public Hearing for DT TIRZ #11)

31 YEAR - Residential : INPUT & OUTPUT

INPUT

INFLATION RATE	4.00%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Celina	0.64500000	100%	0.6450000
Collin County	0.19224600	50%	0.0961230
Collin College	0.07981000	0%	0.0000000
Celina ISD	1.64000000	0%	0.0000000
	2.55705600		0.7411230

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Celina	0.64500000	0%	0.0000000
Collin County	0.19224600	0%	0.0000000
Collin College	0.07981000	0%	0.0000000
Celina ISD	1.64000000	0%	0.0000000
	2.55705600		0.0000000

Sales Tax Rate	0.0200000	25.00%	0.0050000
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Retail		Year	AREA SF/UNITS	REAL PROPERTY UNIT	TAX VALUE	PERSONAL PROPERTY \$ / SF	TAX VALUE	SALES \$ / SF	TAX VALUE
1	Residential	2020	15	\$ 175,000.00	\$ 2,625,000	\$ -	\$ -	\$ -	\$ -
2	Residential	2022	15	\$ 200,000.00	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -
3	Residential	2024	45	\$ 200,000.00	\$ 9,000,000	\$ -	\$ -	\$ -	\$ -
4	Residential	2027	30	\$ 175,000.00	\$ 5,250,000	\$ -	\$ -	\$ -	\$ -
5	Residential	2029	10	\$ 200,000.00	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -
6	Residential	2031	20	\$ 200,000.00	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -
7	Residential	2034	50	\$ 200,000.00	\$ 10,000,000	\$ -	\$ -	\$ -	\$ -
8	Residential	2037	50	\$ 200,000.00	\$ 10,000,000	\$ -	\$ -	\$ -	\$ -
TOTAL			235		45,875,000		-		-

OUTPUT

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of Celina	25.2%	\$ 6,622,250	=	\$ 6,622,250	+	\$ -	+	\$ -
Collin County	7.5%	\$ 1,973,800	=	\$ 1,973,800	+	\$ -	+	\$ -
Collin College	3.1%	\$ 819,414	=	\$ 819,414	+	\$ -	+	\$ -
Celina ISD	64.1%	\$ 16,837,970	=	\$ 16,837,970	+	\$ -	+	\$ -
	100.0%	26,253,434		\$ 26,253,434		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of Celina	100.0%	\$ 6,622,250	=	\$ 6,622,250	+	\$ -	+	\$ -
Collin County	100.0%	\$ 986,900	=	\$ 986,900	+	\$ -	+	\$ -
Collin College	100.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Celina ISD	100.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 7,609,150		\$ 7,609,150		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
City of Celina	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Collin County	5.3%	\$ 986,900	=	\$ 986,900	+	\$ -	+	\$ -
Collin College	4.4%	\$ 819,414	=	\$ 819,414	+	\$ -	+	\$ -
Celina ISD	90.3%	\$ 16,837,970	=	\$ 16,837,970	+	\$ -	+	\$ -
	100.0%	\$ 18,644,284		\$ 18,644,284		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

Attachment: PFP TIRZ 11 v4 (Resolution to set Public Hearing for DT TIRZ #11)

Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
TOTAL TAX REVENUE																	
REAL PROPERTY		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	% OCCUPIED Taxable Value	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
		-	-	-	1,312,500	2,625,000	4,125,000	5,625,000	10,125,000	14,625,000	14,625,000	19,875,000	19,875,000	21,875,000	21,875,000	25,875,000	25,875,000
	PV																
	City of Celina	-	-	-	8,466	16,931	26,606	36,281	65,306	94,331	94,331	128,194	128,194	141,094	141,094	166,894	166,894
	Collin County	-	-	-	2,523	5,046	7,930	10,814	19,465	28,116	28,116	38,209	38,209	42,054	42,054	49,744	49,744
	Collin College	-	-	-	1,048	2,095	3,292	4,489	8,081	11,672	11,672	15,862	15,862	17,458	17,458	20,651	20,651
	Celina ISD	-	-	-	21,525	43,050	67,650	92,250	166,050	239,850	239,850	325,950	325,950	358,750	358,750	424,350	424,350
	Total	-	-	-	33,561	67,123	105,479	143,834	258,902	373,969	373,969	508,215	508,215	559,356	559,356	661,638	661,638
PERSONAL PROPERTY	% OCCUPIED Taxable Value	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																
	City of Celina	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Collin County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Collin College	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Celina ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	% OCCUPIED Taxable Value	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																
	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY	PV																
	City of Celina	-	-	-	8,466	16,931	26,606	36,281	65,306	94,331	94,331	128,194	128,194	141,094	141,094	166,894	166,894
	Collin County	-	-	-	2,523	5,046	7,930	10,814	19,465	28,116	28,116	38,209	38,209	42,054	42,054	49,744	49,744
	Collin College	-	-	-	1,048	2,095	3,292	4,489	8,081	11,672	11,672	15,862	15,862	17,458	17,458	20,651	20,651
	Celina ISD	-	-	-	21,525	43,050	67,650	92,250	166,050	239,850	239,850	325,950	325,950	358,750	358,750	424,350	424,350
	Total	-	-	-	33,561	67,123	105,479	143,834	258,902	373,969	373,969	508,215	508,215	559,356	559,356	661,638	661,638
PARTICIPATION																	
REAL PROPERTY	Taxable Value	-	-	-	1,312,500	2,625,000	4,125,000	5,625,000	10,125,000	14,625,000	14,625,000	19,875,000	19,875,000	21,875,000	21,875,000	25,875,000	25,875,000
	PV																
	City of Celina	-	-	-	8,466	16,931	26,606	36,281	65,306	94,331	94,331	128,194	128,194	141,094	141,094	166,894	166,894
	Collin County	-	-	-	1,262	2,523	3,965	5,407	9,732	14,058	14,058	19,104	19,104	21,027	21,027	24,872	24,872
	Collin College	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Celina ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	-	-	-	9,727	19,454	30,571	41,688	75,039	108,389	108,389	147,298	147,298	162,121	162,121	191,766	191,766
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																
	City of Celina	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Collin County	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Collin College	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Celina ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																
	Total	608,394	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY	PV																
	City of Celina	-	-	-	8,466	16,931	26,606	36,281	65,306	94,331	94,331	128,194	128,194	141,094	141,094	166,894	166,894
	Collin County	-	-	-	1,262	2,523	3,965	5,407	9,732	14,058	14,058	19,104	19,104	21,027	21,027	24,872	24,872
	Collin College	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Celina ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	-	-	-	9,727	19,454	30,571	41,688	75,039	108,389	108,389	147,298	147,298	162,121	162,121	191,766	191,766
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																	
SUMMARY	PV																
	City of Celina	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Collin County	-	-	-	1,262	2,523	3,965	5,407	9,732	14,058	14,058	19,104	19,104	21,027	21,027	24,872	24,872
	Collin College	-	-	-	1,048	2,095	3,292	4,489	8,081	11,672	11,672	15,862	15,862	17,458	17,458	20,651	20,651
	Celina ISD	-	-	-	21,525	43,050	67,650	92,250	166,050	239,850	239,850	325,950	325,950	358,750	358,750	424,350	424,350
	Total	-	-	-	23,834	47,668	74,907	102,146	183,863	265,580	265,580	360,917	360,917	397,235	397,235	469,873	469,873

Attachment: PFP TIRZ 11 v4 (Resolution to set Public Hearing for DT TIRZ #11)

16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
25,875,000	30,875,000	35,875,000	35,875,000	40,875,000	45,875,000	48,398,125	51,060,022	53,868,323	56,831,081	59,956,790	63,254,414	66,733,407	70,403,744	74,275,950	78,361,127	
166,894	199,144	231,394	231,394	263,644	295,894	312,168	329,337	347,451	366,560	386,721	407,991	430,430	454,104	479,080	505,429	GROSS
49,744	59,356	68,968	68,968	78,581	88,193	93,043	98,161	103,560	109,255	115,265	121,604	128,292	135,348	142,793	150,646	6,622,250
20,651	24,641	28,632	28,632	32,622	36,613	38,627	40,751	42,992	45,357	47,852	50,483	53,260	56,189	59,280	62,540	1,973,800
424,350	506,350	588,350	588,350	670,350	752,350	793,729	837,384	883,440	932,030	983,291	1,037,372	1,094,428	1,154,621	1,218,126	1,285,122	819,414
661,638	789,491	917,344	917,344	1,045,197	1,173,049	1,237,567	1,305,633	1,377,443	1,453,203	1,533,129	1,617,451	1,706,411	1,800,263	1,899,278	2,003,738	16,837,970
																26,253,434
100%	100%	100%	100%	100%	100%	100%	200%	300%	400%	500%	600%	700%	800%	900%	1000%	100%
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
166,894	199,144	231,394	231,394	263,644	295,894	312,168	329,337	347,451	366,560	386,721	407,991	430,430	454,104	479,080	505,429	GROSS
49,744	59,356	68,968	68,968	78,581	88,193	93,043	98,161	103,560	109,255	115,265	121,604	128,292	135,348	142,793	150,646	6,622,250
20,651	24,641	28,632	28,632	32,622	36,613	38,627	40,751	42,992	45,357	47,852	50,483	53,260	56,189	59,280	62,540	1,973,800
424,350	506,350	588,350	588,350	670,350	752,350	793,729	837,384	883,440	932,030	983,291	1,037,372	1,094,428	1,154,621	1,218,126	1,285,122	819,414
661,638	789,491	917,344	917,344	1,045,197	1,173,049	1,237,567	1,305,633	1,377,443	1,453,203	1,533,129	1,617,451	1,706,411	1,800,263	1,899,278	2,003,738	16,837,970
																26,253,434
25,875,000	30,875,000	35,875,000	35,875,000	40,875,000	45,875,000	48,398,125	51,060,022	53,868,323	56,831,081	59,956,790	63,254,414	66,733,407	70,403,744	74,275,950	78,361,127	
166,894	199,144	231,394	231,394	263,644	295,894	312,168	329,337	347,451	366,560	386,721	407,991	430,430	454,104	479,080	505,429	GROSS
24,872	29,678	34,484	34,484	39,290	44,096	46,522	49,080	51,780	54,628	57,632	60,802	64,146	67,674	71,396	75,323	986,900
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
191,766	228,822	265,878	265,878	302,934	339,990	358,690	378,418	399,231	421,188	444,354	468,793	494,577	521,778	550,476	580,752	7,609,150
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
166,894	199,144	231,394	231,394	263,644	295,894	312,168	329,337	347,451	366,560	386,721	407,991	430,430	454,104	479,080	505,429	GROSS
24,872	29,678	34,484	34,484	39,290	44,096	46,522	49,080	51,780	54,628	57,632	60,802	64,146	67,674	71,396	75,323	986,900
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
191,766	228,822	265,878	265,878	302,934	339,990	358,690	378,418	399,231	421,188	444,354	468,793	494,577	521,778	550,476	580,752	7,609,150
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
24,872	29,678	34,484	34,484	39,290	44,096	46,522	49,080	51,780	54,628	57,632	60,802	64,146	67,674	71,396	75,323	GROSS
20,651	24,641	28,632	28,632	32,622	36,613	38,627	40,751	42,992	45,357	47,852	50,483	53,260	56,189	59,280	62,540	-
424,350	506,350	588,350	588,350	670,350	752,350	793,729	837,384	883,440	932,030	983,291	1,037,372	1,094,428	1,154,621	1,218,126	1,285,122	16,837,970
469,873	560,669	651,466	651,466	742,263	833,059	878,878	927,216	978,213	1,032,014	1,088,775	1,148,658	1,211,834	1,278,485	1,348,801	1,422,986	18,644,284

31 YEAR - RETAIL : INPUT & OUTPUT

► INPUT

INFLATION RATE	5.50%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Celina	0.64500000	100%	0.6450000
Collin County	0.19224600	50%	0.0961230
Collin College	0.07981000	0%	0.0000000
Celina ISD	1.64000000	0%	0.0000000
	2.55705600		0.7411230

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Celina	0.64500000	0%	0.0000000
Collin County	0.19224600	0%	0.0000000
Collin College	0.07981000	0%	0.0000000
Celina ISD	1.64000000	0%	0.0000000
	2.55705600		0.0000000

Sales Tax Rate	0.02000000	25.00%	0.00500000
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Retail		Year	AREA SF	REAL PROPERTY		PERSONAL PROPERTY		SALES	
				\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
1	Retail Commercial	2019	2,500	\$ 225.00	\$ 562,500	\$ 15.00	\$ 37,500	\$ 350.00	\$ 875,000
2	Retail Commercial	2020	5,000	\$ 225.00	\$ 1,125,000	\$ 15.00	\$ 75,000	\$ 350.00	\$ 1,750,000
3	Retail Commercial	2024	2,500	\$ 225.00	\$ 562,500	\$ 15.00	\$ 37,500	\$ 350.00	\$ 875,000
4	Retail Commercial	2027	5,000	\$ 225.00	\$ 1,125,000	\$ 15.00	\$ 75,000	\$ 350.00	\$ 1,750,000
5	Retail Commercial	2031	10,000	\$ 225.00	\$ 2,250,000	\$ 15.00	\$ 150,000	\$ 350.00	\$ 3,500,000
6	Retail Commercial	2034	20,000	\$ 225.00	\$ 4,500,000	\$ 15.00	\$ 300,000	\$ 350.00	\$ 7,000,000
7	Retail Commercial	2036	10,000	\$ 225.00	\$ 2,250,000	\$ 15.00	\$ 150,000	\$ 350.00	\$ 3,500,000
TOTAL			55,000		12,375,000		825,000		19,250,000

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Celina	65.1%	\$ 11,054,905	=	\$ 1,876,864	+	\$ 125,124	+	\$ 9,052,917
Collin County	3.5%	\$ 596,704	=	\$ 559,410	+	\$ 37,294	+	
Collin College	1.5%	\$ 247,719	=	\$ 232,236	+	\$ 15,482	+	
Celina ISD	30.0%	\$ 5,090,326	=	\$ 4,772,181	+	\$ 318,145	+	
	100.0%	\$ 16,989,654		\$ 7,440,691		\$ 496,046		\$ 9,052,917
		100.0%		43.8%		2.9%		53.3%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Celina	100.0%	\$ 4,140,093	=	\$ 1,876,864	+	\$ -	+	\$ 2,263,229
Collin County	100.0%	\$ 279,705	=	\$ 279,705	+	\$ -	+	\$ -
Collin College	100.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Celina ISD	100.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 4,419,798		\$ 2,156,569		\$ -		\$ 2,263,229
		100.0%		48.8%		0.0%		51.2%

NET BENEFIT		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Celina	55.0%	\$ 6,914,812	=	\$ -	+	\$ 125,124	+	\$ 6,789,688
Collin County	2.5%	\$ 316,999	=	\$ 279,705	+	\$ 37,294	+	\$ -
Collin College	2.0%	\$ 247,719	=	\$ 232,236	+	\$ 15,482	+	\$ -
Celina ISD	40.5%	\$ 5,090,326	=	\$ 4,772,181	+	\$ 318,145	+	\$ -
	100.0%	\$ 12,569,856		\$ 5,284,122		\$ 496,046		\$ 6,789,688
		100.0%		42.0%		3.9%		54.0%

Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
TOTAL TAX REVENUE																	
REAL PROPERTY	% OCCUPIED	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	Taxable Value	-	-	562,500	1,687,500	1,687,500	1,687,500	1,687,500	2,250,000	2,250,000	2,250,000	3,375,000	3,375,000	3,375,000	3,375,000	5,625,000	5,625,000
PV		-	-	3,628	10,884	10,884	10,884	10,884	14,513	14,513	14,513	21,769	21,769	21,769	21,769	36,281	36,281
City of Celina		-	-	1,081	3,244	3,244	3,244	3,244	4,326	4,326	4,326	6,488	6,488	6,488	6,488	10,814	10,814
Collin County		-	-	449	1,347	1,347	1,347	1,347	1,796	1,796	1,796	2,694	2,694	2,694	2,694	4,489	4,489
Collin College		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Celina ISD		-	-	9,225	27,675	27,675	27,675	27,675	36,900	36,900	36,900	55,350	55,350	55,350	55,350	92,250	92,250
Total		-	-	14,383	43,150	43,150	43,150	43,150	57,534	57,534	57,534	86,301	86,301	86,301	86,301	143,834	143,834
PERSONAL PROPERTY	% OCCUPIED	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	Taxable Value	-	-	37,500	112,500	112,500	112,500	112,500	150,000	150,000	150,000	225,000	225,000	225,000	225,000	375,000	375,000
PV		-	-	242	726	726	726	726	968	968	968	1,451	1,451	1,451	1,451	2,419	2,419
City of Celina		-	-	72	216	216	216	216	288	288	288	433	433	433	433	721	721
Collin County		-	-	30	90	90	90	90	120	120	120	180	180	180	180	299	299
Collin College		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Celina ISD		-	-	615	1,845	1,845	1,845	1,845	2,460	2,460	2,460	3,690	3,690	3,690	3,690	6,150	6,150
Total		-	-	959	2,877	2,877	2,877	2,877	3,836	3,836	3,836	5,753	5,753	5,753	5,753	9,589	9,589
SALES TAX	% OCCUPIED	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	Taxable Value	-	-	875,000	2,625,000	2,625,000	2,625,000	2,625,000	3,500,000	3,500,000	3,500,000	5,250,000	5,250,000	5,250,000	5,250,000	8,750,000	8,750,000
PV		-	-	17,500	52,500	52,500	52,500	52,500	70,000	70,000	70,000	105,000	105,000	105,000	105,000	175,000	175,000
Total		-	-	17,500	52,500	52,500	52,500	52,500	70,000	70,000	70,000	105,000	105,000	105,000	105,000	175,000	175,000
SUMMARY																	
PV		-	-	21,370	64,110	64,110	64,110	64,110	85,480	85,480	85,480	128,220	128,220	128,220	128,220	213,700	213,700
City of Celina		-	-	1,153	3,460	3,460	3,460	3,460	4,614	4,614	4,614	6,921	6,921	6,921	6,921	11,535	11,535
Collin County		-	-	479	1,437	1,437	1,437	1,437	1,915	1,915	1,915	2,873	2,873	2,873	2,873	4,789	4,789
Collin College		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Celina ISD		-	-	9,840	29,520	29,520	29,520	29,520	39,360	39,360	39,360	59,040	59,040	59,040	59,040	98,400	98,400
Total		-	-	32,842	98,527	98,527	98,527	98,527	131,369	131,369	131,369	197,054	197,054	197,054	197,054	328,423	328,423
PARTICIPATION																	
REAL PROPERTY	Taxable Value	-	-	562,500	1,687,500	1,687,500	1,687,500	1,687,500	2,250,000	2,250,000	2,250,000	3,375,000	3,375,000	3,375,000	3,375,000	5,625,000	5,625,000
	PV	-	-	3,628	10,884	10,884	10,884	10,884	14,513	14,513	14,513	21,769	21,769	21,769	21,769	36,281	36,281
City of Celina		-	-	541	1,622	1,622	1,622	1,622	2,163	2,163	2,163	3,244	3,244	3,244	3,244	5,407	5,407
Collin County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Collin College		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Celina ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	4,169	12,506	12,506	12,506	12,506	16,675	16,675	16,675	25,013	25,013	25,013	25,013	41,688	41,688
PERSONAL PROPERTY	Taxable Value	-	-	37,500	112,500	112,500	112,500	112,500	150,000	150,000	150,000	225,000	225,000	225,000	225,000	375,000	375,000
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
City of Celina		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Collin County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Collin College		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Celina ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	Taxable Value	-	-	875,000	2,625,000	2,625,000	2,625,000	2,625,000	3,500,000	3,500,000	3,500,000	5,250,000	5,250,000	5,250,000	5,250,000	8,750,000	8,750,000
	PV	-	-	17,500	52,500	52,500	52,500	52,500	70,000	70,000	70,000	105,000	105,000	105,000	105,000	175,000	175,000
Total		-	-	4,375	13,125	13,125	13,125	13,125	17,500	17,500	17,500	26,250	26,250	26,250	26,250	43,750	43,750
SUMMARY																	
PV		-	-	8,003	24,009	24,009	24,009	24,009	32,013	32,013	32,013	48,019	48,019	48,019	48,019	80,031	80,031
City of Celina		-	-	541	1,622	1,622	1,622	1,622	2,163	2,163	2,163	3,244	3,244	3,244	3,244	5,407	5,407
Collin County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Collin College		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Celina ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	8,544	25,631	25,631	25,631	25,631	34,175	34,175	34,175	51,263	51,263	51,263	51,263	85,438	85,438
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																	
SUMMARY																	
PV		-	-	13,367	40,101	40,101	40,101	40,101	53,468	53,468	53,468	80,201	80,201	80,201	80,201	133,669	133,669
City of Celina		-	-	613	1,838	1,838	1,838	1,838	2,451	2,451	2,451	3,677	3,677	3,677	3,677	6,128	6,128
Collin County		-	-	479	1,437	1,437	1,437	1,437	1,915	1,915	1,915	2,873	2,873	2,873	2,873	4,789	4,789
Collin College		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Celina ISD		-	-	9,840	29,520	29,520	29,520	29,520	39,360	39,360	39,360	59,040	59,040	59,040	59,040	98,400	98,400
Total		-	-	24,299	72,896	72,896	72,896	72,896	97,194	97,194	97,194	145,791	145,791	145,791	145,791	242,985	242,985

Attachment: PFP TIRZ 11 v4 (Resolution to set Public Hearing for DT TIRZ #11)

16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
5,625,000	10,125,000	10,125,000	12,375,000	13,055,625	13,773,684	14,531,237	15,330,455	16,173,630	17,063,180	18,001,655	18,991,746	20,036,292	21,138,288	22,300,893	23,527,443	
																GROSS
36,281	65,306	65,306	79,819	84,209	88,840	93,726	98,881	104,320	110,058	116,111	122,497	129,234	136,342	143,841	151,752	1,876,864
10,814	19,465	19,465	23,790	25,099	26,479	27,936	29,472	31,093	32,803	34,607	36,511	38,519	40,638	42,873	45,231	559,410
4,489	8,081	8,081	9,876	10,420	10,993	11,597	12,235	12,908	13,618	14,367	15,157	15,991	16,870	17,798	18,777	232,236
92,250	166,050	166,050	202,950	214,112	225,888	238,312	251,419	265,248	279,836	295,227	311,465	328,595	346,668	365,735	385,850	4,772,181
143,834	258,902	258,902	316,436	333,840	352,201	371,572	392,008	413,569	436,315	460,312	485,630	512,339	540,518	570,246	601,610	7,440,691
100%	100%	100%	100%	100%	100%	200%	300%	400%	500%	600%	700%	800%	900%	1000%	1100%	100%
375,000	675,000	675,000	825,000	870,375	918,246	968,749	1,022,030	1,078,242	1,137,545	1,200,110	1,266,116	1,335,753	1,409,219	1,486,726	1,568,496	
																GROSS
2,419	4,354	4,354	5,321	5,614	5,923	6,248	6,592	6,955	7,337	7,741	8,166	8,616	9,089	9,589	10,117	125,124
721	1,298	1,298	1,586	1,673	1,765	1,862	1,965	2,073	2,187	2,307	2,434	2,568	2,709	2,858	3,015	37,294
299	539	539	658	695	733	773	816	861	908	958	1,010	1,066	1,125	1,187	1,252	15,482
6,150	11,070	11,070	13,530	14,274	15,059	15,887	16,761	17,683	18,656	19,682	20,764	21,906	23,111	24,382	25,723	318,145
9,589	17,260	17,260	21,096	22,256	23,480	24,771	26,134	27,571	29,088	30,687	32,375	34,156	36,035	38,016	40,107	496,046
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
8,750,000	15,750,000	15,750,000	19,250,000	20,308,750	21,425,731	22,604,146	23,847,375	25,158,980	26,542,724	28,002,574	29,542,715	31,167,565	32,881,781	34,690,279	36,598,244	
																GROSS
175,000	315,000	315,000	385,000	406,175	428,515	452,083	476,947	503,180	530,854	560,051	590,854	623,351	657,636	693,806	731,965	9,052,917
																GROSS
213,700	384,660	384,660	470,140	495,998	523,278	552,058	582,421	614,454	648,249	683,903	721,518	761,201	803,067	847,236	893,834	11,054,905
11,535	20,763	20,763	25,376	26,772	28,245	29,798	31,437	33,166	34,990	36,915	38,945	41,087	43,347	45,731	48,246	596,704
4,789	8,619	8,619	10,535	11,114	11,726	12,371	13,051	13,769	14,526	15,325	16,168	17,057	17,995	18,985	20,029	247,719
98,400	177,120	177,120	216,480	228,386	240,948	254,200	268,181	282,931	298,492	314,909	332,229	350,502	369,779	390,117	411,573	5,090,326
328,423	591,162	591,162	722,531	762,271	804,196	848,426	895,090	944,320	996,257	1,051,051	1,108,859	1,169,846	1,234,188	1,302,068	1,373,682	16,989,654
5,625,000	10,125,000	10,125,000	12,375,000	13,055,625	13,773,684	14,531,237	15,330,455	16,173,630	17,063,180	18,001,655	18,991,746	20,036,292	21,138,288	22,300,893	23,527,443	
																GROSS
36,281	65,306	65,306	79,819	84,209	88,840	93,726	98,881	104,320	110,058	116,111	122,497	129,234	136,342	143,841	151,752	1,876,864
5,407	9,732	9,732	11,895	12,549	13,240	13,968	14,736	15,547	16,402	17,304	18,255	19,259	20,319	21,436	22,615	279,705
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
41,688	75,039	75,039	91,714	96,758	102,080	107,694	113,618	119,866	126,459	133,414	140,752	148,494	156,661	165,277	174,367	2,156,569
375,000	675,000	675,000	825,000	870,375	918,246	968,749	1,022,030	1,078,242	1,137,545	1,200,110	1,266,116	1,335,753	1,409,219	1,486,726	1,568,496	
																GROSS
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8,750,000	15,750,000	15,750,000	19,250,000	20,308,750	21,425,731	22,604,146	23,847,375	25,158,980	26,542,724	28,002,574	29,542,715	31,167,565	32,881,781	34,690,279	36,598,244	
																GROSS
43,750	78,750	78,750	96,250	101,544	107,129	113,021	119,237	125,795	132,714	140,013	147,714	155,838	164,409	173,451	182,991	2,263,229
																GROSS
80,031	144,056	144,056	176,069	185,753	195,969	206,747	218,118	230,115	242,771	256,124	270,210	285,072	300,751	317,292	334,743	4,140,093
5,407	9,732	9,732	11,895	12,549	13,240	13,968	14,736	15,547	16,402	17,304	18,255	19,259	20,319	21,436	22,615	279,705
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
85,438	153,789	153,789	187,964	198,302	209,209	220,715	232,854	245,661	259,173	273,427	288,466	304,331	321,070	338,728	357,359	4,419,798
																GROSS
133,669	240,604	240,604	294,071	310,245	327,309	345,311	364,303	384,339	405,478	427,779	451,307	476,129	502,316	529,944	559,090	6,914,812
6,128	11,030	11,030	13,481	14,223	15,005	15,830	16,701	17,619	18,589	19,611	20,689	21,827	23,028	24,294	25,631	316,999
4,789	8,619	8,619	10,535	11,114	11,726	12,371	13,051	13,769	14,526	15,325	16,168	17,057	17,995	18,985	20,029	247,719
98,400	177,120	177,120	216,480	228,386	240,948	254,200	268,181	282,931	298,492	314,909	332,229	350,502	369,779	390,117	411,573	5,090,326
242,985	437,373	437,373	534,567	563,969	594,987	627,711	662,235	698,658	737,084	777,624	820,393	865,515	913,118	963,340	1,016,324	12,569,856

31 YEAR - OFFICE : INPUT & OUTPUT

► INPUT

INFLATION RATE	5.50%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Celina	0.64500000	100%	0.64500000
Collin County	0.19224600	50%	0.09612300
Collin College	0.07981000	0%	0.00000000
Celina ISD	1.64000000	0%	0.00000000
	2.55705600		0.74112300

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Celina	0.64500000	0%	0.00000000
Collin County	0.19224600	0%	0.00000000
Collin College	0.07981000	0%	0.00000000
Celina ISD	1.64000000	0%	0.00000000
	2.55705600		0.00000000

Sales Tax Rate	0.02000000	25.00%	0.00500000
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Office		Year	AREA SF	REAL PROPERTY		PERSONAL PROPERTY		SALES	
				\$ / SF	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
	Office	2020	7,500	\$ 175.00	\$ 1,312,500	\$ 5.00	\$ 37,500	\$ -	\$ -
	Office	2024	7,500	\$ 175.00	\$ 1,312,500	\$ 5.00	\$ 37,500		
	Office	2025	10,000	\$ 175.00	\$ 1,750,000	\$ 5.00	\$ 50,000		
	Office	2031	10,000	\$ 175.00	\$ 1,750,000	\$ 5.00	\$ 50,000		
	Office	2032	7,500	\$ 175.00	\$ 1,312,500	\$ 5.00	\$ 37,500		
	Office	2035	10,000	\$ 175.00	\$ 1,750,000	\$ 10.00	\$ 100,000	\$ -	\$ -
TOTAL			52,500		9,187,500		312,500		-

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES			
City of Celina	25.2%	\$ 1,658,485	=	\$ 1,606,053	+	\$ 52,432	+	\$ -
Collin County	7.5%	\$ 494,321	=	\$ 478,694	+	\$ 15,628	+	\$ -
Collin College	3.1%	\$ 205,215	=	\$ 198,727	+	\$ 6,488	+	\$ -
Celina ISD	64.1%	\$ 4,216,923	=	\$ 4,083,608	+	\$ 133,314	+	\$ -
100.0%		6,574,944		\$ 6,367,082		\$ 207,861		\$ -
		100.0%		96.8%		3.2%		0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Celina	87.0%	\$ 1,606,053	=	\$ 1,606,053	+	\$ -	+	\$ -
Collin County	13.0%	\$ 239,347	=	\$ 239,347	+	\$ -	+	\$ -
Collin College	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Celina ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
100.0%		\$ 1,845,400		\$ 1,845,400		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES			
City of Celina	1.1%	\$ 52,432	=	\$ -	+	\$ 52,432	+	\$ -
Collin County	5.4%	\$ 254,974	=	\$ 239,347	+	\$ 15,628	+	\$ -
Collin College	4.3%	\$ 205,215	=	\$ 198,727	+	\$ 6,488	+	\$ -
Celina ISD	89.2%	\$ 4,216,923	=	\$ 4,083,608	+	\$ 133,314	+	\$ -
	100.0%	\$ 4,729,544		\$ 4,521,682		\$ 207,861		\$ -
		100.0%		95.6%		4.4%		0.0%

Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
TOTAL TAX REVENUE																	
REAL PROPERTY	% OCCUPIED Taxable Value	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
		-	-	-	1,312,500	1,312,500	1,312,500	1,312,500	2,625,000	4,375,000	4,375,000	4,375,000	4,375,000	4,375,000	4,375,000	6,125,000	7,437,500
	PV																
City of Celina		-	-	-	8,466	8,466	8,466	8,466	16,931	28,219	28,219	28,219	28,219	28,219	28,219	39,506	47,972
Collin County		-	-	-	2,523	2,523	2,523	2,523	5,046	8,411	8,411	8,411	8,411	8,411	8,411	11,775	14,298
Collin College		-	-	-	1,048	1,048	1,048	1,048	2,095	3,492	3,492	3,492	3,492	3,492	3,492	4,888	5,936
Celina ISD		-	-	-	21,525	21,525	21,525	21,525	43,050	71,750	71,750	71,750	71,750	71,750	71,750	100,450	121,975
Total		-	-	-	33,561	33,561	33,561	33,561	67,123	111,871	111,871	111,871	111,871	111,871	111,871	156,620	190,181
PERSONAL PROPERTY	% OCCUPIED Taxable Value	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
		-	-	-	37,500	37,500	37,500	37,500	75,000	125,000	125,000	125,000	125,000	125,000	125,000	175,000	212,500
	PV																
City of Celina		-	-	-	242	242	242	242	484	806	806	806	806	806	806	1,129	1,371
Collin County		-	-	-	72	72	72	72	144	240	240	240	240	240	240	336	409
Collin College		-	-	-	30	30	30	30	60	100	100	100	100	100	100	140	170
Celina ISD		-	-	-	615	615	615	615	1,230	2,050	2,050	2,050	2,050	2,050	2,050	2,870	3,485
Total		-	-	-	959	959	959	959	1,918	3,196	3,196	3,196	3,196	3,196	3,196	4,475	5,434
SALES TAX	% OCCUPIED Taxable Value	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
City of Celina		-	-	-	8,708	8,708	8,708	8,708	17,415	29,025	29,025	29,025	29,025	29,025	29,025	40,635	49,343
Collin County		-	-	-	2,595	2,595	2,595	2,595	5,191	8,651	8,651	8,651	8,651	8,651	8,651	12,111	14,707
Collin College		-	-	-	1,077	1,077	1,077	1,077	2,155	3,591	3,591	3,591	3,591	3,591	3,591	5,028	6,105
Celina ISD		-	-	-	22,140	22,140	22,140	22,140	44,280	73,800	73,800	73,800	73,800	73,800	73,800	103,320	125,460
Total		-	-	-	34,520	34,520	34,520	34,520	69,041	115,068	115,068	115,068	115,068	115,068	115,068	161,095	195,615
PARTICIPATION																	
REAL PROPERTY	Taxable Value	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
		-	-	-	1,312,500	1,312,500	1,312,500	1,312,500	2,625,000	4,375,000	4,375,000	4,375,000	4,375,000	4,375,000	4,375,000	6,125,000	7,437,500
	PV																
City of Celina		-	-	-	8,466	8,466	8,466	8,466	16,931	28,219	28,219	28,219	28,219	28,219	28,219	39,506	47,972
Collin County		-	-	-	1,262	1,262	1,262	1,262	2,523	4,205	4,205	4,205	4,205	4,205	4,205	5,888	7,149
Collin College		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Celina ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	9,727	9,727	9,727	9,727	19,454	32,424	32,424	32,424	32,424	32,424	32,424	45,394	55,121
PERSONAL PROPERTY	Taxable Value	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
		-	-	-	37,500	37,500	37,500	37,500	75,000	125,000	125,000	125,000	125,000	125,000	125,000	175,000	212,500
	PV																
City of Celina		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Collin County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Collin College		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Celina ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	Taxable Value	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
City of Celina		-	-	-	8,466	8,466	8,466	8,466	16,931	28,219	28,219	28,219	28,219	28,219	28,219	39,506	47,972
Collin County		-	-	-	1,262	1,262	1,262	1,262	2,523	4,205	4,205	4,205	4,205	4,205	4,205	5,888	7,149
Collin College		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Celina ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	9,727	9,727	9,727	9,727	19,454	32,424	32,424	32,424	32,424	32,424	32,424	45,394	55,121
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																	
SUMMARY		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
City of Celina		-	-	-	242	242	242	242	484	806	806	806	806	806	806	1,129	1,371
Collin County		-	-	-	1,334	1,334	1,334	1,334	2,667	4,446	4,446	4,446	4,446	4,446	4,446	6,224	7,558
Collin College		-	-	-	1,077	1,077	1,077	1,077	2,155	3,591	3,591	3,591	3,591	3,591	3,591	5,028	6,105
Celina ISD		-	-	-	22,140	22,140	22,140	22,140	44,280	73,800	73,800	73,800	73,800	73,800	73,800	103,320	125,460
Total		-	-	-	24,793	24,793	24,793	24,793	49,586	82,643	82,643	82,643	82,643	82,643	82,643	115,701	140,494

Attachment: PFP TIRZ 11 v4 (Resolution to set Public Hearing for DT TIRZ #11)

16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31
2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
7,437,500	7,437,500	9,187,500	9,692,813	10,225,917	10,788,343	11,381,701	12,007,695	12,668,118	13,364,865	14,099,932	14,875,429	15,693,577	16,556,724	17,467,344	18,428,048
GROSS															
47,972	47,972	59,259	62,519	65,957	69,585	73,412	77,450	81,709	86,203	90,945	95,947	101,224	106,791	112,664	118,861
14,298	14,298	17,663	18,634	19,659	20,740	21,881	23,084	24,354	25,693	27,107	28,597	30,170	31,830	33,580	35,427
5,936	5,936	7,333	7,736	8,161	8,610	9,084	9,583	10,110	10,666	11,253	11,872	12,525	13,214	13,941	14,707
121,975	121,975	150,675	158,962	167,705	176,929	186,660	196,926	207,757	219,184	231,239	243,957	257,375	271,530	286,464	302,220
190,181	190,181	234,930	247,851	261,482	275,864	291,036	307,043	323,931	341,747	360,543	380,373	401,294	423,365	446,650	471,215
6,367,082															
100%	100%	100%	100%	100%	100%	200%	300%	400%	500%	600%	700%	800%	900%	1000%	1100%
212,500	212,500	312,500	329,688	347,820	366,950	387,133	408,425	430,888	454,587	479,590	505,967	533,795	563,154	594,127	626,804
GROSS															
1,371	1,371	2,016	2,126	2,243	2,367	2,497	2,634	2,779	2,932	3,093	3,263	3,443	3,632	3,832	4,043
409	409	601	634	669	705	744	785	828	874	922	973	1,026	1,083	1,142	1,205
170	170	249	263	278	293	309	326	344	363	383	404	426	449	474	500
3,485	3,485	5,125	5,407	5,704	6,018	6,349	6,698	7,067	7,455	7,865	8,298	8,754	9,236	9,744	10,280
5,434	5,434	7,991	8,430	8,894	9,383	9,899	10,444	11,018	11,624	12,263	12,938	13,649	14,400	15,192	16,028
207,861															
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GROSS															
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GROSS															
49,343	49,343	61,275	64,645	68,201	71,952	75,909	80,084	84,489	89,135	94,038	99,210	104,667	110,423	116,496	122,904
14,707	14,707	18,263	19,268	20,328	21,446	22,625	23,869	25,182	26,567	28,029	29,570	31,196	32,912	34,722	36,632
6,105	6,105	7,582	7,999	8,439	8,903	9,393	9,909	10,454	11,029	11,636	12,276	12,951	13,663	14,415	15,208
125,460	125,460	155,800	164,369	173,409	182,947	193,009	203,624	214,824	226,639	239,104	252,255	266,129	280,766	296,208	312,500
195,615	195,615	242,920	256,281	270,376	285,247	300,936	317,487	334,949	353,371	372,807	393,311	414,943	437,765	461,842	487,243
6,574,944															
7,437,500	7,437,500	9,187,500	9,692,813	10,225,917	10,788,343	11,381,701	12,007,695	12,668,118	13,364,865	14,099,932	14,875,429	15,693,577	16,556,724	17,467,344	18,428,048
GROSS															
47,972	47,972	59,259	62,519	65,957	69,585	73,412	77,450	81,709	86,203	90,945	95,947	101,224	106,791	112,664	118,861
7,149	7,149	8,831	9,317	9,829	10,370	10,940	11,542	12,177	12,847	13,553	14,299	15,085	15,915	16,790	17,714
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
55,121	55,121	68,091	71,836	75,787	79,955	84,352	88,992	93,886	99,050	104,498	110,245	116,309	122,706	129,455	136,574
1,845,400															
212,500	212,500	312,500	329,688	347,820	366,950	387,133	408,425	430,888	454,587	479,590	505,967	533,795	563,154	594,127	626,804
GROSS															
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GROSS															
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GROSS															
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
GROSS															
47,972	47,972	59,259	62,519	65,957	69,585	73,412	77,450	81,709	86,203	90,945	95,947	101,224	106,791	112,664	118,861
7,149	7,149	8,831	9,317	9,829	10,370	10,940	11,542	12,177	12,847	13,553	14,299	15,085	15,915	16,790	17,714
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
55,121	55,121	68,091	71,836	75,787	79,955	84,352	88,992	93,886	99,050	104,498	110,245	116,309	122,706	129,455	136,574
1,845,400															
1,371	1,371	2,016	2,126	2,243	2,367	2,497	2,634	2,779	2,932	3,093	3,263	3,443	3,632	3,832	4,043
7,558	7,558	9,432	9,951	10,498	11,076	11,685	12,327	13,005	13,721	14,475	15,271	16,111	16,997	17,932	18,919
6,105	6,105	7,582	7,999	8,439	8,903	9,393	9,909	10,454	11,029	11,636	12,276	12,951	13,663	14,415	15,208
125,460	125,460	155,800	164,369	173,409	182,947	193,009	203,624	214,824	226,639	239,104	252,255	266,129	280,766	296,208	312,500
140,494	140,494	174,830	184,445	194,590	205,292	216,583	228,495	241,063	254,321	268,309	283,066	298,634	315,059	332,387	350,669
4,729,544															

Attachment: PFP TIRZ 11 v4 (Resolution to set Public Hearing for DT TIRZ #11)

31 YEAR - MULTIFAMILY : INPUT & OUTPUT

► INPUT

INFLATION RATE	5.50%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Celina	0.64500000	100%	0.6450000
Collin County	0.19224600	50%	0.0961230
Collin College	0.07981000	0%	0.0000000
Celina ISD	1.64000000	0%	0.0000000
	2.55705600		0.7411230

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Celina	0.64500000	0%	0.0000000
Collin County	0.19224600	0%	0.0000000
Collin College	0.07981000	0%	0.0000000
Celina ISD	1.64000000	0%	0.0000000
	2.55705600		0.0000000

Sales Tax Rate	0.0200000	25.00%	0.0050000
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Retail		Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
				\$ / UNIT	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
	Multifamily	2022	150	\$ 120,000.00	\$ 18,000,000	\$ -	\$ -	\$ -	\$ -
	Multifamily	2024	200	\$ 120,000.00	\$ 24,000,000				
	Multifamily	2026	350	\$ 120,000.00	\$ 42,000,000				
	Multifamily	2031	300	\$ 120,000.00	\$ 36,000,000				
	Multifamily	2036	300	\$ 120,000.00	\$ 36,000,000				
TOTAL			1,300		156,000,000		-		-

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Celina	25.2%	\$ 25,753,177	=	\$ 25,753,176	+	\$ -	+	\$ 1
Collin County	7.5%	\$ 7,675,884	=	\$ 7,675,884	+	\$ -	+	
Collin College	3.1%	\$ 3,186,606	=	\$ 3,186,606	+	\$ -	+	
Celina ISD	64.1%	\$ 65,480,944	=	\$ 65,480,944	+	\$ -	+	
	100.0%	\$ 102,096,612		\$ 102,096,611		\$ -		\$ 1
		100.0%		100.0%		0.0%		0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Celina	87.0%	\$ 25,753,177	=	\$ 25,753,176	+	\$ -	+	\$ 0
Collin County	13.0%	\$ 3,837,942	=	\$ 3,837,942	+	\$ -	+	
Collin College	0.0%	\$ -	=	\$ -	+	\$ -	+	
Celina ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	
	100.0%	\$ 29,591,118		\$ 29,591,118		\$ -		\$ 0
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Celina	0.0%	\$ 1	=	\$ -	+	\$ -	+	\$ 1
Collin County	5.3%	\$ 3,837,942	=	\$ 3,837,942	+	\$ -	+	\$ -
Collin College	4.4%	\$ 3,186,606	=	\$ 3,186,606	+	\$ -	+	\$ -
Celina ISD	90.3%	\$ 65,480,944	=	\$ 65,480,944	+	\$ -	+	\$ -
	100.0%	\$ 72,505,493		\$ 72,505,493		\$ -		\$ 1
		100.0%		100.0%		0.0%		0.0%

Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
TOTAL TAX REVENUE																	
REAL PROPERTY	% OCCUPIED Taxable Value	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
		-	-	-	-	-	18,000,000	18,000,000	42,000,000	42,000,000	84,000,000	84,000,000	84,000,000	84,000,000	84,000,000	120,000,000	120,000,000
	PV																
City of Celina		-	-	-	-	-	116,100	116,100	270,900	270,900	541,800	541,800	541,800	541,800	541,800	774,000	774,000
Collin County		-	-	-	-	-	34,604	34,604	80,743	80,743	161,487	161,487	161,487	161,487	161,487	230,695	230,695
Collin College		-	-	-	-	-	14,366	14,366	33,520	33,520	67,040	67,040	67,040	67,040	67,040	95,772	95,772
Celina ISD		-	-	-	-	-	295,200	295,200	688,800	688,800	1,377,600	1,377,600	1,377,600	1,377,600	1,377,600	1,968,000	1,968,000
Total		-	-	-	-	-	460,270	460,270	1,073,964	1,073,964	2,147,927	2,147,927	2,147,927	2,147,927	2,147,927	3,068,467	3,068,467
PERSONAL PROPERTY	% OCCUPIED Taxable Value	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																
City of Celina		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Collin County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Collin College		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Celina ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	% OCCUPIED Taxable Value	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY		PV															
City of Celina		-	-	-	-	-	116,100	116,100	270,900	270,900	541,800	541,800	541,800	541,800	541,800	774,000	774,000
Collin County		-	-	-	-	-	34,604	34,604	80,743	80,743	161,487	161,487	161,487	161,487	161,487	230,695	230,695
Collin College		-	-	-	-	-	14,366	14,366	33,520	33,520	67,040	67,040	67,040	67,040	67,040	95,772	95,772
Celina ISD		-	-	-	-	-	295,200	295,200	688,800	688,800	1,377,600	1,377,600	1,377,600	1,377,600	1,377,600	1,968,000	1,968,000
Total		-	-	-	-	-	460,270	460,270	1,073,964	1,073,964	2,147,927	2,147,927	2,147,927	2,147,927	2,147,927	3,068,467	3,068,467
PARTICIPATION																	
REAL PROPERTY	Taxable Value	-	-	-	-	-	18,000,000	18,000,000	42,000,000	42,000,000	84,000,000	84,000,000	84,000,000	84,000,000	84,000,000	120,000,000	120,000,000
	PV																
City of Celina		-	-	-	-	-	116,100	116,100	270,900	270,900	541,800	541,800	541,800	541,800	541,800	774,000	774,000
Collin County		-	-	-	-	-	17,302	17,302	40,372	40,372	80,743	80,743	80,743	80,743	80,743	115,348	115,348
Collin College		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Celina ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	133,402	133,402	311,272	311,272	622,543	622,543	622,543	622,543	622,543	889,348	889,348
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																
City of Celina		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Collin County		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Collin College		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Celina ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY		PV															
City of Celina		-	-	-	-	-	116,100	116,100	270,900	270,900	541,800	541,800	541,800	541,800	541,800	774,000	774,000
Collin County		-	-	-	-	-	17,302	17,302	40,372	40,372	80,743	80,743	80,743	80,743	80,743	115,348	115,348
Collin College		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Celina ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	-	-	133,402	133,402	311,272	311,272	622,543	622,543	622,543	622,543	622,543	889,348	889,348
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																	
SUMMARY		PV															
City of Celina		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Collin County		-	-	-	-	-	17,302	17,302	40,372	40,372	80,743	80,743	80,743	80,743	80,743	115,348	115,348
Collin College		-	-	-	-	-	14,366	14,366	33,520	33,520	67,040	67,040	67,040	67,040	67,040	95,772	95,772
Celina ISD		-	-	-	-	-	295,200	295,200	688,800	688,800	1,377,600	1,377,600	1,377,600	1,377,600	1,377,600	1,968,000	1,968,000
Total		-	-	-	-	-	326,868	326,868	762,692	762,692	1,525,384	1,525,384	1,525,384	1,525,384	1,525,384	2,179,120	2,179,120

16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
100% 120,000,000	100% 120,000,000	100% 120,000,000	100% 156,000,000	100% 164,580,000	100% 173,631,900	100% 183,181,655	100% 193,256,645	100% 203,885,761	100% 215,099,478	100% 226,929,949	100% 239,411,096	100% 252,578,707	100% 266,470,536	100% 281,126,415	100% 296,588,368	
774,000	774,000	774,000	1,006,200	1,061,541	1,119,926	1,181,522	1,246,505	1,315,063	1,387,392	1,463,698	1,544,202	1,629,133	1,718,735	1,813,265	1,912,995	GROSS 25,753,176
230,695	230,695	230,695	299,904	316,398	333,800	352,159	371,528	391,962	413,520	436,264	460,258	485,572	512,279	540,454	570,179	7,675,884
95,772	95,772	95,772	124,504	131,351	138,576	146,197	154,238	162,721	171,671	181,113	191,074	201,583	212,670	224,367	236,707	3,186,606
1,968,000	1,968,000	1,968,000	2,558,400	2,699,112	2,847,563	3,004,179	3,169,409	3,343,726	3,527,631	3,721,651	3,926,342	4,142,291	4,370,117	4,610,473	4,864,049	65,480,944
3,068,467	3,068,467	3,068,467	3,989,007	4,208,403	4,439,865	4,684,057	4,941,681	5,213,473	5,500,214	5,802,726	6,121,876	6,458,579	6,813,801	7,188,560	7,583,931	102,096,611
100% -	100% -	100% -	100% -	100% -	100% -	100% -	200% -	300% -	400% -	500% -	600% -	700% -	800% -	900% -	1000% -	100%
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS -
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
100% -	100% -	100% -	100% -	100% -	100% -	100% -	100% 1	100% 2	100% 3	100% 4	100% 5	100% 6	100% 7	100% 8	100% 9	
-	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	GROSS 1
774,000	774,000	774,000	1,006,200	1,061,541	1,119,926	1,181,522	1,246,505	1,315,063	1,387,392	1,463,698	1,544,202	1,629,133	1,718,735	1,813,266	1,912,995	GROSS 25,753,177
230,695	230,695	230,695	299,904	316,398	333,800	352,159	371,528	391,962	413,520	436,264	460,258	485,572	512,279	540,454	570,179	7,675,884
95,772	95,772	95,772	124,504	131,351	138,576	146,197	154,238	162,721	171,671	181,113	191,074	201,583	212,670	224,367	236,707	3,186,606
1,968,000	1,968,000	1,968,000	2,558,400	2,699,112	2,847,563	3,004,179	3,169,409	3,343,726	3,527,631	3,721,651	3,926,342	4,142,291	4,370,117	4,610,473	4,864,049	65,480,944
3,068,467	3,068,467	3,068,467	3,989,007	4,208,403	4,439,865	4,684,057	4,941,681	5,213,473	5,500,214	5,802,726	6,121,876	6,458,579	6,813,801	7,188,560	7,583,931	102,096,612
120,000,000	120,000,000	120,000,000	156,000,000	164,580,000	173,631,900	183,181,655	193,256,645	203,885,761	215,099,478	226,929,949	239,411,096	252,578,707	266,470,536	281,126,415	296,588,368	
774,000	774,000	774,000	1,006,200	1,061,541	1,119,926	1,181,522	1,246,505	1,315,063	1,387,392	1,463,698	1,544,202	1,629,133	1,718,735	1,813,265	1,912,995	GROSS 25,753,176
115,348	115,348	115,348	149,952	158,199	166,900	176,080	185,764	195,981	206,760	218,132	230,129	242,786	256,139	270,227	285,090	3,837,942
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
889,348	889,348	889,348	1,156,152	1,219,740	1,286,826	1,357,601	1,432,269	1,511,044	1,594,152	1,681,830	1,774,331	1,871,919	1,974,874	2,083,493	2,198,085	29,591,118
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS -
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	1	2	3	4	5	6	7	8	9	
-	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0	GROSS 0
774,000	774,000	774,000	1,006,200	1,061,541	1,119,926	1,181,522	1,246,505	1,315,063	1,387,392	1,463,698	1,544,202	1,629,133	1,718,735	1,813,265	1,912,995	GROSS 25,753,177
115,348	115,348	115,348	149,952	158,199	166,900	176,080	185,764	195,981	206,760	218,132	230,129	242,786	256,139	270,227	285,090	3,837,942
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
889,348	889,348	889,348	1,156,152	1,219,740	1,286,826	1,357,601	1,432,269	1,511,044	1,594,152	1,681,830	1,774,331	1,871,919	1,974,874	2,083,493	2,198,085	29,591,118
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS 1
115,348	115,348	115,348	149,952	158,199	166,900	176,080	185,764	195,981	206,760	218,132	230,129	242,786	256,139	270,227	285,090	3,837,942
95,772	95,772	95,772	124,504	131,351	138,576	146,197	154,238	162,721	171,671	181,113	191,074	201,583	212,670	224,367	236,707	3,186,606
1,968,000	1,968,000	1,968,000	2,558,400	2,699,112	2,847,563	3,004,179	3,169,409	3,343,726	3,527,631	3,721,651	3,926,342	4,142,291	4,370,117	4,610,473	4,864,049	65,480,944
2,179,120	2,179,120	2,179,120	2,832,855	2,988,663	3,153,039	3,326,456	3,509,411	3,702,429	3,906,062	4,120,896	4,347,545	4,586,660	4,838,926	5,105,067	5,385,846	72,505,493

31 YEAR - HOTEL : INPUT & OUTPUT

► INPUT

INFLATION RATE	5.50%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
City of Celina	0.64500000	100%	0.64500000
Collin County	0.19224600	50%	0.09612300
Collin College	0.07981000	0%	0.00000000
Celina ISD	1.64000000	0%	0.00000000
	2.55705600		0.74112300

PERSONAL PROPERTY TAX		PARTICIPATION	
City of Celina	0.64500000	0%	0.00000000
Collin County	0.19224600	0%	0.00000000
Collin College	0.07981000	0%	0.00000000
Celina ISD	1.64000000	0%	0.00000000
	2.55705600		0.00000000

Sales Tax Rate	0.02000000	25.00%	0.00500000
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Retail	Year	AREA UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
			\$ / UNIT	TAX VALUE	\$ / SF	TAX VALUE	\$ / SF	TAX VALUE
Hotel	2034	120	\$ 120,000.00	\$ 14,400,000				
TOTAL		120		14,400,000		-		-

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Celina	25.2%	\$ 1,698,478	=	\$ 1,698,478	+	\$ -	+	\$ -
Collin County	7.5%	\$ 506,241	=	\$ 506,241	+	\$ -	+	
Collin College	3.1%	\$ 210,164	=	\$ 210,164	+	\$ -	+	
Celina ISD	64.1%	\$ 4,318,610	=	\$ 4,318,610	+	\$ -	+	
	100.0%	\$ 6,733,493		\$ 6,733,493		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Celina	87.0%	\$ 1,698,478	=	\$ 1,698,478	+	\$ -	+	\$ -
Collin County	13.0%	\$ 253,121	=	\$ 253,121	+	\$ -	+	
Collin College	0.0%	\$ -	=	\$ -	+	\$ -	+	
Celina ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	
	100.0%	\$ 1,951,598		\$ 1,951,598		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL	REAL PROPERTY		PERSONAL PROPERTY		SALES	
City of Celina	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
Collin County	5.3%	\$ 253,121	=	\$ 253,121	+	\$ -	+	\$ -
Collin College	4.4%	\$ 210,164	=	\$ 210,164	+	\$ -	+	\$ -
Celina ISD	90.3%	\$ 4,318,610	=	\$ 4,318,610	+	\$ -	+	\$ -
	100.0%	\$ 4,781,894		\$ 4,781,894		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
TOTAL TAX REVENUE																	
REAL PROPERTY		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	% OCCUPIED Taxable Value	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																
	City of Celina	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PERSONAL PROPERTY		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	% OCCUPIED Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																
	City of Celina	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	% OCCUPIED Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																
	City of Celina	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	% OCCUPIED Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																
	City of Celina	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PARTICIPATION																	
REAL PROPERTY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																
	City of Celina	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PERSONAL PROPERTY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																
	City of Celina	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																
	City of Celina	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																
	City of Celina	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																	
SUMMARY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																
	City of Celina	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Attachment: PFP TIRZ 11 v4 (Resolution to set Public Hearing for DT TIRZ #11)

16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
-	-	-	14,400,000	15,192,000	16,027,560	16,909,076	17,839,075	18,820,224	19,855,336	20,947,380	22,099,486	23,314,958	24,597,280	25,950,131	27,377,388	
-	-	-	92,880	97,988	103,378	109,064	115,062	121,390	128,067	135,111	142,542	150,381	158,652	167,378	176,584	GROSS
-	-	-	27,683	29,206	30,812	32,507	34,295	36,181	38,171	40,271	42,485	44,822	47,287	49,888	52,632	1,698,478
-	-	-	11,493	12,125	12,792	13,495	14,237	15,020	15,847	16,718	17,638	18,608	19,631	20,711	21,850	506,241
-	-	-	236,160	249,149	262,852	277,309	292,561	308,652	325,628	343,537	362,432	382,365	403,395	425,582	448,989	210,164
-	-	-	368,216	388,468	409,834	432,375	456,155	481,244	507,712	535,636	565,096	596,177	628,966	663,559	700,055	4,318,610
-	-	-														6,733,493
100%	100%	100%	100%	100%	100%	100%	200%	300%	400%	500%	600%	700%	800%	900%	1000%	100%
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	92,880	97,988	103,378	109,064	115,062	121,390	128,067	135,111	142,542	150,381	158,652	167,378	176,584	GROSS
-	-	-	27,683	29,206	30,812	32,507	34,295	36,181	38,171	40,271	42,485	44,822	47,287	49,888	52,632	1,698,478
-	-	-	11,493	12,125	12,792	13,495	14,237	15,020	15,847	16,718	17,638	18,608	19,631	20,711	21,850	506,241
-	-	-	236,160	249,149	262,852	277,309	292,561	308,652	325,628	343,537	362,432	382,365	403,395	425,582	448,989	210,164
-	-	-	368,216	388,468	409,834	432,375	456,155	481,244	507,712	535,636	565,096	596,177	628,966	663,559	700,055	4,318,610
-	-	-														6,733,493
-	-	-	14,400,000	15,192,000	16,027,560	16,909,076	17,839,075	18,820,224	19,855,336	20,947,380	22,099,486	23,314,958	24,597,280	25,950,131	27,377,388	
-	-	-	92,880	97,988	103,378	109,064	115,062	121,390	128,067	135,111	142,542	150,381	158,652	167,378	176,584	GROSS
-	-	-	13,842	14,603	15,406	16,254	17,147	18,091	19,086	20,135	21,243	22,411	23,644	24,944	26,316	1,698,478
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	253,121
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	106,722	112,591	118,784	125,317	132,209	139,481	147,152	155,246	163,784	172,793	182,296	192,322	202,900	1,951,598
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	92,880	97,988	103,378	109,064	115,062	121,390	128,067	135,111	142,542	150,381	158,652	167,378	176,584	GROSS
-	-	-	13,842	14,603	15,406	16,254	17,147	18,091	19,086	20,135	21,243	22,411	23,644	24,944	26,316	1,698,478
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	253,121
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	106,722	112,591	118,784	125,317	132,209	139,481	147,152	155,246	163,784	172,793	182,296	192,322	202,900	1,951,598
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	GROSS
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	13,842	14,603	15,406	16,254	17,147	18,091	19,086	20,135	21,243	22,411	23,644	24,944	26,316	253,121
-	-	-	11,493	12,125	12,792	13,495	14,237	15,020	15,847	16,718	17,638	18,608	19,631	20,711	21,850	210,164
-	-	-	236,160	249,149	262,852	277,309	292,561	308,652	325,628	343,537	362,432	382,365	403,395	425,582	448,989	4,318,610
-	-	-	261,494	275,877	291,050	307,057	323,946	341,763	360,560	380,390	401,312	423,384	446,670	471,237	497,155	4,781,894

Financial Feasibility Analysis

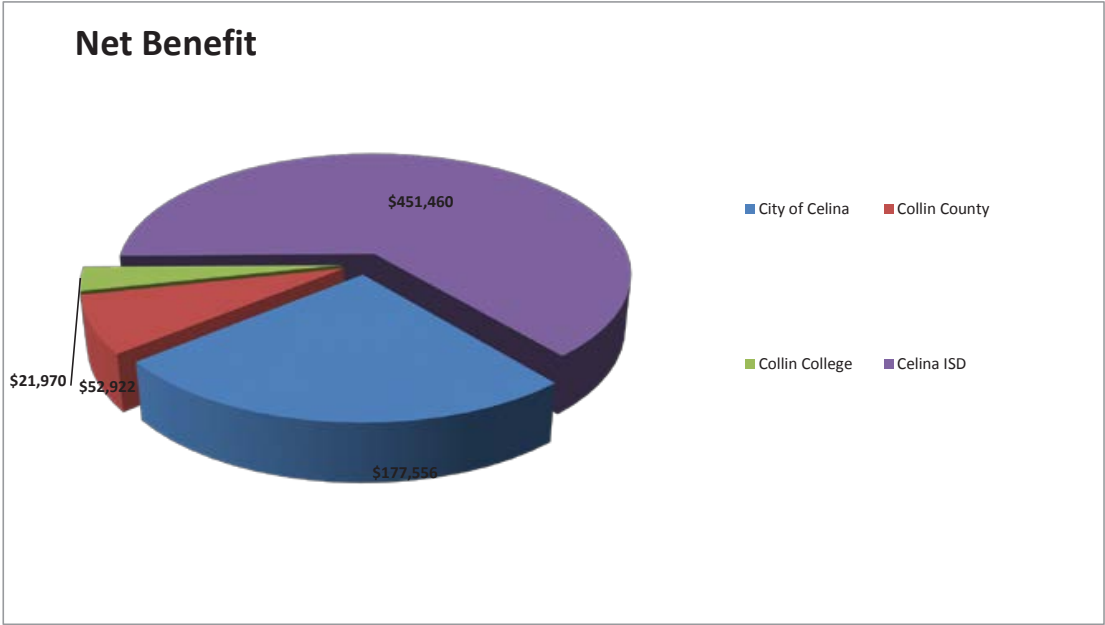
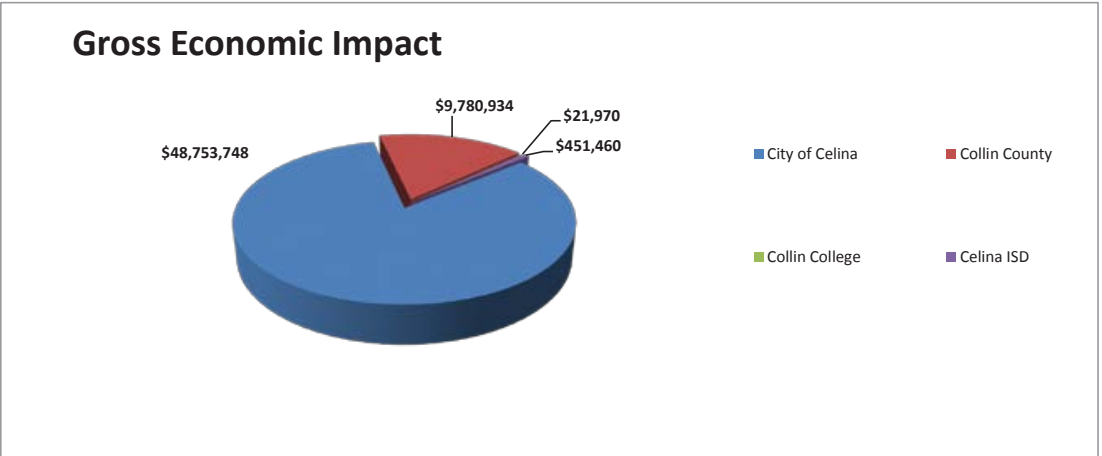
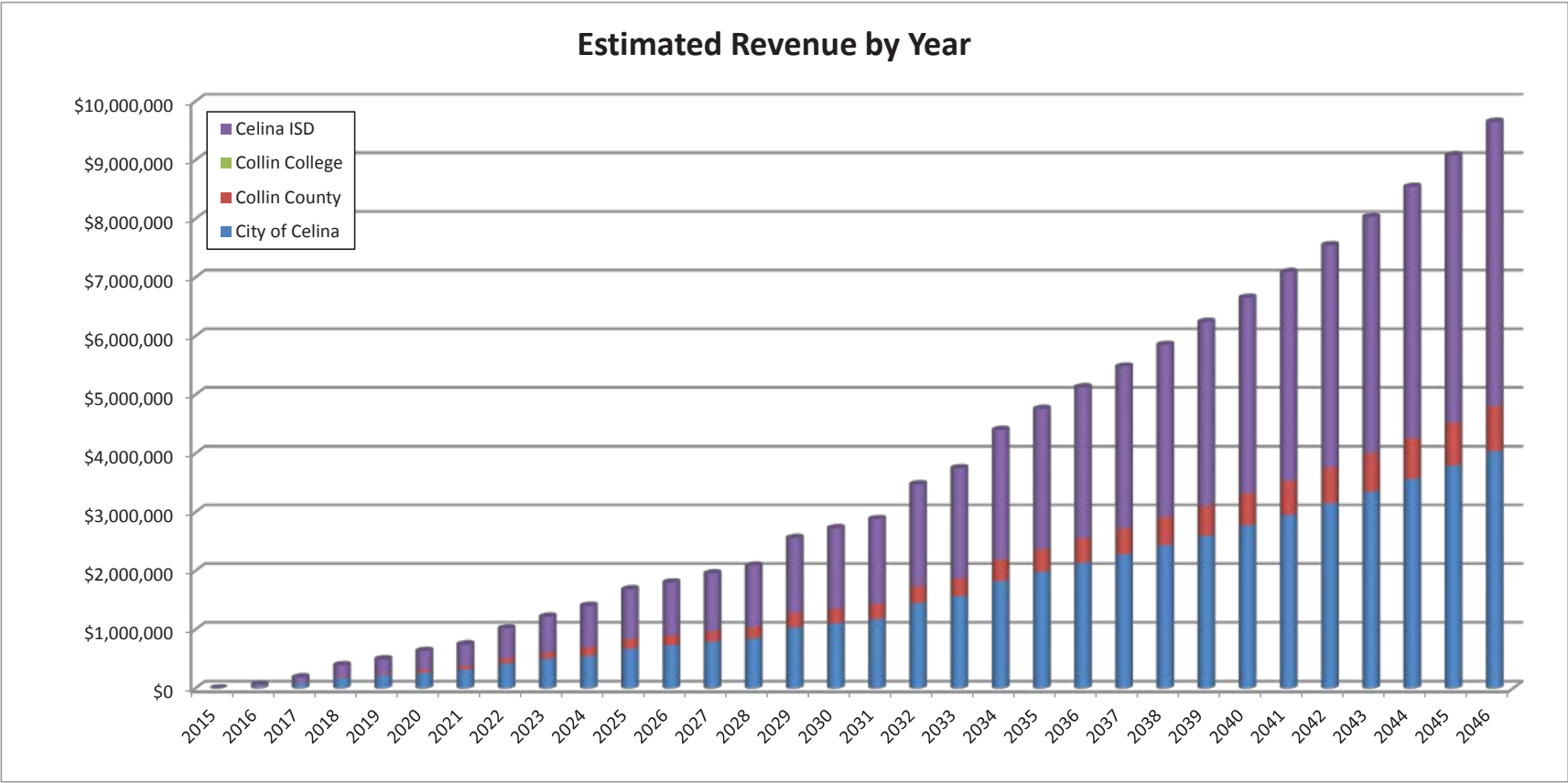
TAXABLE BASE YEAR GROWTH		5.50%															
DISCOUNT RATE		6.00%															
		REAL PROPERTY TAX				BUSINESS PERSONAL PROPERTY TAX				SALES TAX							
City of Celina	0.6450000	100%	0.6450000		City of Celina	0.6450000	0%	0.0000000		0.0200000		25.00%	0.0050000				
Collin County	0.1922460	50%	0.0961230		Collin County	0.1922460	0%	0.0000000									
Collin College	0.0798100	0%	0.0000000		Collin College	0.0798100	0%	0.0000000									
Celina ISD	1.6400000	0%	0.0000000		Celina ISD	1.6400000	0%	0.0000000									
		2.5570560	0.7411230				2.5570560	0.0000000									
REVENUE YEAR	BASE YEAR	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2017	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
BASE YEAR	City of Celina	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260
	Collin County	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260
	Collin College	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260
	Celina ISD	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260
TAXABLE VALUE	City of Celina	84,803,260	89,467,439	94,388,148	99,579,497	105,056,369	110,834,469	116,930,365	123,361,535	130,146,420	137,304,473	144,856,219	152,823,311	161,228,593	170,096,165	179,451,454	189,321,284
	Collin County	84,803,260	89,467,439	94,388,148	99,579,497	105,056,369	110,834,469	116,930,365	123,361,535	130,146,420	137,304,473	144,856,219	152,823,311	161,228,593	170,096,165	179,451,454	189,321,284
	Collin College	84,803,260	89,467,439	94,388,148	99,579,497	105,056,369	110,834,469	116,930,365	123,361,535	130,146,420	137,304,473	144,856,219	152,823,311	161,228,593	170,096,165	179,451,454	189,321,284
	Celina ISD	84,803,260	89,467,439	94,388,148	99,579,497	105,056,369	110,834,469	116,930,365	123,361,535	130,146,420	137,304,473	144,856,219	152,823,311	161,228,593	170,096,165	179,451,454	189,321,284
TAXABLE VALUE INCREMENT	City of Celina	0	4,664,179	9,584,888	14,776,237	20,253,109	26,031,209	32,127,105	38,558,275	45,343,160	52,501,213	60,052,959	68,020,051	76,425,333	85,292,905	94,648,194	104,518,024
	Collin County	0	4,664,179	9,584,888	14,776,237	20,253,109	26,031,209	32,127,105	38,558,275	45,343,160	52,501,213	60,052,959	68,020,051	76,425,333	85,292,905	94,648,194	104,518,024
	Collin College	0	4,664,179	9,584,888	14,776,237	20,253,109	26,031,209	32,127,105	38,558,275	45,343,160	52,501,213	60,052,959	68,020,051	76,425,333	85,292,905	94,648,194	104,518,024
	Celina ISD	0	4,664,179	9,584,888	14,776,237	20,253,109	26,031,209	32,127,105	38,558,275	45,343,160	52,501,213	60,052,959	68,020,051	76,425,333	85,292,905	94,648,194	104,518,024
REVENUE A																	
TAXABLE VALUE GROWTH																	
	City of Celina	0	30,084	61,823	95,307	130,633	167,901	207,220	248,701	292,463	338,633	387,342	438,729	492,943	550,139	610,481	674,141
	Collin County	0	4,483	9,213	14,203	19,468	25,022	30,882	37,063	43,585	50,466	57,725	65,383	73,462	81,986	90,979	100,466
	Collin College	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Celina ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
			0	34,567	71,036	109,510	150,100	192,923	238,101	285,764	336,049	389,099	445,066	504,112	566,406	632,125	701,460
REVENUE #1 - RETAIL																	
	REAL PROPERTY TAX	0	0	562,500	1,687,500	1,687,500	1,687,500	1,687,500	2,250,000	2,250,000	2,250,000	3,375,000	3,375,000	3,375,000	3,375,000	5,625,000	5,625,000
	BUSINESS PERSONAL PROPERTY	0	0	37,500	112,500	112,500	112,500	112,500	150,000	150,000	150,000	225,000	225,000	225,000	225,000	375,000	375,000
	City of Celina	0	0	3,628	10,884	10,884	10,884	10,884	14,513	14,513	14,513	21,769	21,769	21,769	21,769	36,281	36,281
	Collin County	0	0	541	1,622	1,622	1,622	1,622	2,163	2,163	2,163	3,244	3,244	3,244	3,244	5,407	5,407
	Collin College	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Celina ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	4,169	12,506	12,506	12,506	12,506	16,675	16,675	16,675	25,013	25,013	25,013	25,013	41,688	41,688
REVENUE #2 - SALES TAX																	
	Sales	0	0	875,000	2,625,000	2,625,000	2,625,000	2,625,000	3,500,000	3,500,000	3,500,000	5,250,000	5,250,000	5,250,000	5,250,000	8,750,000	8,750,000
	City of Celina	0	0	17,500	52,500	52,500	52,500	52,500	70,000	70,000	70,000	105,000	105,000	105,000	105,000	175,000	175,000
REVENUE #3 - OFFICE																	
	REAL PROPERTY TAX	0	0	0	1,312,500	1,312,500	1,312,500	1,312,500	2,625,000	4,375,000	4,375,000	4,375,000	4,375,000	4,375,000	4,375,000	6,125,000	7,437,500
	BUSINESS PERSONAL PROPERTY	0	0	0	37,500	37,500	37,500	37,500	75,000	125,000	125,000	125,000	125,000	125,000	125,000	175,000	212,500
	City of Celina	0	0	0	8,466	8,466	8,466	8,466	16,931	28,219	28,219	28,219	28,219	28,219	28,219	39,506	47,972
	Collin County	0	0	0	1,262	1,262	1,262	1,262	2,523	4,205	4,205	4,205	4,205	4,205	4,205	5,888	7,149
	Collin College	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Celina ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	9,727	9,727	9,727	9,727	19,454	32,424	32,424	32,424	32,424	32,424	32,424	45,394	55,121
REVENUE #4 - RESIDENTIAL																	
	REAL PROPERTY TAX	0	0	0	1,312,500	2,625,000	4,125,000	5,625,000	10,125,000	14,625,000	14,625,000	19,875,000	19,875,000	21,875,000	21,875,000	25,875,000	25,875,000
	BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	City of Celina	0	0	0	8,466	16,931	26,606	36,281	65,306	94,331	94,331	128,194	128,194	141,094	141,094	166,894	166,894
	Collin County	0	0	0	1,262	2,523	3,965	5,407	9,732	14,058	14,058	19,104	19,104	21,027	21,027	24,872	24,872
	Collin College	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Celina ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	npv @ 6%	0	0	0	9,727	19,454	30,571	41,688	75,039	108,389	108,389	147,298	147,298	162,121	162,121	191,766	191,766
REVENUE #5 - HOTEL																	
	REAL PROPERTY TAX	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	City of Celina	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Collin County	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Collin College	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Celina ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE #6 - MULTIFAMILY																	
	REAL PROPERTY TAX	0	0	0	0	0	18,000,000	18,000,000	42,000,000	42,000,000	84,000,000	84,000,000	84,000,000	84,000,000	84,000,000	120,000,000	120,000,000
	BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	City of Celina	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Collin County	0	0	0													

Financial Feasibility Analysis

16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	TOTALS
2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260
84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260
84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260
199,733,955	210,719,323	222,308,885	234,535,874	247,435,347	261,044,291	275,401,727	290,548,822	306,529,007	323,388,103	341,174,448	359,939,043	379,735,691	400,621,153	422,655,317	445,901,359	
199,733,955	210,719,323	222,308,885	234,535,874	247,435,347	261,044,291	275,401,727	290,548,822	306,529,007	323,388,103	341,174,448	359,939,043	379,735,691	400,621,153	422,655,317	445,901,359	
199,733,955	210,719,323	222,308,885	234,535,874	247,435,347	261,044,291	275,401,727	290,548,822	306,529,007	323,388,103	341,174,448	359,939,043	379,735,691	400,621,153	422,655,317	445,901,359	
199,733,955	210,719,323	222,308,885	234,535,874	247,435,347	261,044,291	275,401,727	290,548,822	306,529,007	323,388,103	341,174,448	359,939,043	379,735,691	400,621,153	422,655,317	445,901,359	
114,930,695	125,916,063	137,505,625	149,732,614	162,632,087	176,241,031	190,598,467	205,745,562	221,725,747	238,584,843	256,371,188	275,135,783	294,932,431	315,817,893	337,852,057	361,098,099	
114,930,695	125,916,063	137,505,625	149,732,614	162,632,087	176,241,031	190,598,467	205,745,562	221,725,747	238,584,843	256,371,188	275,135,783	294,932,431	315,817,893	337,852,057	361,098,099	
114,930,695	125,916,063	137,505,625	149,732,614	162,632,087	176,241,031	190,598,467	205,745,562	221,725,747	238,584,843	256,371,188	275,135,783	294,932,431	315,817,893	337,852,057	361,098,099	
114,930,695	125,916,063	137,505,625	149,732,614	162,632,087	176,241,031	190,598,467	205,745,562	221,725,747	238,584,843	256,371,188	275,135,783	294,932,431	315,817,893	337,852,057	361,098,099	
741,303	812,159	886,911	965,775	1,048,977	1,136,755	1,229,360	1,327,059	1,430,131	1,538,872	1,653,594	1,774,626	1,902,314	2,037,025	2,179,146	2,329,083	27,719,630
110,475	121,034	132,175	143,927	156,327	169,408	183,209	197,769	213,129	229,335	246,432	264,469	283,498	303,574	324,754	347,098	4,130,998
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	City of Celina
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Collin County
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Collin College
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Celina ISD
851,778	933,193	1,019,086	1,109,703	1,205,304	1,306,163	1,412,569	1,524,828	1,643,261	1,768,207	1,900,026	2,039,095	2,185,812	2,340,599	2,503,899	2,676,181	31,850,628
5,625,000	10,125,000	10,125,000	12,375,000	13,055,625	13,773,684	14,531,237	15,330,455	16,173,630	17,063,180	18,001,655	18,991,746	20,036,292	21,138,288	22,300,893	23,527,443	
375,000	675,000	675,000	825,000	870,375	918,246	968,749	1,022,030	1,078,242	1,137,545	1,200,110	1,266,116	1,335,753	1,409,219	1,486,728	1,568,496	
36,281	65,306	65,306	79,819	84,209	88,840	93,726	98,881	104,320	110,058	116,111	122,497	129,234	136,342	143,841	151,752	1,876,864
5,407	9,732	9,732	11,895	12,549	13,240	13,968	14,736	15,547	16,402	17,304	18,255	19,259	20,319	21,436	22,615	279,705
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	City of Celina
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Collin County
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Collin College
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Celina ISD
41,688	75,039	75,039	91,714	96,758	102,080	107,694	113,618	119,866	126,459	133,414	140,752	148,494	156,661	165,277	174,367	2,156,569
8,750,000	15,750,000	15,750,000	19,250,000	20,308,750	21,425,731	22,604,146	23,847,375	25,158,980	26,542,724	28,002,574	29,542,715	31,167,565	32,881,781	34,690,279	36,598,244	
175,000	315,000	315,000	385,000	406,175	428,515	452,083	476,947	503,180	530,854	560,051	590,854	623,351	657,636	693,806	731,965	9,052,917
7,437,500	7,437,500	9,187,500	9,692,813	10,225,917	10,788,343	11,381,701	12,007,695	12,668,118	13,364,865	14,099,932	14,875,429	15,693,577	16,556,724	17,467,344	18,428,048	City of Celina
212,500	212,500	312,500	329,688	347,820	366,950	387,133	408,425	430,888	454,587	479,590	505,967	533,795	563,154	594,127	626,804	Collin County
47,972	47,972	59,259	62,519	65,957	69,585	73,412	77,450	81,709	86,203	90,945	95,947	101,224	106,791	112,664	118,861	Collin College
7,149	7,149	8,831	9,317	9,829	10,370	10,940	11,542	12,177	12,847	13,553	14,299	15,085	15,915	16,790	17,714	Celina ISD
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
55,121	55,121	68,091	71,836	75,787	79,955	84,352	88,992	93,886	99,050	104,498	110,245	116,309	122,706	129,455	136,574	1,606,053
25,875,000	30,875,000	35,875,000	35,875,000	40,875,000	45,875,000	48,398,125	51,060,022	53,868,323	56,831,081	59,956,790	63,254,414	66,733,407	70,403,744	74,275,950	78,361,127	239,347
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Collin County
166,894	199,144	231,394	231,394	263,644	295,894	312,168	329,337	347,451	366,560	386,721	407,991	430,430	454,104	479,080	505,429	Collin College
24,872	29,678	34,484	34,484	39,290	44,096	46,522	49,080	51,780	54,628	57,632	60,802	64,146	67,674	71,396	75,323	Celina ISD
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
191,766	228,822	265,878	265,878	302,934	339,990	358,690	378,418	399,231	421,188	444,354	468,793	494,577	521,778	550,476	580,752	6,622,250
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	986,900
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Collin County
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Collin College
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Celina ISD
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
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0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0					

Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
City of Celina	\$48,753,748	\$48,576,192	\$177,556
Collin County	\$9,780,934	\$9,728,013	\$52,922
Collin College	\$21,970	\$0	\$21,970
Celina ISD	\$451,460	\$0	\$451,460
Total	\$59,008,113	\$58,304,205	\$703,907

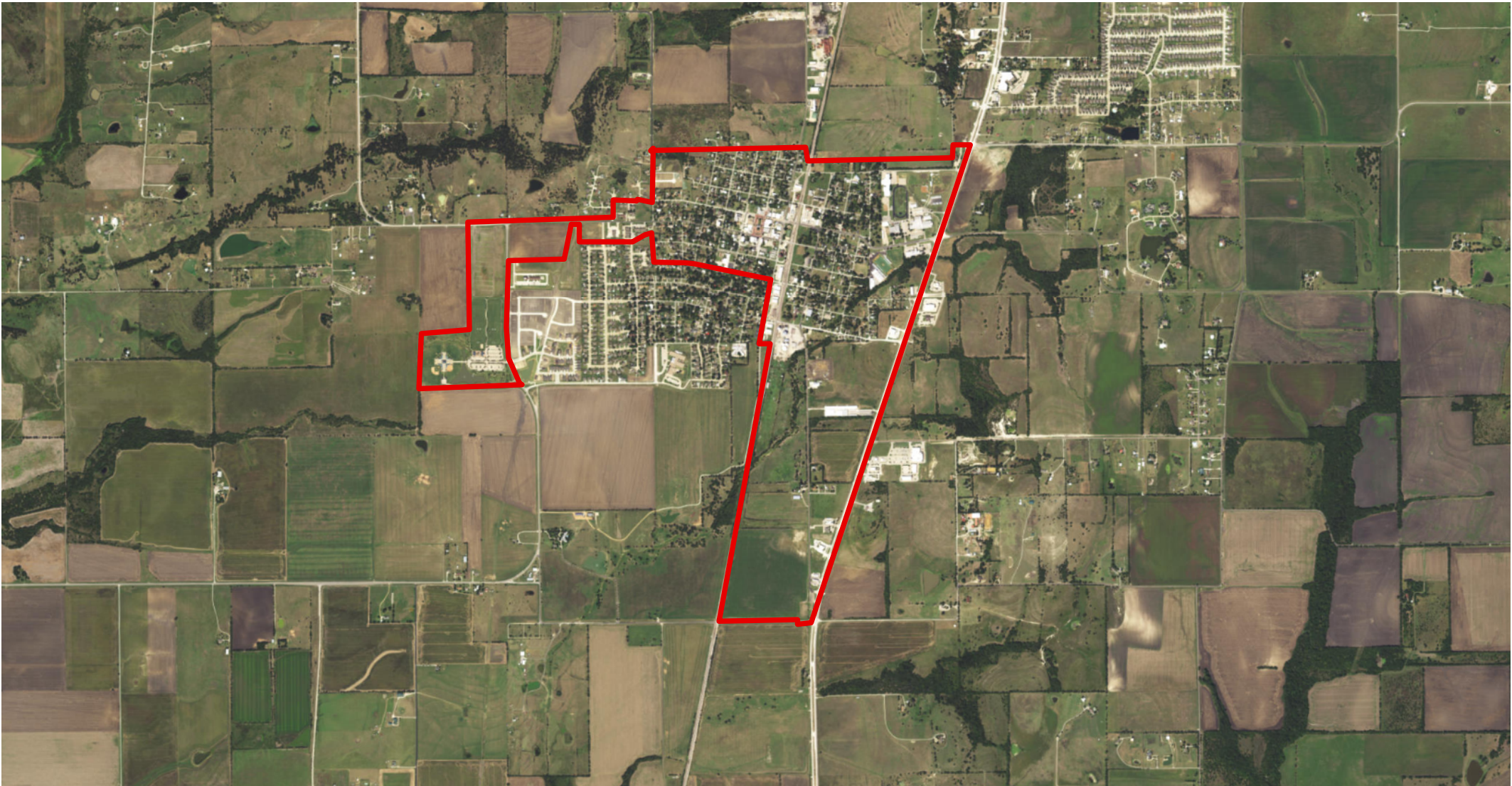


Attachment: PFP TIRZ 11 v4 (Resolution to set Public Hearing for DT TIRZ #11)

Financial Feasibility Analysis

TAXABLE BASE YEAR GROWTH			5.50%															
DISCOUNT RATE			6.00%															
			REAL PROPERTY TAX			BUSINESS PERSONAL PROPERTY TAX			SALES TAX									
		City of Celina	0.6450000	100%	0.6450000			City of Celina	0.6450000	100%	0.6450000			0.0200000	100.00%	0.0200000		
		Collin County	0.1922460	50%	0.0961230			Collin County	0.1922460	100%	0.1922460							
		Collin College	0.0798100	0%	0.0000000			Collin College	0.0798100	100%	0.0798100							
		Celina ISD	1.6400000	0%	0.0000000			Celina ISD	1.6400000	100%	1.6400000							
			2.5570560		0.7411230				2.5570560		2.5570560							
REVENUE YEAR	BASE YEAR		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2015		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
BASE YEAR																		
	City of Celina	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260
	Collin County	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260
	Collin College	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260
	Celina ISD	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260
TAXABLE VALUE																		
	City of Celina	84,803,260	89,467,439	94,388,148	99,579,497	105,056,369	110,834,469	116,930,365	123,361,535	130,146,420	137,304,473	144,856,219	152,823,311	161,228,593	170,096,165	179,451,454	189,321,284	189,321,284
	Collin County	84,803,260	89,467,439	94,388,148	99,579,497	105,056,369	110,834,469	116,930,365	123,361,535	130,146,420	137,304,473	144,856,219	152,823,311	161,228,593	170,096,165	179,451,454	189,321,284	189,321,284
	Collin College	84,803,260	89,467,439	94,388,148	99,579,497	105,056,369	110,834,469	116,930,365	123,361,535	130,146,420	137,304,473	144,856,219	152,823,311	161,228,593	170,096,165	179,451,454	189,321,284	189,321,284
	Celina ISD	84,803,260	89,467,439	94,388,148	99,579,497	105,056,369	110,834,469	116,930,365	123,361,535	130,146,420	137,304,473	144,856,219	152,823,311	161,228,593	170,096,165	179,451,454	189,321,284	189,321,284
TAXABLE VALUE INCREMENT																		
	City of Celina	0	4,664,179	9,584,888	14,776,237	20,253,109	26,031,209	32,127,105	38,558,275	45,343,160	52,501,213	60,052,959	68,020,051	76,425,333	85,292,905	94,648,194	104,518,024	104,518,024
	Collin County	0	4,664,179	9,584,888	14,776,237	20,253,109	26,031,209	32,127,105	38,558,275	45,343,160	52,501,213	60,052,959	68,020,051	76,425,333	85,292,905	94,648,194	104,518,024	104,518,024
	Collin College	0	4,664,179	9,584,888	14,776,237	20,253,109	26,031,209	32,127,105	38,558,275	45,343,160	52,501,213	60,052,959	68,020,051	76,425,333	85,292,905	94,648,194	104,518,024	104,518,024
	Celina ISD	0	4,664,179	9,584,888	14,776,237	20,253,109	26,031,209	32,127,105	38,558,275	45,343,160	52,501,213	60,052,959	68,020,051	76,425,333	85,292,905	94,648,194	104,518,024	104,518,024
REVENUE A																		
TAXABLE VALUE GROWTH																		
	City of Celina	0	30,084	61,823	95,307	130,633	167,901	207,220	248,701	292,463	338,633	387,342	438,729	492,943	550,139	610,481	674,141	674,141
	Collin County	0	4,483	9,213	14,203	19,468	25,022	30,882	37,063	43,585	50,466	57,725	65,383	73,462	81,986	90,979	100,466	100,466
	Collin College	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Celina ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	34,567	71,036	109,510	150,100	192,923	238,101	285,764	336,049	389,099	445,066	504,112	566,406	632,125	701,460	774,607	774,607
REVENUE #1 - RETAIL																		
	REAL PROPERTY TAX	0	0	562,500	1,687,500	1,687,500	1,687,500	1,687,500	2,250,000	2,250,000	2,250,000	3,375,000	3,375,000	3,375,000	3,375,000	5,625,000	5,625,000	5,625,000
	BUSINESS PERSONAL PROPERTY	0	0	37,500	112,500	112,500	112,500	112,500	150,000	150,000	150,000	225,000	225,000	225,000	225,000	375,000	375,000	375,000
	City of Celina	0	0	3,870	11,610	11,610	11,610	11,610	15,480	15,480	15,480	23,220	23,220	23,220	23,220	38,700	38,700	38,700
	Collin County	0	613	1,838	1,838	1,838	1,838	1,838	2,451	2,451	2,451	3,677	3,677	3,677	3,677	6,128	6,128	6,128
	Collin College	0	0	90	90	90	90	90	120	120	120	180	180	180	180	299	299	299
	Celina ISD	0	0	615	1,845	1,845	1,845	1,845	2,460	2,460	2,460	3,690	3,690	3,690	3,690	6,150	6,150	6,150
		0	0	5,128	15,383	15,383	15,383	15,383	20,511	20,511	20,511	30,766	30,766	30,766	30,766	51,277	51,277	51,277
REVENUE #2 - SALES TAX																		
	Sales	0	0	875,000	2,625,000	2,625,000	2,625,000	2,625,000	3,500,000	3,500,000	3,500,000	5,250,000	5,250,000	5,250,000	5,250,000	8,750,000	8,750,000	8,750,000
	City of Celina	0	0	17,500	52,500	52,500	52,500	52,500	70,000	70,000	70,000	105,000	105,000	105,000	105,000	175,000	175,000	175,000
REVENUE #3 - OFFICE																		
	REAL PROPERTY TAX	0	0	0	1,312,500	1,312,500	1,312,500	1,312,500	2,625,000	4,375,000	4,375,000	4,375,000	4,375,000	4,375,000	4,375,000	6,125,000	7,437,500	7,437,500
	BUSINESS PERSONAL PROPERTY	0	0	0	37,500	37,500	37,500	37,500	75,000	125,000	125,000	125,000	125,000	125,000	125,000	175,000	212,500	212,500
	City of Celina	0	0	0	8,708	8,708	8,708	8,708	17,415	29,025	29,025	29,025	29,025	29,025	29,025	40,635	49,343	49,343
	Collin County	0	0	0	1,334	1,334	1,334	1,334	2,667	4,446	4,446	4,446	4,446	4,446	4,446	6,224	7,558	7,558
	Collin College	0	0	0	30	30	30	30	60	100	100	100	100	100	100	140	170	170
	Celina ISD	0	0	0	615	615	615	615	1,230	2,050	2,050	2,050	2,050	2,050	2,050	2,870	3,485	3,485
		0	0	0	10,686	10,686	10,686	10,686	21,372	35,620	35,620	35,620	35,620	35,620	35,620	49,869	60,555	60,555
REVENUE #4 - TOWNHOMES																		
	REAL PROPERTY TAX	0	0	0	1,312,500	2,625,000	4,125,000	5,625,000	10,125,000	14,625,000	14,625,000	19,875,000	19,875,000	21,875,000	21,875,000	25,875,000	25,875,000	25,875,000
	BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	City of Celina	0	0	0	8,466	16,931	26,606	36,281	65,306	94,331	94,331	128,194	128,194	141,094	141,094	166,894	166,894	166,894
	Collin County	0	0	0	1,262	2,523	3,965	5,407	9,732	14,058	14,058	19,104	19,104	21,027	21,027	24,872	24,872	24,872
	Collin College	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Celina ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	9,727	19,454	30,571	41,688	75,039	108,389	108,389	147,298	147,298	162,121	162,121	191,766	191,766	191,766
REVENUE #5 - HOTEL																		
	REAL PROPERTY TAX	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	City of Celina	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Collin County	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Collin College	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Celina ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
REVENUE #6 - MULTIFAMILY																		
	REAL PROPERTY TAX	0	0	0	0	0	18,000,000	18,000,000	42,000,000	42,000,000	84,000,000	84,000,000	84,000,000	84,000,000	84,000,000	120,000,000	120,000,000	120,000,000
	BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	City of Celina	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Collin County	0	0	0	0	0	17,302	17,302	40,372	40,372	80,743	80,743	80,743	80,743	80,743	115,348	115,348	115,348
	Collin College																	

16 2031	17 2032	18 2033	19 2034	20 2035	21 2036	22 2037	23 2038	24 2039	25 2040	26 2041	27 2042	28 2043	29 2044	30 2045	31 2046	TOTALS
84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	
84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	
84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	
84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	84,803,260	
199,733,955	210,719,323	222,308,885	234,535,874	247,435,347	261,044,291	275,401,727	290,548,822	306,529,007	323,388,103	341,174,448	359,939,043	379,735,691	400,621,153	422,655,317	445,901,359	
199,733,955	210,719,323	222,308,885	234,535,874	247,435,347	261,044,291	275,401,727	290,548,822	306,529,007	323,388,103	341,174,448	359,939,043	379,735,691	400,621,153	422,655,317	445,901,359	
199,733,955	210,719,323	222,308,885	234,535,874	247,435,347	261,044,291	275,401,727	290,548,822	306,529,007	323,388,103	341,174,448	359,939,043	379,735,691	400,621,153	422,655,317	445,901,359	
199,733,955	210,719,323	222,308,885	234,535,874	247,435,347	261,044,291	275,401,727	290,548,822	306,529,007	323,388,103	341,174,448	359,939,043	379,735,691	400,621,153	422,655,317	445,901,359	
114,930,695	125,916,063	137,505,625	149,732,614	162,632,087	176,241,031	190,598,467	205,745,562	221,725,747	238,584,843	256,371,188	275,135,783	294,932,431	315,817,893	337,852,057	361,098,099	
114,930,695	125,916,063	137,505,625	149,732,614	162,632,087	176,241,031	190,598,467	205,745,562	221,725,747	238,584,843	256,371,188	275,135,783	294,932,431	315,817,893	337,852,057	361,098,099	
114,930,695	125,916,063	137,505,625	149,732,614	162,632,087	176,241,031	190,598,467	205,745,562	221,725,747	238,584,843	256,371,188	275,135,783	294,932,431	315,817,893	337,852,057	361,098,099	
114,930,695	125,916,063	137,505,625	149,732,614	162,632,087	176,241,031	190,598,467	205,745,562	221,725,747	238,584,843	256,371,188	275,135,783	294,932,431	315,817,893	337,852,057	361,098,099	
741,303	812,159	886,911	965,775	1,048,977	1,136,755	1,229,360	1,327,059	1,430,131	1,538,872	1,653,594	1,774,626	1,902,314	2,037,025	2,179,146	2,329,083	27,719,630
110,475	121,034	132,175	143,927	156,327	169,408	183,209	197,769	213,129	229,335	246,432	264,469	283,498	303,574	324,754	347,098	4,130,998
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
851,778	933,193	1,019,086	1,109,703	1,205,304	1,306,163	1,412,569	1,524,828	1,643,261	1,768,207	1,900,026	2,039,095	2,185,812	2,340,599	2,503,899	2,676,181	31,850,628
5,625,000	10,125,000	10,125,000	12,375,000	13,055,625	13,773,884	14,531,237	15,330,455	16,173,630	17,063,180	18,001,655	18,991,746	20,036,292	21,138,288	22,300,893	23,527,443	
375,000	675,000	675,000	825,000	870,375	918,246	968,749	1,022,030	1,078,242	1,137,545	1,200,110	1,266,116	1,335,753	1,409,219	1,486,726	1,568,496	
38,700	69,660	69,660	85,140	89,823	94,763	99,975	105,474	111,275	117,395	123,851	130,663	137,850	145,431	153,430	161,869	2,001,988
6,128	11,030	11,030	13,481	14,223	15,005	15,830	16,701	17,619	18,589	19,611	20,689	21,827	23,028	24,294	25,631	316,999
299	539	539	658	695	733	773	816	861	908	958	1,010	1,066	1,125	1,187	1,252	15,482
6,150	11,070	11,070	13,530	14,274	15,059	15,887	16,761	17,683	18,656	19,682	20,764	21,906	23,111	24,382	25,723	318,145
51,277	92,299	92,299	112,810	119,014	125,560	132,466	139,751	147,438	155,547	164,102	173,127	182,650	192,695	203,293	214,475	2,652,615
8,750,000	15,750,000	15,750,000	19,250,000	20,308,750	21,425,731	22,604,146	23,847,375	25,158,980	26,542,724	28,002,574	29,542,715	31,167,565	32,881,781	34,690,279	36,598,244	
175,000	315,000	315,000	385,000	406,175	428,515	452,083	476,947	503,180	530,854	560,051	590,854	623,351	657,636	693,806	731,965	9,052,917
City of Celina																
7,437,500	7,437,500	9,187,500	9,692,813	10,225,917	10,788,343	11,381,701	12,007,695	12,668,118	13,364,965	14,099,932	14,875,429	15,693,577	16,556,724	17,467,344	18,428,048	
212,500	212,500	312,500	329,688	347,820	366,950	387,133	408,425	430,888	454,587	479,590	505,967	533,795	563,154	594,127	626,804	
49,343	49,343	61,275	64,645	68,201	71,952	75,909	80,084	84,489	89,135	94,038	99,210	104,667	110,423	116,496	122,904	1,658,485
7,558	7,558	9,432	9,951	10,498	11,076	11,685	12,327	13,005	13,721	14,475	15,271	16,111	16,997	17,932	18,919	254,974
170	170	249	263	278	293	309	326	344	363	383	404	426	449	474	500	6,488
3,485	3,485	5,125	5,407	5,704	6,018	6,349	6,698	7,067	7,455	7,865	8,298	8,754	9,236	9,744	10,280	133,314
60,555	60,555	76,081	80,266	84,681	89,338	94,252	99,435	104,904	110,674	116,761	123,183	129,958	137,106	144,647	152,602	2,053,261
25,875,000	30,875,000	35,875,000	35,875,000	40,875,000	45,875,000	48,398,125	51,060,022	53,868,323	56,831,081	59,956,790	63,254,414	66,733,407	70,403,744	74,275,950	78,361,127	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
166,894	199,144	231,394	231,394	263,644	295,894	312,168	329,337	347,451	366,560	386,721	407,991	430,430	454,104	479,080	505,429	6,622,250
24,872	29,678	34,484	34,484	39,290	44,096	46,522	49,080	51,780	54,628	57,632	60,802	64,146	67,674	71,396	75,323	986,900
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
191,766	228,822	265,878	265,878	302,934	339,990	358,690	378,418	399,231	421,188	444,354	468,793	494,577	521,778	550,476	580,752	7,609,150
0	0	0	14,400,000	15,192,000	16,027,560	16,909,076	17,839,075	18,820,224	19,855,336	20,947,380	22,099,486	23,314,958	24,597,280	25,950,131	27,377,388	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	92,880	97,988	103,378	109,064	115,062	121,390	128,067	135,111	142,542	150,381	158,652	167,378	176,594	1,698,478
0	0	0	13,842	14,603	15,406	16,254	17,147	18,091	19,086	20,135	21,243	22,411	23,644	24,944	26,316	253,121
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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0	0	0	106,722	112,591	118,784	125,317	132,209	139,481	147,152	155,246	163,784	172,793	182,296	192,322	202,900	1,951,598
120,000,000	120,000,000	120,000,000	156,000,000	164,580,000	173,631,900	183,181,655	193,256,645	203,885,761	215,099,478	226,929,949	239,411,096	252,578,707	266,470,536	281,126,415	296,588,368	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
115,348	115,348	115,348	149,952	158,199	166,900	176,080	185,764	195,981	206,760	218,132	230,129	242,786	256,139	270,227	285,090	3,837,942
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
115,348	115,348	115,348	149,952	158,199	166,900	176,080	185,764	195,981	206,760	218,132	230,129	242,786	256,139	270,227	285,090	3,837,942
1,445,723	1,745,216	1,883,692	2,210,330	2,388,898	2,575,250	2,751,456	2,937,353	3,133,475	3,340,383	3,558,672	3,788,966	4,031,926	4,288,250	4,558,671	4,843,965	59,008,113
10,971,611	12,716,826	14,600,518	16,810,848	19,199,746	21,774,996	24,526,452	27,463,805	30,597,280	33,937,663	37,496,335	41,285,301	45,317,227	49,605,477	54,164,148	59,008,113	
2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	
1,171,239	1,445,305	1,564,240	1,824,834	1,974,807	2,131,255	2,278,558	2,433,963	2,597,915	2,770,884	2,953,367	3,145,886	3,348,994	3,563,272	3,789,336	4,027,834	48,753,748
264,380	284,848	302,468	365,637	393,140	421,891	449,579	478,789	509,606	542,117	576,417	612,604	650,780	691,056	733,548	778,376	9,780,934
469	708	788	922	972	1,026	1,082	1,142	1,204	1,271	1,341	1,414	1,492	1,574	1,661	1,752	21,970
9,635	14,555	16,195	18,937	19,978	21,077	22,236	23,459	24,750	26,111	27,547	29,062					



Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

Length of TIRZ #11 in Years:

The TIRZ has a 31-year term and is scheduled to end on December 31, 2048.

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain;
- or
- give final approval to the Zone’s project and financing plan.

Attachment: PFP TIRZ 11 v4 (Resolution to set Public Hearing for DT TIRZ #11)

EXHIBIT A - Ownership

ID	OWNER	LEGAL	SITUS	EX	ACRES	SQFT	ASSESSED	TAXABLE
2615014	SULLIVAN RANDALL	CELINA ORIGINAL DONATION (CCL), BLK 52, LOT 11	206 E MAIN ST CELINA , TX 75009		-	7,252.74	\$ 183,664	\$ 183,664
1011354	COLLINS CINA	ABS A0767 J K RICE SURVEY, TRACT 10, .155 ACRES	212 S TENNESSEE DR CELINA , TX 75009		0.16	6,752.00	\$ 15,000	\$ 15,000
1011416	MACK THOMAS JEROME	ABS A0767 J K RICE SURVEY, TRACT 16, .155 ACRES	612 W ELM ST CELINA , TX 75009		0.16	6,752.00	\$ 15,000	\$ 15,000
2526775	HERRIN REAL ESTATE LLC	HERRIN ADDITION (CCL), BLK A, LOT 5	STATE HWY 289 CELINA , TX 75009		0.66	28,849.79	\$ 129,824	\$ 129,824
1011443	BANKS JUNE S	ABS A0767 J K RICE SURVEY, TRACT 19, .155 ACRES	VIRGINIA ST CELINA , TX 75009		0.16	6,752.00	\$ 15,000	\$ 15,000
2526958	IDGAF INVESTMENTS INC	CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 8R-2; REPLAT	409 W MAPLE ST CELINA , TX 75009		-	6,111.47	\$ 146,343	\$ 146,343
2615015	SULLIVAN RANDALL	CELINA ORIGINAL DONATION (CCL), BLK 52, LOT 12	208 E MAIN ST CELINA , TX 75009		-	7,248.38	\$ 165,661	\$ 165,661
981557	D'AMICO DONALD P & SUZANNE	CELINA ORIGINAL DONATION (CCL), BLK 53, LOT 7A 8A 9A 10A 11A & 12A	208 S OKLAHOMA DR CELINA , TX 75009		-	-	\$ 46,000	\$ 46,000
2526772	HERRIN REAL ESTATE LLC	HERRIN ADDITION (CCL), BLK A, LOT 2	1341 S PRESTON RD CELINA , TX 75009		0.66	28,884.64	\$ 778,688	\$ 778,688
1055636	HEPTIG JAMES &	ABS A1055 JOHN WILLOCK SURVEY, TRACT 2, 5.0 ACRES	310 N FLORIDA DR CELINA , TX 75009		5.00	217,800.00	\$ 40,097	\$ 40,097
1011372	PEAVY ELLEN	ABS A0767 J K RICE SURVEY, TRACT 12, .155 ACRES	TENNESSEE ST CELINA , TX 75009		0.16	6,752.00	\$ 32,252	\$ 32,252
981496	BOYD RORY RHODES	CELINA ORIGINAL DONATION (CCL), BLK 52, LOT 7 8 9	202 E MAIN ST CELINA , TX 75009	HS	-	-	\$ 255,940	\$ 255,940
999815	STK PROPERTIES LTD	CELINA ORIGINAL DONATION (CCL), BLK 89, LOT 89B	408 N ILLINOIS ST CELINA , TX 75009		1.28	55,713.00	\$ 51,160	\$ 51,160
1011363	COLLINS CINA	ABS A0767 J K RICE SURVEY, TRACT 11, .156 ACRES	210 S TENNESSEE DR CELINA , TX 75009	HS	0.16	6,795.36	\$ 113,872	\$ 113,872
988738	CELINA CITY OF ETAL	CELINA ORIGINAL DONATION (CCL), BLK 69, LOT 2C	204 S ARKANSAS ST CELINA , TX 75009	EX-XV	-	-	\$ 15,000	
2526776	CELINA CITY OF	HERRIN ADDITION (CCL), BLK A, LOT R001; ROW	STATE HWY 289 CELINA	EX-XV	0.35	15,241.64	\$ 99,071	
1011434	BANKS JUNE S	ABS A0767 J K RICE SURVEY, TRACT 18, .155 ACRES	VIRGINIA ST CELINA , TX 75009		0.16	6,752.00	\$ 15,000	\$ 15,000
2526957	MARTGAN TIMOTHY M & ANN K	CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 8R-1; REPLAT	405 N ARIZONA ST CELINA , TX 75009		-	6,891.19	\$ 150,882	\$ 150,882
2017629	GUAPO JOSE L & LAURA	CELINA ORIGINAL DONATION (CCL), BLK 89, LOT 89C	408 N ILLINOIS ST CELINA , TX 75009		0.40	17,337.00	\$ 98,095	\$ 98,095
2531574	CELINA CITY OF	GOODELL ADDITION (CCL), LOT R001; ROW	ASH ST CELINA , TX 75009	EX-XV	0.10	4,486.68	\$ 1,000	
1011425	FIELDS WALTER & BETTY L	ABS A0767 J K RICE SURVEY, TRACT 17, .155 ACRES	205 S VIRGINIA ST CELINA , TX 75009	HS	0.16	6,752.00	\$ 71,213	\$ 71,213
2556815	CELINA CITY OF	ABS A0975 JNO WILLOCK SURVEY, TRACT 18, .178 ACRES	PECAN ST CELINA	EX-XV	0.18	7,753.68	\$ 5,815	
2531573	CELINA BUSINESS CENTER LTD	GOODELL ADDITION (CCL), LOT 1	508 S LOUISIANA ST CELINA , TX 75009		0.80	34,891.56	\$ 287,847	\$ 287,847
980923	CKM LEASING LLC	CELINA ORIGINAL DONATION (CCL), BLK 44, LOT 1	104 E ELM ST CELINA , TX 75009		-	39,875.00	\$ 218,726	\$ 218,726
2760376	MARTINEK FARMING LLC	ABS A0132 B B B & C RY CO SURVEY, TRACT 13, 13.52 ACRES; SN1: TXFLW12A79936FD11, HUD1: RAD1059732	OKLAHOMA ST S CELINA		13.52	588,931.12	\$ -	\$ -
978776	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BLK 16, LOT 6A	312 W WALNUT ST CELINA , TX 75009		-	3,258.00	\$ 172,193	\$ 172,193
1716780	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BLK 16, LOT 3B	306 W WALNUT ST CELINA , TX 75009		-	3,097.12	\$ 112,176	\$ 112,176
1586082	SMITH STEVEN B	CELINA ORIGINAL DONATION (CCL), BLK 16, LOT 14B-15B	307 W MAIN ST CELINA , TX 75009		-	-	\$ 110,098	\$ 110,098
2608102	MOVEMENT CHURCH OF CELINA	CELINA ORIGINAL DONATION (CCL), BLK 16, LOT 5R; REPLAT	310 W WALNUT ST CELINA , TX 75009		0.11	4,922.28	\$ 246,232	\$ 246,232
978856	WADE NANCY	CELINA ORIGINAL DONATION (CCL), BLK 16, LOT 16 & 17	305 W MAIN ST CELINA , TX 75009		-	-	\$ 129,467	\$ 129,467
1622462	BRADDOCK MATTHEW	CELINA ORIGINAL DONATION (CCL), BLK 16, LOT 13B-14C	311 W MAIN ST CELINA , TX 75009	HS	-	-	\$ 107,074	\$ 107,074
978874	ALLARD SCOTT & ALMA L	CELINA ORIGINAL DONATION (CCL), BLK 16, LOT 17C & 18A	111 S OHIO ST CELINA , TX 75009	HS	-	-	\$ 238,163	\$ 238,163
978847	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BLK 16, LOT 13A 14A 15A	COLORADO ST CELINA , TX 75009		-	-	\$ 30,000	\$ 30,000
978749	CELINA CITY OF	CELINA ORIGINAL DONATION (CCL), BLK 16, LOT 1	300 W WALNUT ST CELINA , TX 75009	EX-XV	-	3,429.00	\$ 267,738	
2042405	CELINA CHURCH OF GOD	CELINA ORIGINAL DONATION (CCL), BLK 16, LOT 10B 11 & 12	324 W WALNUT ST CELINA , TX 75009	EX-XV	-	9,135.00	\$ 309,032	
2556814	CELINA CITY OF	ABS A0975 JNO WILLOCK SURVEY, TRACT 17, .0892 ACRES	WALNUT ST CELINA , TX 75009	EX-XV	0.09	3,885.55	\$ 2,914	
978865	FARAHANI ERIN & ABDI SOHAIL	CELINA ORIGINAL DONATION (CCL), BLK 16, LOT 17B & 18B	109 S OHIO ST CELINA , TX 75009		-	4,800.00	\$ 81,837	\$ 81,837
978785	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BLK 16, LOT 7 8 9 & 10A	322 W WALNUT ST CELINA , TX 75009		-	12,615.00	\$ 282,151	\$ 282,151
978758	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BLK 16, LOT 2	304 W WALNUT ST CELINA , TX 75009		-	3,429.00	\$ 121,961	\$ 121,961
978302	FIRST BAPTIST CHURCH OF CELINA THE	CELINA ORIGINAL DONATION (CCL), BLK 10, LOT 6	211 W POPLAR ST CELINA , TX 75009	EX-XV	-	-	\$ 10,000	
978240	VICTORINO ARMANDO	CELINA ORIGINAL DONATION (CCL), BLK 9, LOT 11B & 12B	406 N LOUISIANA ST CELINA , TX 75009	HS	-	-	\$ 74,506	\$ 74,506
1846934	GRANT LARRY	CELINA ORIGINAL DONATION (CCL), BLK 69, LOT 2F	ARKANSAS ST S CELINA , TX 75009		-	-	\$ 26,000	\$ 26,000
1921585	PIRANIO DENNIS & BETH	CELINA ORIGINAL DONATION (CCL), BLK 87, LOT 2C	610 W BEECH ST CELINA , TX 75009		-	-	\$ 100,000	\$ 100,000
978080	UNIFIED PENTECOSTAL LOCAL CHURCHES INC d/b/a IGLESIA BUENAS NUEVAS	CELINA ORIGINAL DONATION (CCL), BLK 8, LOT 4 5B	206 W MAPLE ST CELINA , TX 75009		-	-	\$ 30,000	\$ 30,000
2088953	MARKS E L JR & TEENA	CELINA ORIGINAL DONATION (CCL), BLK 48, LOT 1C	302 N OKLAHOMA DR CELINA , TX 75009		-	34,412.00	\$ 170,400	\$ 170,400
981209	GALICIA ROMAN	CELINA ORIGINAL DONATION (CCL), BLK 49, LOT 4 & 5B	305 E MAPLE ST CELINA , TX 75009		-	-	\$ 115,376	\$ 115,376
978204	UNRUH RANDALL L &	CELINA ORIGINAL DONATION (CCL), BLK 9, LOT 6A	503 N OHIO ST CELINA , TX 75009		-	-	\$ 58,662	\$ 58,662
978614	WILLARD PROPERTIES LP	CELINA ORIGINAL DONATION (CCL), BLK 14, LOT 12B 13	W PECAN ST CELINA , TX 75009		-	5,248.98	\$ 62,988	\$ 62,988
999469	MALONE MARK ANDREW	CELINA ORIGINAL DONATION (CCL), BLK 63, LOT 2 3	407 E BEECH ST CELINA , TX 75009		-	-	\$ 87,640	\$ 87,640
1586224	D' AMICO DONALD &	CELINA ORIGINAL DONATION (CCL), BLK 53, LOT 4B 5B 6B	204 S OKLAHOMA DR CELINA , TX 75009		-	13,950.00	\$ 34,875	\$ 34,875
988550	BOYCE LINDA K	CELINA ORIGINAL DONATION (CCL), BLK 64, LOT 3	405 E MAPLE ST CELINA , TX 75009		-	-	\$ 237,043	\$ 237,043
978286	VARGAS KARINA S	CELINA ORIGINAL DONATION (CCL), BLK 10, LOT 4	207 W POPLAR ST CELINA , TX 75009		-	-	\$ 53,417	\$ 53,417
977946	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 7A & 7B	PECAN ST CELINA , TX 75009		-	3,750.00	\$ 110,446	\$ 110,446
978053	SIERRA JOSE	CELINA ORIGINAL DONATION (CCL), BLK 8, LOT 1A 2A & 3A	312 N LOUISIANA ST CELINA , TX 75009		-	-	\$ 73,394	\$ 73,394
977937	STARK BILLIE JOYCE	CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 6B	211 N OHIO ST CELINA , TX 75009	DP, HS	-	-	\$ 76,294	\$ 76,294
979677	CELINA REALTY LP	CELINA ORIGINAL DONATION (CCL), BLK 27, LOT 8B & 9	407 W PECAN ST CELINA , TX 75009		0.21	8,973.36	\$ 26,000	\$ 26,000
981423	MATEHUALA DAVID	CELINA ORIGINAL DONATION (CCL), BLK 51, LOT 10	308 E WALNUT ST CELINA , TX 75009		-	-	\$ 24,000	\$ 24,000
999708	SOURCING EXPERTS LLC THE	CELINA ORIGINAL DONATION (CCL), BLK 86, LOT 3A	613 W WALNUT ST CELINA , TX 75009		-	-	\$ 40,035	\$ 40,035
1696980	LEDESMA MONICA C	CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 9B	409 N ARIZONA ST CELINA , TX 75009		-	-	\$ 158,393	\$ 158,393
981361	D'AMICO DON & SUZANNE	CELINA ORIGINAL DONATION (CCL), BLK 51, LOT 3 & 4	305 E PECAN ST CELINA , TX 75009		-	14,966.41	\$ 109,864	\$ 109,864
978598	WILLARD PROPERTIES LP	CELINA ORIGINAL DONATION (CCL), BLK 14, LOT 7 8 9 10	333 W PECAN ST CELINA , TX 75009		-	14,375.00	\$ 172,500	\$ 172,500
2019350	WILLARD ANGELA	CELINA ORIGINAL DONATION (CCL), BLK 86, LOT 1B	601 W WALNUT ST CELINA , TX 75009	HS	-	-	\$ 246,557	\$ 246,557
999334	MATEHUALA JESUS G & MARIA V	CELINA ORIGINAL DONATION (CCL), BLK 61, LOT 9	306 E MAIN ST CELINA , TX 75009	HS	-	-	\$ 29,952	\$ 29,952
1000035	TORRE TOMAS RODRIGUEZ DE LA	BATEMAN 1ST AND 2ND ADDITION (CCL), BLK B, LOT 6	406 S TEXAS ST CELINA , TX 75009		-	-	\$ 24,000	\$ 24,000
982422	GENTRY RONALD J & JULIE A	PERKINS ADDITION (CCL), LOT 4A	103 N FLORIDA DR CELINA , TX 75009		-	-	\$ 112,000	\$ 112,000
980380	FARQUHAR MARGARET JOYCE	CELINA ORIGINAL DONATION (CCL), BLK 36, LOT 9B 10A 11A 11B 12A 12B	107 S ARIZONA ST CELINA , TX 75009	DP, HS	-	-	\$ 144,650	\$ 144,650
999432	READ PAUL M JR	CELINA ORIGINAL DONATION (CCL), BLK 62, LOT 11A 12A	106 N ARKANSAS ST CELINA , TX 75009		-	-	\$ 62,288	\$ 62,288
999236	DAVIS URSALENE Y	CELINA ORIGINAL DONATION (CCL), BLK 60, LOT 6	301 E MAIN ST CELINA , TX 75009	HS	-	-	\$ 77,000	\$ 77,000
982529	DE BOER CARLA R & JAN	PERKINS ADDITION (CCL), LOT 7C	105 S KENTUCKY ST CELINA , TX 75009	HS	-	-	\$ 80,329	\$ 80,329
977919	CELINA REALTY LP	CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 4A & 5	208 W BEECH ST CELINA , TX 75009		0.23	10,018.80	\$ 103,433	\$ 103,433
981227	LOOPER TIM & LAHOMA	CELINA ORIGINAL DONATION (CCL), BLK 49, LOT 7	302 E BEECH ST CELINA , TX 75009		-	-	\$ 173,625	\$ 173,625
977606	SIMPSON JANE LACLEDE KAYSER-	CELINA ORIGINAL DONATION (CCL), BLK 4, LOT 10A 11 & 12	S LOUISIANA ST CELINA , TX 75009		-	-	\$ 57,335	\$ 57,335
999780	HUDDLESTON BILLIE RAY	CELINA ORIGINAL DONATION (CCL), BLK 87, LOT 2B & 2D	613 W PECAN ST CELINA , TX 75009	HS	-	-	\$ 123,101	\$ 123,101

Attachment: PFP TIRZ 11 v4 (Resolution to set Public Hearing for DT TIRZ #11)

EXHIBIT A - Ownership

1520009	SIERRA JOSE A & CATALINA	PERKINS ADDITION (CCL), LOT 24D	715 W PECAN ST #ELINA, TX 75009	HS	-	-	\$	130,963	\$	130,963
980950	MATEHUALA RICARDO	CELINA ORIGINAL DONATION (CCL), BLK 44, LOT 4A & 4B	205 S OKLAHOMA DR #ELINA, TX 75009		-	9,570.00	\$	118,944	\$	118,944
978491	VARGAS JUAN MANUEL	CELINA ORIGINAL DONATION (CCL), BLK 13, LOT 7A & 8A	309 W BEECH ST #ELINA, TX 75009		-	-	\$	166,756	\$	166,756
979622	BURRIS KATHLEEN	CELINA ORIGINAL DONATION (CCL), BLK 27, LOT 3	406 W BEECH ST #ELINA, TX 75009		-	-	\$	24,000	\$	24,000
999646	KELLY MARJORIE - LE	CELINA ORIGINAL DONATION (CCL), BLK 85, LOT 3A	609 W MAIN ST #ELINA, TX 75009	HS	-	-	\$	67,196	\$	67,196
982556	RIOS ADOLFO FABGA &	PERKINS ADDITION (CCL), LOT 8C	714 W WALNUT ST #ELINA, TX 75009		-	-	\$	97,444	\$	97,444
999735	TILLER BARBARA ANN	CELINA ORIGINAL DONATION (CCL), BLK 86, LOT 5A	606 W PECAN ST #ELINA, TX 75009		-	-	\$	164,270	\$	164,270
980433	PIKE JACKIE	CELINA ORIGINAL DONATION (CCL), BLK 37, LOT 7B 8A	208 S ILLINOIS ST #ELINA, TX 75009		0.07	3,005.64	\$	5,000	\$	5,000
981575	TOM KEETON FAMILY LIMITED PARTNERSHIP	CELINA ORIGINAL DONATION (CCL), BLK 54, LOT 1A, 2A, 3A & 4B	ELM ST #ELINA, TX 75009		-	12,014.00	\$	34,504	\$	34,504
978918	O2 INVESTMENTS LP	CELINA ORIGINAL DONATION (CCL), BLK 17, LOT 7 8A	311 W ELM ST #ELINA, TX 75009		-	-	\$	168,500	\$	168,500
999227	DAVIS URSALENE Y	CELINA ORIGINAL DONATION (CCL), BLK 60, LOT 5	301 E MAIN ST #ELINA, TX 75009	HS	-	7,250.00	\$	24,000	\$	24,000
978507	RODRIGUEZ VICTOR & DESY	CELINA ORIGINAL DONATION (CCL), BLK 13, LOT 7B & 8B; SN1: KBTXSN944334, SN2: KBTXSNB944334, HUD1: TEX0078628, HUD2: TEX0078629	305 N COLORADO ST #ELINA, TX 75009		-	-	\$	40,001	\$	40,001
979775	CARRION PATRICIA	CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 5B 6B	410 W MAPLE ST #ELINA, TX 75009		-	-	\$	73,700	\$	73,700
980193	CHANDLER DOROTHY	CELINA ORIGINAL DONATION (CCL), BLK 33, LOT 9 10	BEECH ST W #ELINA, TX 75009		-	-	\$	38,000	\$	38,000
980086	FREEMAN MARTIN E & MARTHA J	CELINA ORIGINAL DONATION (CCL), BLK 32, LOT 1A	N ARIZONA ST #ELINA, TX 75009	HS	-	-	\$	13,200	\$	13,200
1901936	WINGFIELD RAYMOND D	CELINA ORIGINAL DONATION (CCL), BLK 49, LOT 8	304 E BEECH ST #ELINA, TX 75009	HS	-	-	\$	94,540	\$	94,540
978936	MAURER CHARLES &	CELINA ORIGINAL DONATION (CCL), BLK 17, LOT 10A 11A 12A	211 S OHIO ST #ELINA, TX 75009		-	-	\$	162,337	\$	162,337
1696926	TINGLE SCOTT	CELINA ORIGINAL DONATION (CCL), BLK 8, LOT 5C 6B	307/309 N OHIO ST #ELINA, TX 75009		-	-	\$	148,455	\$	148,455
978277	GUADALUPE TORRES J	CELINA ORIGINAL DONATION (CCL), BLK 10, LOT 3	205 W POPLAR ST #ELINA, TX 75009	HS	-	-	\$	23,845	\$	23,845
980228	PETERS RYAN TOBY & CHLOE DANIELLE	CELINA ORIGINAL DONATION (CCL), BLK 34, LOT 1B 2B 3B 1C 2C 3C	208 N ARIZONA ST #ELINA, TX 75009		0.18	7,927.92	\$	90,794	\$	90,794
988514	LOPEZ JUDITH	CELINA ORIGINAL DONATION (CCL), BLK 64, LOT 1A & 2B	409 E MAPLE ST #ELINA, TX 75009	HS	-	10,467.00	\$	145,721	\$	145,721
977991	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 11 & 12	229 W PECAN ST #ELINA, TX 75009		-	7,248.38	\$	185,177	\$	185,177
988578	MARTINEZ ANDREW &	CELINA ORIGINAL DONATION (CCL), BLK 64, LOT 5	402 E BEECH ST #ELINA, TX 75009		-	15,500.00	\$	157,200	\$	157,200
1960595	TURRENTINE-JACKSON-MORROW INC	CENTRAL BUSINESS PARK (CCL), LOT 1F	E MAIN ST #ELINA, TX 75009		-	7,501.03	\$	16,877	\$	16,877
1056680	GUTIERREZ FRANCISCO MARTINEZ &	CELINA ORIGINAL DONATION (CCL), BLK 61, LOT 7	NEW MEXICO ST S #ELINA, TX 75009		-	-	\$	24,000	\$	24,000
979837	BURTON KAREN L	CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 1	510 N COLORADO ST #ELINA, TX 75009		0.16	6,751.80	\$	120,411	\$	120,411
982574	WALSH TIM J & TERRY E	PERKINS ADDITION (CCL), LOT 8E	716 W WALNUT ST #ELINA, TX 75009		-	-	\$	64,313	\$	64,313
1517326	DCH HOLDINGS LP - SITE 1	CELINA ORIGINAL DONATION (CCL), BLK 27, LOT 1B-2B	208 N COLORADO ST #ELINA, TX 75009		-	-	\$	257,900	\$	257,900
982592	TINGLE SCOTT	PERKINS ADDITION (CCL), LOT 10A	111-113 KENTUCKY ST S #ELINA, TX 75009		-	-	\$	165,818	\$	165,818
977893	READ PAUL M JR	CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 1 & 2	212 N LOUISIANA ST #ELINA, TX 75009		-	-	\$	71,113	\$	71,113
978632	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BLK 14, LOT 14 & 15	313 W PECAN ST #ELINA, TX 75009		-	7,248.38	\$	159,799	\$	159,799
981307	VISION AND STRUCTURE LLC - SERIES 4	CELINA ORIGINAL DONATION (CCL), BLK 50, LOT 7A 8A	302 E PECAN ST #ELINA, TX 75009		-	9,500.00	\$	104,975	\$	104,975
2609408	CELINA CITY OF	FOUNDERS STATION PARK ADDITION (CCL), BLK 0, LOT 0	LOUISIANA ST #EX-XV	EX-XV	0.89	38,855.52	\$	388,555		
978525	BARNWELL JAMES J	CELINA ORIGINAL DONATION (CCL), BLK 13, LOT 11	303 W BEECH ST #ELINA, TX 75009	HS	-	-	\$	26,962	\$	26,962
981218	HOLMAN BRECK	CELINA ORIGINAL DONATION (CCL), BLK 49, LOT 5A 6	301 E MAPLE ST #ELINA, TX 75009		-	-	\$	145,000	\$	145,000
979631	READ PAUL M JR	CELINA ORIGINAL DONATION (CCL), BLK 27, LOT 4	408 W BEECH ST #ELINA, TX 75009		-	-	\$	51,271	\$	51,271
980424	PIKE JACKIE V JR	CELINA ORIGINAL DONATION (CCL), BLK 37, LOT 7A 8B	501 W ELM ST #ELINA, TX 75009	HS	-	-	\$	111,223	\$	111,223
981094	OB RESOURCES, LLC	CELINA ORIGINAL DONATION (CCL), BLK 46, LOT 8	211 E PECAN ST #ELINA, TX 75009		-	2,252.05	\$	22,521	\$	22,521
981469	MATEHUALA DAVID	CELINA ORIGINAL DONATION (CCL), BLK 52, LOT 2	309 E WALNUT ST #ELINA, TX 75009		-	-	\$	75,391	\$	75,391
21410	SCOTT DELORES	CELINA ORIGINAL DONATION (CCL), BLK 71, LOT OUTLOT 4	403 E ASH ST #ELINA, TX 75009		-	4,691.41	\$	40,643	\$	40,643
988300	GREEN WILLIE	CELINA ORIGINAL DONATION (CCL), BLK 57, LOT 2A	503 S ARKANSAS ST #ELINA, TX 75009		-	-	\$	24,000	\$	24,000
999281	RHODES FLORINEA	CELINA ORIGINAL DONATION (CCL), BLK 60, LOT 12	312 E ELM ST #ELINA, TX 75009		-	-	\$	49,040	\$	49,040
999272	ANDREWS JESSIE & LAURA MAE	CELINA ORIGINAL DONATION (CCL), BLK 60, LOT 11	310 E ELM ST #ELINA, TX 75009	HS	-	-	\$	29,957	\$	29,957
988701	STEIN ARLENE	CELINA ORIGINAL DONATION (CCL), BLK 69, LOT 1B	202 S ARKANSAS ST #ELINA, TX 75009		0.32	13,895.64	\$	57,000	\$	57,000
978605	WILLARD PROPERTIES LP	CELINA ORIGINAL DONATION (CCL), BLK 14, LOT 11 12A	W PECAN ST #ELINA, TX 75009		-	5,248.98	\$	62,988	\$	62,988
977964	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 8	241 W PECAN ST #ELINA, TX 75009		-	3,625.00	\$	196,016	\$	196,016
981441	MATEHUALA DAVID	CELINA ORIGINAL DONATION (CCL), BLK 51, LOT 12	312 E WALNUT ST #ELINA, TX 75009		-	-	\$	80,614	\$	80,614
977982	GADEL DEVELOPMENT INC	CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 10	235 W PECAN ST #ELINA, TX 75009		-	3,625.00	\$	129,385	\$	129,385
977624	ERI-CELINA LLC	CELINA ORIGINAL DONATION (CCL), BLK 5, LOT 5 & 6	W WALNUT ST #ELINA, TX 75009		-	7,248.38	\$	86,981	\$	86,981
1369833	SERIES TWO OF MOTORHEAD PROPERTIES LLC	PERKINS ADDITION (CCL), LOT 12B	201 S KENTUCKY ST #ELINA, TX 75009		-	-	\$	116,802	\$	116,802
981478	MATEHAULA DAVID G	CELINA ORIGINAL DONATION (CCL), BLK 52, LOT 3	307 E WALNUT ST #ELINA, TX 75009		-	-	\$	73,004	\$	73,004
977599	BURROW PAUL JUSTIN	CELINA ORIGINAL DONATION (CCL), BLK 4, LOT 9 & 10B	207 S LOUISIANA ST #ELINA, TX 75009	HS	-	-	\$	85,619	\$	85,619
1000026	CELINA CITY OF ETAL	BATEMAN 1ST AND 2ND ADDITION (CCL), BLK A, LOT 5B	S TEXAS ST #ELINA, TX 75009	EX-XV	-	-	\$	2,500		
977553	SIMPSON JANE LACLEDE KAYSER-	CELINA ORIGINAL DONATION (CCL), BLK 4, LOT 1 2 3A	202 S OHIO ST #ELINA, TX 75009	HS	-	-	\$	152,203	\$	152,203
988275	CARPIO MYNOR ROLANDO & GLORIA PATRICIA	CELINA ORIGINAL DONATION (CCL), BLK 56, LOT 2B	S OKLAHOMA DR #ELINA, TX 75009		0.04	1,568.16	\$	2,520	\$	2,520
988257	SOUTH SIDE OF ASH LLC	CELINA ORIGINAL DONATION (CCL), BLK 56, LOT 1	S OKLAHOMA DR #ELINA, TX 75009		-	17,998.99	\$	19,799	\$	19,799
978767	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BLK 16, LOT 3A-4A	308 W WALNUT ST #ELINA, TX 75009		-	3,698.24	\$	117,518	\$	117,518
999888	PRADO JUAN ANTONIO	BATEMAN 1ST AND 2ND ADDITION (CCL), LOT 1B	306 S TEXAS ST #ELINA, TX 75009	HS	-	-	\$	140,335	\$	140,335
962710	CARPIO MYNOR ROLANDO & GLORIA PATRICIA	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 31, .841 ACRES	514 S OKLAHOMA DR #ELINA, TX 75009	HS	0.84	36,634.00	\$	53,948	\$	53,948
1011489	STEVENSON LAWRENCE & CAROLYN	ABS A0767 J K RICE SURVEY, TRACT 23, .212 ACRES	508 E ELM ST #ELINA, TX 75009		0.21	9,235.00	\$	57,977	\$	57,977
999879	PRADO JUAN &	BATEMAN 1ST AND 2ND ADDITION (CCL), LOT 1A	505 E ELM ST #ELINA, TX 75009		-	-	\$	44,663	\$	44,663
2542480	LYNN JEAN FRANCIS	ABS A0767 J K RICE SURVEY, TRACT 21, .3298 ACRES	504 E ELM ST #ELINA, TX 75009		0.33	14,366.00	\$	38,000	\$	38,000
981682	NEPTUNE INVESTMENTS LP	MALONE ADDITION (CCL), BLK 1, LOT 4	MALONE ST E #ELINA, TX 75009		-	9,500.00	\$	26,000	\$	26,000
981673	NEPTUNE INVESTMENTS LP	MALONE ADDITION (CCL), BLK 1, LOT 3	MALONE ST E #ELINA, TX 75009		0.25	10,846.44	\$	26,000	\$	26,000
980111	STEVENSON NATASHA	CELINA ORIGINAL DONATION (CCL), BLK 32, LOT 3	501 W MAPLE ST #ELINA, TX 75009	HS	-	-	\$	135,257	\$	135,257
999655	FULKER JANE ESTATE OF	CELINA ORIGINAL DONATION (CCL), BLK 85, LOT 3B; UDI	104 S KENTUCKY ST #ELINA, TX 75009		-	-	\$	32,310	\$	32,310
980200	CHANDLER DOROTHY	CELINA ORIGINAL DONATION (CCL), BLK 33, LOT 11 12	302 N ARIZONA ST #ELINA, TX 75009	HS	-	-	\$	94,599	\$	94,599
1586073	RICO TERESA &	CELINA ORIGINAL DONATION (CCL), BLK 13, LOT 1B & 2B	308 N OHIO ST #ELINA, TX 75009		-	-	\$	117,744	\$	117,744
980219	ROUNTREE TONYA	CELINA ORIGINAL DONATION (CCL), BLK 34, LOT 1A 2A 3A	212 N ARIZONA ST #ELINA, TX 75009	HS	-	-	\$	104,568	\$	104,568
982752	STONE MICHAEL	PERKINS ADDITION (CCL), LOT 24A	PECAN ST W #ELINA, TX 75009		-	-	\$	16,875	\$	16,875
980362	D'AMICO DONALD & SUZANNE	CELINA ORIGINAL DONATION (CCL), BLK 36, LOT 7 8B	511 W MAIN ST #ELINA, TX 75009		-	-	\$	144,323	\$	144,323
1748817	WILLOCK HILL 27 PARTNERS	WILLOCK HILL ADDITION (CCL), LOT 27A	#ELINA, TX		1.96	85,439.00	\$	90,000	\$	90,000
979864	RODRIGUEZ JOSE L & VERONICA	CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 4	504 N COLORADO ST #ELINA, TX 75009		-	-	\$	124,734	\$	124,734

Attachment: PFP TIRZ 11 v4 (Resolution to set Public Hearing for DT TIRZ #11)

EXHIBIT A - Ownership

981370	VISION AND STRUCTURE LLC - SERIES 4	CELINA ORIGINAL DONATION (CCL), BLK 51, LOT 5A 6A	111 N OKLAHOMA DR	CELINA, TX 75009	-	10,500.00	\$	89,985	\$	89,985	
979711	CAMACHO RUTH & MARIA NINFA MARTINEZ	CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 1A	308 N COLORADO ST	CELINA, TX 75009	-	-	\$	47,227	\$	47,227	
981664	NEPTUNE INVESTMENTS LP	MALONE ADDITION (CCL), BLK 1, LOT 2	MALONE ST E	CELINA, TX 75009	0.25	10,846.44	\$	26,000	\$	26,000	
978455	ORDONEZ GUADALUPE	CELINA ORIGINAL DONATION (CCL), BLK 13, LOT 3	306 W MAPLE ST	CELINA, TX 75009	HS	-	-	\$	50,344	\$	50,344
978151	NEH LLC	CELINA ORIGINAL DONATION (CCL), BLK 9, LOT 1A 2A 3A	502 N LOUISIANA ST	CELINA, TX 75009	-	-	\$	106,187	\$	106,187	
980353	D'AMICO DONALD & SUZANNE D'AMICO	CELINA ORIGINAL DONATION (CCL), BLK 36, LOT 5A & 6	512 W WALNUT ST	CELINA, TX 75009	-	10,874.99	\$	145,136	\$	145,136	
981183	GUERRERO FERNANDO GASCA &	CELINA ORIGINAL DONATION (CCL), BLK 49, LOT 1A 2A 3A	308 N NEW MEXICO ST	CELINA, TX 75009	-	-	\$	146,986	\$	146,986	
999726	JARAL JOSE GUADALUPE	CELINA ORIGINAL DONATION (CCL), BLK 86, LOT 4	614 W PECAN ST	CELINA, TX 75009	0.59	25,874.64	\$	116,391	\$	116,391	
999619	PEREZ PONFIRIO &	CELINA ORIGINAL DONATION (CCL), BLK 85, LOT 1B	105 S ILLINOIS ST	CELINA, TX 75009	-	-	\$	96,798	\$	96,798	
981192	LEDESMA CARISSA & JERRY	CELINA ORIGINAL DONATION (CCL), BLK 49, LOT 1B 2B 3B	312 N NEW MEXICO ST	CELINA, TX 75009	-	-	\$	86,865	\$	86,865	
979640	CELINA REALTY LP	CELINA ORIGINAL DONATION (CCL), BLK 27, LOT 5	410 W BEECH ST	CELINA, TX 75009	0.17	7,230.96	\$	24,000	\$	24,000	
979668	FREEMAN FRANCES S	CELINA ORIGINAL DONATION (CCL), BLK 27, LOT 7 8A	411 W PECAN ST	CELINA, TX 75009	-	-	\$	196,564	\$	196,564	
981414	MILLS ANDREA V	CELINA ORIGINAL DONATION (CCL), BLK 51, LOT 9	306 E WALNUT ST	CELINA, TX 75009	-	-	\$	50,015	\$	50,015	
999352	TORRES JORGE A & MARGARITA ARRIAGA	CELINA ORIGINAL DONATION (CCL), BLK 61, LOT 11	310 E MAIN ST	CELINA, TX 75009	-	-	\$	94,703	\$	94,703	
1149279	MORALES CARLOS &	CELINA ORIGINAL DONATION (CCL), BLK 64, LOT 1D	413 E MAPLE ST	CELINA, TX 75009	-	-	\$	48,586	\$	48,586	
979686	CELINA REALTY LP	CELINA ORIGINAL DONATION (CCL), BLK 27, LOT 10	405 W PECAN ST	CELINA, TX 75009	-	-	\$	24,000	\$	24,000	
988532	DUKE WILLIAM H JR &	CELINA ORIGINAL DONATION (CCL), BLK 64, LOT 1C 7 & 6B	410 E BEECH ST	CELINA, TX 75009	DP, HS	0.55	24,088.68	\$	177,175	\$	177,175
1514052	SALGADO RICARDO F & GISELL T	CELINA ORIGINAL DONATION (CCL), BLK 32, LOT 2B & 4C	405 N ILLINOIS ST	CELINA, TX 75009	-	-	\$	68,797	\$	68,797	
978062	MENDEZ MANUEL LOREDO	CELINA ORIGINAL DONATION (CCL), BLK 8, LOT 1B 2B 3B	308 N LOUISIANA ST	CELINA, TX 75009	0.25	10,890.00	\$	30,000	\$	30,000	
981398	HAYS MICHAEL W & BEVERLY J	CELINA ORIGINAL DONATION (CCL), BLK 51, LOT 7	302 E WALNUT ST	CELINA, TX 75009	-	-	\$	127,661	\$	127,661	
988523	CANTRELL VELDON	CELINA ORIGINAL DONATION (CCL), BLK 64, LOT 1B	412 E BEECH ST	CELINA, TX 75009	HS	-	-	\$	46,176	\$	46,176
999423	MATEHUALA DAVID G	CELINA ORIGINAL DONATION (CCL), BLK 62, LOT 9 10	406 E WALNUT ST	CELINA, TX 75009	HS	-	-	\$	215,999	\$	215,999
1960593	TURRENTINE-JACKSON-MORROW INC	CENTRAL BUSINESS PARK (CCL), LOT 1D	MAIN ST E	CELINA, TX 75009	-	7,501.03	\$	16,877	\$	16,877	
988685	LEIGH G INCORPORATED	CELINA ORIGINAL DONATION (CCL), BLK 68, LOT 1B & 5B	507 E WALNUT ST	CELINA, TX 75009	-	-	\$	55,512	\$	55,512	
982510	CHILDERS RONALD G ET UX	PERKINS ADDITION (CCL), LOT 7B 7D & 8B	708 W WALNUT ST	CELINA, TX 75009	HS	-	-	\$	150,700	\$	150,700
982770	MUNRO JOHN & SANDRA	PERKINS ADDITION (CCL), LOT 24C	207 N FLORIDA DR	CELINA, TX 75009	HS	-	-	\$	158,514	\$	158,514
980059	JARAL ADAN & ANA LILIA	CELINA ORIGINAL DONATION (CCL), BLK 31, LOT 7A	408 N TEXAS ST	CELINA, TX 75009	HS	-	-	\$	58,316	\$	58,316
979873	CAMPOS GUERRERO JUANA &	CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 5	502 N COLORADO ST	CELINA, TX 75009	0.20	8,712.00	\$	81,984	\$	81,984	
982761	FLORES ILDEFONSO &	PERKINS ADDITION (CCL), LOT 24B	711 W PECAN ST	CELINA, TX 75009	-	-	\$	140,805	\$	140,805	
1878864	TINGLE SCOTT	PERKINS ADDITION (CCL), LOT 10C	107-109 KENTUCKY ST S	CELINA, TX 75009	-	-	\$	150,485	\$	150,485	
979613	DCH HOLDINGS LP - SITE 1	CELINA ORIGINAL DONATION (CCL), BLK 27, LOT 1A 2A	N COLORADO ST	CELINA, TX 75009	-	-	\$	24,000	\$	24,000	
980399	JONES JOHN LLOYD	CELINA ORIGINAL DONATION (CCL), BLK 36, LOT 9C 10B 11C & 12C	111 S ARIZONA ST	CELINA, TX 75009	DV3, HS	-	-	\$	113,819	\$	113,819
980344	SERIES ONE OF MOTORHEAD PROPERTIES LLC	CELINA ORIGINAL DONATION (CCL), BLK 36, LOT 4 5B	504 W WALNUT ST	CELINA, TX 75009	-	-	\$	142,320	\$	142,320	
2133277	HUANG REVOCABLE TRUST THE DATED OCTOBER 8, 2015	CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 7A & 8A	301 N ARIZONA ST	CELINA, TX 75009	-	7,248.38	\$	188,586	\$	188,586	
977633	ERI-CELINA LLC	CELINA ORIGINAL DONATION (CCL), BLK 5, LOT 7 8 9 &10	218 W WALNUT ST	CELINA, TX 75009	-	14,501.12	\$	272,391	\$	272,391	
978570	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BLK 14, LOT 5A & 6A	211 N COLORADO ST	CELINA, TX 75009	-	-	\$	40,000	\$	40,000	
2093032	MORALES CAROLOS	CELINA ORIGINAL DONATION (CCL), BLK 64, LOT 2A	407 E MAPLE ST	CELINA, TX 75009	-	7,527.00	\$	194,849	\$	194,849	
999398	KACZOR DONNA SUE	CELINA ORIGINAL DONATION (CCL), BLK 62, LOT 4	PECAN ST E	CELINA, TX 75009	-	7,248.38	\$	24,000	\$	24,000	
980451	COMPTON SHENANDOAH	CELINA ORIGINAL DONATION (CCL), BLK 37, LOT 10B 11B 12B	211 S ARIZONA ST	CELINA, TX 75009	HS	0.22	9,583.20	\$	109,448	\$	109,448
1696971	O'DELL BONNIE J	CELINA ORIGINAL DONATION (CCL), BLK 17, LOT 10B 11B 12B	207 S OHIO ST	CELINA, TX 75009	HS	-	-	\$	103,109	\$	103,109
977562	WARREN VALENCIA ANNE	CELINA ORIGINAL DONATION (CCL), BLK 4, LOT 3B & 4	206 S OHIO ST	CELINA, TX 75009	HS	-	-	\$	117,417	\$	117,417
999940	HAQUE SYEDA	BATEMAN 1ST AND 2ND ADDITION (CCL), LOT 5A	601 W ELM ST	CELINA, TX 75009	-	-	\$	4,000	\$	4,000	
999496	D'AMICO DONALD	CELINA ORIGINAL DONATION (CCL), BLK 63, LOT 7 & 8	402 E PECAN ST	CELINA, TX 75009	-	-	\$	172,268	\$	172,268	
979800	SAYE LARRY M	CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 9	407 W BEECH ST	CELINA, TX 75009	-	-	\$	50,641	\$	50,641	
980022	ESPARZA MARIA BRIANO &	CELINA ORIGINAL DONATION (CCL), BLK 31, LOT 4	404 E MAPLE ST	CELINA, TX 75009	-	-	\$	105,764	\$	105,764	
978259	BRINLEE GINGER L	CELINA ORIGINAL DONATION (CCL), BLK 10, LOT 1A 2A	602 N LOUISIANA ST	CELINA, TX 75009	-	-	\$	124,478	\$	124,478	
979855	RODRIGUEZ JOSE L & VERONICA	CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 3	506 N COLORADO ST	CELINA, TX 75009	-	-	\$	31,250	\$	31,250	
978446	MILLER JANIE LYNN	CELINA ORIGINAL DONATION (CCL), BLK 13, LOT 1A & 2A CHAMPION; SN1: CW2003837TXA, SN2: CW2003837TXB, HUD1: HWC0249069, HUD2: HWC0249070	312 N OHIO ST	CELINA, TX 75009	HS	-	-	\$	21,430	\$	21,430
999664	BARRIENTEZ BRITTANY ELINE	CELINA ORIGINAL DONATION (CCL), BLK 85, LOT 4A	601 W MAIN ST	CELINA, TX 75009	HS	-	-	\$	124,046	\$	124,046
999744	TULLOUS ALVIN L	CELINA ORIGINAL DONATION (CCL), BLK 86, LOT 5B	602 W PECAN ST	CELINA, TX 75009	-	-	\$	107,641	\$	107,641	
978268	MARTINEZ ANDREW L & BRYN R	CELINA ORIGINAL DONATION (CCL), BLK 10, LOT 1B & 2B	606 N LOUISIANA ST	CELINA, TX 75009	-	-	\$	100,613	\$	100,613	
999441	AGUINAGA EDWARD &	CELINA ORIGINAL DONATION (CCL), BLK 62, LOT 11B & 12B	104 N ARKANSAS ST	CELINA, TX 75009	-	-	\$	61,529	\$	61,529	
988603	UNRUH RANDALL L & SHELLY W	CELINA ORIGINAL DONATION (CCL), BLK 66, LOT 1	212 N TEXAS ST	CELINA, TX 75009	-	-	\$	91,000	\$	91,000	
980031	CELINA TX PROPERTIES LLC	CELINA ORIGINAL DONATION (CCL), BLK 31, LOT 5	N NEW MEXICO ST	CELINA, TX 75009	-	-	\$	59,304	\$	59,304	
978099	UNIFIED PENTECOSTAL LOCAL CHURCHES INC d/b/a IGLESIA BUENAS NUEVAS	CELINA ORIGINAL DONATION (CCL), BLK 8, LOT 5A 6A	212 W MAPLE ST	CELINA, TX 75009	-	-	\$	24,000	\$	24,000	
999762	GROVE ROBERT S &	CELINA ORIGINAL DONATION (CCL), BLK 87, LOT 1	210 N ILLINOIS ST	CELINA, TX 75009	HS	-	-	\$	74,549	\$	74,549
999478	LOREY PATRICIA A	CELINA ORIGINAL DONATION (CCL), BLK 63, LOT 4 & 5	405 E BEECH ST	CELINA, TX 75009	HS	-	-	\$	68,136	\$	68,136
2133278	LEE MARK C	CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 7B & 8B	305 N ARIZONA ST	CELINA, TX 75009	-	7,248.38	\$	181,060	\$	181,060	
2089352	CELINA SELF STORAGE LP	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 91, 1.15 ACRES	787 PRESTON RD S	CELINA, TX 75009	1.15	50,094.00	\$	633,202	\$	633,202	
988710	PRADO JOSE & PRADO AMADOR	CELINA ORIGINAL DONATION (CCL), BLK 69, LOT 2A	212 S ARKANSAS ST	CELINA, TX 75009	-	-	\$	66,541	\$	66,541	
981325	WISE LYLE E	CELINA ORIGINAL DONATION (CCL), BLK 50, LOT 9 & 10	306 E PECAN ST	CELINA, TX 75009	-	14,501.12	\$	172,281	\$	172,281	
980246	SMITH ELLA DEAN	CELINA ORIGINAL DONATION (CCL), BLK 34, LOT 7 & 8	509 W PECAN ST	CELINA, TX 75009	HS	-	-	\$	47,419	\$	47,419
1834251	COUNTRY PLACE JWC LLC	WILLOCK HILL ADDITION (CCL), LOT 27	805 W WALNUT ST	CELINA, TX 75009	1.00	43,560.00	\$	695,000	\$	695,000	
980442	MOSELEY SUSAN A	CELINA ORIGINAL DONATION (CCL), BLK 37, LOT 9A 9B 10C 10D	507 W ELM ST	CELINA, TX 75009	HS	-	-	\$	90,884	\$	90,884
988907	PRADO GERARDO &	CELINA ORIGINAL DONATION (CCL), BLK 71, LOT OUTLOT 1	413 E ASH ST	CELINA, TX 75009	-	4,495.39	\$	61,759	\$	61,759	
980157	JOHNSTON JAMES S	CELINA ORIGINAL DONATION (CCL), BLK 33, LOT 1B & 2B	312 N ARIZONA ST	CELINA, TX 75009	-	-	\$	85,092	\$	85,092	
2057200	OWNER OF RECORD	PERKINS ADDITION (CCL), LOT 9B	709 W MAIN ST	CELINA, TX 75009	-	11,456.00	\$	158,458	\$	158,458	
979588	AWTREY THOMAS W & DORIS M &	CELINA ORIGINAL DONATION (CCL), BLK 26, LOT 13 14 15	411 W WALNUT ST	CELINA, TX 75009	HS	-	-	\$	148,000	\$	148,000
978909	ELLIOT WHITNEY &	CELINA ORIGINAL DONATION (CCL), BLK 17, LOT 4B 5 & 6	312 W MAIN ST	CELINA, TX 75009	HS	-	-	\$	361,257	\$	361,257
1741235	OLALDE RAYMOND & MARIA &	CELINA ORIGINAL DONATION (CCL), BLK 68, LOT 5C	503 E WALNUT ST	CELINA, TX 75009	-	-	\$	46,006	\$	46,006	
999628	EBBT LLC	CELINA ORIGINAL DONATION (CCL), BLK 85, LOT 2A-1C	608 W WALNUT ST	CELINA, TX 75009	HS	-	-	\$	67,419	\$	67,419
980987	TURRENTINE-JACKSON-MORROW INC	CELINA ORIGINAL DONATION (CCL), BLK 45, LOT 1B & 1C	109 S OKLAHOMA DR	CELINA, TX 75009	-	22,498.74	\$	147,810	\$	147,810	
1586233	MATEHUALA DAVID & CANDELARIA	CELINA ORIGINAL DONATION (CCL), BLK 37, LOT 10A-11A-12A	209 S ARIZONA ST	CELINA, TX 75009	-	9,570.00	\$	129,922	\$	129,922	
999343	READ PAUL JR	CELINA ORIGINAL DONATION (CCL), BLK 61, LOT 10	308 E MAIN ST	CELINA, TX 75009	-	-	\$	49,565	\$	49,565	

Attachment: PFP TIRZ 11 v4 (Resolution to set Public Hearing for DT TIRZ #11)

EXHIBIT A - Ownership

981432	HESTER MICHAEL G	CELINA ORIGINAL DONATION (CCL), BLK 51, LOT 11	310 E WALNUT ST #ELINA, TX 75009	HS	-	-	\$	50,412	\$	50,412
999753	JOHNSON BARTON C LIVING TRUST THE	CELINA ORIGINAL DONATION (CCL), BLK 86, LOT 5C	108 N ILLINOIS ST #ELINA, TX 75009	HS	-	-	\$	134,693	\$	134,693
981290	KENNEMER CHAD &	CELINA ORIGINAL DONATION (CCL), BLK 50, LOT 5 & 6	301 E BEECH ST #ELINA, TX 75009	HS	-	-	\$	68,488	\$	68,488
1960591	DALAKI MOHAMMAD A	CENTRAL BUSINESS PARK (CCL), LOT 1B	WALNUT ST E #ELINA, TX 75009		-	7,501.03	\$	16,877	\$	16,877
999263	DAVIS OPAL & LAURA ANDREWS	CELINA ORIGINAL DONATION (CCL), BLK 60, LOT 10	308 E ELM ST #ELINA, TX 75009		-	-	\$	47,964	\$	47,964
1960594	TURRENTINE-JACKSON-MORROW INC	CENTRAL BUSINESS PARK (CCL), LOT 1E	MAIN ST E #ELINA, TX 75009		-	7,501.03	\$	16,877	\$	16,877
981450	KASNER KYLE	CELINA ORIGINAL DONATION (CCL), BLK 52, LOT 1A	S NEW MEXICO ST #ELINA, TX 75009		-	-	\$	18,445	\$	18,445
979846	SIERRA JOSE ABEL &	CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 2	508 N COLORADO ST #ELINA, TX 75009		-	-	\$	61,282	\$	61,282
980102	PEREZ FELIPE	CELINA ORIGINAL DONATION (CCL), BLK 32, LOT 2A	512 W MAPLE ST #ELINA, TX 75009		-	-	\$	20,000	\$	20,000
979926	HERNANDEZ PAOLA EDAENA LANDEROS &	CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 10A	413 N ARIZONA ST #ELINA, TX 75009		-	7,230.96	\$	106,926	\$	106,926
982789	MARTINEZ JOSE DE JESUS & MARIA G	PERKINS ADDITION (CCL), LOT 25A	703 W PECAN ST #ELINA, TX 75009		-	-	\$	137,680	\$	137,680
1586091	FRALEY LOUIE & DORIS J	PERKINS ADDITION (CCL), LOT 24E	713 W PECAN ST #ELINA, TX 75009	HS	-	-	\$	138,092	\$	138,092
982609	ROMERO JOSE SANTOS	PERKINS ADDITION (CCL), LOT 10B	707 W MAIN ST #ELINA, TX 75009	HS	-	12,632.00	\$	75,782	\$	75,782
977973	PARKER JADE LLC	CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 9	239 W PECAN ST #ELINA, TX 75009		-	3,625.00	\$	160,312	\$	160,312
977688	MARKS E L	CELINA ORIGINAL DONATION (CCL), BLK 5, LOT 17B 18B 17A & 18A	111 S LOUISIANA ST #ELINA, TX 75009		-	14,501.12	\$	201,000	\$	201,000
999502	BRADSHAW MARY K	CELINA ORIGINAL DONATION (CCL), BLK 63, LOT 9	406 E PECAN ST #ELINA, TX 75009	HS	-	-	\$	138,921	\$	138,921
980004	CABERA CARIDAD	CELINA ORIGINAL DONATION (CCL), BLK 31, LOT 1A	406 N TEXAS ST #ELINA, TX 75009	HS	-	-	\$	35,526	\$	35,526
981343	LLAMAS JUAN &	CELINA ORIGINAL DONATION (CCL), BLK 51, LOT 1	311 E PECAN ST #ELINA, TX 75009		-	-	\$	33,402	\$	33,402
2087887	CURTIS TRACI L	CELINA ORIGINAL DONATION (CCL), BLK 57, LOT 2C	501 S ARKANSAS ST #ELINA, TX 75009	HS	-	6,970.00	\$	161,829	\$	161,829
978295	FIRST BAPTIST CHURCH OF CELINA	CELINA ORIGINAL DONATION (CCL), BLK 10, LOT 5	209 W POPLAR ST #ELINA, TX 75009	EX-XV	-	-	\$	10,000		
981487	KAMRA FAMILY REVOCABLE TRUST THE	CELINA ORIGINAL DONATION (CCL), BLK 52, LOT 4 5 6	102 N OKLAHOMA DR #ELINA, TX 75009		-	-	\$	320,000	\$	320,000
981539	D' AMICO DONALD &	CELINA ORIGINAL DONATION (CCL), BLK 53, LOT 2 & 3	E MAIN ST #ELINA, TX 75009		-	14,500.00	\$	43,500	\$	43,500
981548	D' AMICO DONALD &	CELINA ORIGINAL DONATION (CCL), BLK 53, LOT 4A 5A 6A	206 S OKLAHOMA DR #ELINA, TX 75009		-	7,800.00	\$	15,600	\$	15,600
999637	ELLIOTT MARK S & BARBARA L - LE	CELINA ORIGINAL DONATION (CCL), BLK 85, LOT 2B	612 W WALNUT ST #ELINA, TX 75009	HS	-	-	\$	78,870	\$	78,870
977900	RIMES SUZANNE & DUSTIN	CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 3 & 4B	206 W BEECH ST #ELINA, TX 75009		-	11,680.00	\$	107,513	\$	107,513
1149288	SANCHEZ ELIZABETH & FERMIN	CELINA ORIGINAL DONATION (CCL), BLK 64, LOT 6A	406 E BEECH ST #ELINA, TX 75009		-	-	\$	40,000	\$	40,000
978008	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 13	221 W PECAN ST #ELINA, TX 75009		-	3,625.00	\$	132,333	\$	132,333
980889	CARRIER JANET	CELINA ORIGINAL DONATION (CCL), BLK 43, LOT 3A	301 S OKLAHOMA DR #ELINA, TX 75009	HS	-	-	\$	53,848	\$	53,848
981316	C & T CONNECTION LLC	CELINA ORIGINAL DONATION (CCL), BLK 50, LOT 7B & 8B	205 N OKLAHOMA DR #ELINA, TX 75009		0.12	5,009.40	\$	83,389	\$	83,389
979597	NELSON BETTY	CELINA ORIGINAL DONATION (CCL), BLK 26, LOT 16 17 18	403 W WALNUT ST #ELINA, TX 75009	HS	-	-	\$	91,906	\$	91,906
979702	NICHOLS KATHY	CELINA ORIGINAL DONATION (CCL), BLK 27, LOT 12	401 W PECAN ST #ELINA, TX 75009		-	-	\$	104,000	\$	104,000
978017	MCSPADDEN LIVING TRUST	CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 14 15A	219 W PECAN ST #ELINA, TX 75009		-	5,797.84	\$	178,146	\$	178,146
978026	CELINA AREA HERITAGE ASSOCIATION	CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 15B & 16	211 W PECAN ST #ELINA, TX 75009	EX-XV	-	5,075.00	\$	142,889		
2694760	OLALDE RAYMOND & MARIA &	CELINA ORIGINAL DONATION (CCL), BLK 68, LOT 1A,2,3A,3B,4,5A & 5D	501 E WALNUT ST #ELINA, TX 75009		-	56,497.32	\$	115,022	\$	115,022
1866724	READ PAUL JR	CELINA ORIGINAL DONATION (CCL), BLK 61, LOT 12	312 E MAIN ST #ELINA, TX 75009		-	-	\$	50,747	\$	50,747
999218	SIMS WILLIE LEE JR & LANETTA	CELINA ORIGINAL DONATION (CCL), BLK 60, LOT 4	305 E MAIN ST #ELINA, TX 75009		-	-	\$	22,000	\$	22,000
999904	WYATT R ET AL	BATEMAN 1ST AND 2ND ADDITION (CCL), LOT 2-3A	511 E ELM ST #ELINA, TX 75009		-	-	\$	50,194	\$	50,194
978927	GRUMBLES RANDY REID	CELINA ORIGINAL DONATION (CCL), BLK 17, LOT 8B 9	307 W ELM ST #ELINA, TX 75009		-	-	\$	141,717	\$	141,717
1000017	LUPER TYRONE & MONIQUE	BATEMAN 1ST AND 2ND ADDITION (CCL), BLK B, LOT 5A	404 S TEXAS ST #ELINA, TX 75009	HS	-	-	\$	135,115	\$	135,115
988916	PRADO GERARDO	CELINA ORIGINAL DONATION (CCL), BLK 71, LOT OUTLOT 2	409 E ASH ST #ELINA, TX 75009		-	3,632.90	\$	41,825	\$	41,825
2055084	DALAKI MOHAMMAD A	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 90, 1.163 ACRES	516 S OKLAHOMA DR #ELINA, TX 75009		1.16	50,660.28	\$	151,981	\$	151,981
21409	PRADO ARTURO	CELINA ORIGINAL DONATION (CCL), BLK 71, LOT OUTLOT 3	407 W ASH ST #ELINA, TX 75009		-	5,289.00	\$	20,000	\$	20,000
988293	CARPIO MYNOR ROLANDO & GLORIA PATRICIA	CELINA ORIGINAL DONATION (CCL), BLK 57, LOT 1B	NEW MEXICO ST S #ELINA, TX 75009		0.02	696.96	\$	1,120	\$	1,120
981691	CELINA CBD PARTNERS LLC	MALONE ADDITION (CCL), BLK 1, LOT 5	MALONE ST E #ELINA, TX 75009		0.44	19,131.55	\$	50,000	\$	50,000
980013	DOTY MARK A & JULIA L	CELINA ORIGINAL DONATION (CCL), BLK 31, LOT 2 3	406 E MAPLE ST #ELINA, TX 75009		-	-	\$	170,000	\$	170,000
978589	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BLK 14, LOT 5B 6B	207 N COLORADO ST #ELINA, TX 75009		-	-	\$	90,000	\$	90,000
977642	RODARMER NORA JILL	CELINA ORIGINAL DONATION (CCL), BLK 5, LOT 11 & 12	222 W WALNUT ST #ELINA, TX 75009		-	7,248.38	\$	207,608	\$	207,608
999771	PIRANO DENNIS C & ELIZABETH	CELINA ORIGINAL DONATION (CCL), BLK 87, LOT 2A	603 W PECAN ST #ELINA, TX 75009	HS	-	57,616.81	\$	134,637	\$	134,637
981352	D'AMICO DONALD & SUZANNE	CELINA ORIGINAL DONATION (CCL), BLK 51, LOT 2	309 E PECAN ST #ELINA, TX 75009		-	7,485.58	\$	89,457	\$	89,457
982798	NORRIS ANN	PERKINS ADDITION (CCL), LOT 25B	709 W PECAN ST #ELINA, TX 75009	HS	-	-	\$	138,026	\$	138,026
979659	CALDERON ALBERT & LINDA	CELINA ORIGINAL DONATION (CCL), BLK 27, LOT 6 & OL 1	412 W BEECH ST #ELINA, TX 75009	HS	-	-	\$	51,772	\$	51,772
981165	ASH BEECH & OKLAHOMA LLC	CELINA ORIGINAL DONATION (CCL), BLK 48, LOT 1A	300 N OKLAHOMA DR #ELINA, TX 75009		-	24,454.58	\$	22,046	\$	22,046
980077	PRADO ARTURO & MARIA L	CELINA ORIGINAL DONATION (CCL), BLK 31, LOT 7C	410 N TEXAS ST #ELINA, TX 75009	HS	-	-	\$	54,276	\$	54,276
978534	EVERLAST INVESTMENTS LLC EI SERIES B	CELINA ORIGINAL DONATION (CCL), BLK 13, LOT 12	302 N OHIO ST #ELINA, TX 75009		-	-	\$	148,895	\$	148,895
981405	READ PAUL M JR	CELINA ORIGINAL DONATION (CCL), BLK 51, LOT 8	304 E WALNUT ST #ELINA, TX 75009		-	-	\$	51,642	\$	51,642
2614365	PEREZ EZEQUIEL G & SANDY A	CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 1R; REPLAT	415 N ARIZONA ST #ELINA, TX 75009	HS	0.23	9,931.68	\$	291,036	\$	291,036
2054382	ROBLES JOSE JORGE	CELINA ORIGINAL DONATION (CCL), BLK 33, LOT 3B & 4B	508 W MAPLE ST #ELINA, TX 75009	HS	-	-	\$	54,317	\$	54,317
981389	STEIN ARLENE	CELINA ORIGINAL DONATION (CCL), BLK 51, LOT 5B 6B	107 N OKLAHOMA DR #ELINA, TX 75009		-	-	\$	18,000	\$	18,000
999389	MATEHUALA DAVID	CELINA ORIGINAL DONATION (CCL), BLK 62, LOT 3	407 E PECAN ST #ELINA, TX 75009		-	-	\$	24,000	\$	24,000
978641	MATTHEWS MARTY L	CELINA ORIGINAL DONATION (CCL), BLK 14, LOT 16	309 W PECAN ST #ELINA, TX 75009		-	3,625.00	\$	102,458	\$	102,458
978035	READ PAUL M JR	CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 17A & 18A	203 W PECAN ST #ELINA, TX 75009		-	3,375.00	\$	78,462	\$	78,462
981520	LOPES MELONIE ANN	CELINA ORIGINAL DONATION (CCL), BLK 53, LOT 1	201 S NEW MEXICO ST #ELINA, TX 75009	HS	-	7,250.00	\$	105,331	\$	105,331
978222	MORRIS JOSEPH RANDALL	CELINA ORIGINAL DONATION (CCL), BLK 9, LOT 10	205 W MAPLE ST #ELINA, TX 75009		-	-	\$	133,707	\$	133,707
982583	PEREZ PORFIRIO & MARIA G	PERKINS ADDITION (CCL), LOT 9A	711 W MAIN ST #ELINA, TX 75009	HS	-	11,456.00	\$	57,776	\$	57,776
988569	DICKERSON LEWIS	CELINA ORIGINAL DONATION (CCL), BLK 64, LOT 4	401 E MAPLE ST #ELINA, TX 75009		0.33	14,549.04	\$	130,000	\$	130,000
978197	VELEZ JAVIER FRANCO	CELINA ORIGINAL DONATION (CCL), BLK 9, LOT 4C 5B 6B	501 N OHIO ST #ELINA, TX 75009	HS	0.15	6,490.44	\$	66,920	\$	66,920
981584	FLESHER LYNN & TRAE	CELINA ORIGINAL DONATION (CCL), BLK 54, LOT 4A 5 6	302 S OKLAHOMA DR #ELINA, TX 75009		-	-	\$	179,103	\$	179,103
999511	D'AMICO DONALD & SUZANNE	CELINA ORIGINAL DONATION (CCL), BLK 63, LOT 10 11	PECAN ST E #ELINA, TX 75009		-	-	\$	70,000	\$	70,000
2619031	KRUPP HOLDING LLC	CELINA ORIGINAL DONATION (CCL), BLK 50, LOT 11R; REPLAT	200 N NEW MEXICO ST #ELINA, TX 75009		0.33	14,505.48	\$	388,521	\$	388,521
988694	SCOTT JOSIE TYLER	CELINA ORIGINAL DONATION (CCL), BLK 69, LOT 1A	ARKANSAS ST S #ELINA, TX 75009		-	-	\$	38,000	\$	38,000
988756	WILLARD R L	CELINA ORIGINAL DONATION (CCL), BLK 69, LOT 2E	ARKANSAS ST S #ELINA, TX 75009		-	-	\$	5,000	\$	5,000
1902043	READ PAUL M JR	CELINA ORIGINAL DONATION (CCL), BLK 31, LOT 1B	402 N TEXAS ST #ELINA, TX 75009		-	-	\$	64,691	\$	64,691
980255	LENTS CARLA R	CELINA ORIGINAL DONATION (CCL), BLK 34, LOT 9 10 11B	503 W PECAN ST #ELINA, TX 75009		0.40	17,424.00	\$	136,766	\$	136,766
980371	D'AMICO DONALD P & SUZANNE	CELINA ORIGINAL DONATION (CCL), BLK 36, LOT 8A 9A	507 W MAIN ST #ELINA, TX 75009		-	-	\$	143,156	\$	143,156

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EXHIBIT A - Ownership

1586206	SIMS WILLIE L & LANETTA D	CELINA ORIGINAL DONATION (CCL), BLK 60, LOT 3R	307 E MAIN ST BELINA, TX 75009	HS	-	10,150.00	\$	139,755	\$	139,755
1860597	PEREZ RAUL JR &	BATEMAN 1ST AND 2ND ADDITION (CCL), BLK B, LOT 7	408 S TEXAS ST BELINA, TX 75009		-	-	\$	161,145	\$	161,145
980308	511 W WALNUT LLC	CELINA ORIGINAL DONATION (CCL), BLK 35, LOT 7 8 & 9A	511 W WALNUT ST BELINA, TX 75009		0.42	18,125.32	\$	190,365	\$	190,365
977571	ETTER ANGIE &	CELINA ORIGINAL DONATION (CCL), BLK 4, LOT 5 & 6	212 S OHIO ST BELINA, TX 75009	HS	-	-	\$	238,443	\$	238,443
1000044	KAMY REAL PROPERTY TRUST	BATEMAN 1ST AND 2ND ADDITION (CCL), BLK B, LOT 8	410 S TEXAS ST BELINA, TX 75009		-	-	\$	24,100	\$	24,100
979454	CELINA ISD	CELINA ORIGINAL DONATION (CCL), BLK 24, LOT 1	S ARIZONA ST BELINA, TX 75009	EX-XV	-	90,000.00	\$	873,454		
977580	GARCIA ROGER & MARCELA RODRIGUEZ MONTOYA	CELINA ORIGINAL DONATION (CCL), BLK 4, LOT 7 & 8	201 W ELM ST BELINA, TX 75009	HS	-	-	\$	133,100	\$	133,100
999316	READ PAUL M JR	CELINA ORIGINAL DONATION (CCL), BLK 61, LOT 6A	401 E WALNUT ST BELINA, TX 75009		-	-	\$	82,119	\$	82,119
21411	DEL RIO VICTOR & HERMELINDA O	CELINA ORIGINAL DONATION (CCL), BLK 71, LOT OUTLOT 5	401 E ASH ST BELINA, TX 75009		-	5,087.00	\$	69,670	\$	69,670
981593	PIKE JACKIE	CELINA ORIGINAL DONATION (CCL), BLK 54, LOT 7A 8A 9A	310 S OKLAHOMA DR BELINA, TX 75009		-	-	\$	30,000	\$	30,000
988202	TM AVIATION PARTNERS LP	CELINA ORIGINAL DONATION (CCL), BLK 55, LOT 4B 5B 6B	402 S OKLAHOMA DR BELINA, TX 75009		-	16,500.00	\$	121,020	\$	121,020
999977	NORMAN MARY JO	BATEMAN 1ST AND 2ND ADDITION (CCL), BLK A, LOT 2	310 S TEXAS ST BELINA, TX 75009		-	-	\$	83,425	\$	83,425
1960383	ANDERSON RANDALL & STEPHANIE	CELINA ORIGINAL DONATION (CCL), BLK 44, LOT 4C	111 E MAIN ST BELINA, TX 75009	HS	-	8,555.00	\$	115,058	\$	115,058
999959	JACKSON PHYLLIS &	BATEMAN 1ST AND 2ND ADDITION (CCL), LOT 5B	303 S VIRGINIA ST BELINA, TX 75009		-	-	\$	4,000	\$	4,000
988319	WILLIAMS JOHN M & TRACI L	CELINA ORIGINAL DONATION (CCL), BLK 57, LOT 2B	ARKANSAS ST S BELINA, TX 75009		-	-	\$	15,000	\$	15,000
980941	02 INVESTMENTS LP	CELINA ORIGINAL DONATION (CCL), BLK 44, LOT 3	207 S OKLAHOMA DR BELINA, TX 75009		-	-	\$	110,000	\$	110,000
2109689	BLIK INVESTMENTS LLC	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 92, 2.0 ACRES	710 S OKLAHOMA DR BELINA, TX 75009		2.00	87,120.00	\$	914,563	\$	914,563
2562848	GRANT NICHOLAS & MANDI	CELINA ORIGINAL DONATION (CCL), BLK 61, LOT 1R; REPLAT	103 S ARKANSAS ST BELINA, TX 75009	HS	0.17	7,248.38	\$	190,000	\$	190,000
2520932	CELINA CITY OF	CELINA ORIGINAL DONATION (CCL), LOT 1; PUBLIC SQUARE	141 N OHIO DR BELINA, TX 75009	EX-XV	0.70	30,492.00	\$	190,070		
2562847	GRANT LARRY	CELINA ORIGINAL DONATION (CCL), BLK 61, LOT 2R; REPLAT	105 S ARKANSAS ST BELINA, TX 75009	DP, HS	0.17	7,248.38	\$	42,104	\$	42,104
2563249	NIMEH NADIM F FAMILY TRUST	ABS A0644 M E P & P RY CO SURVEY, TRACT 23, 15.52 ACRES	BELINA, TX 75009		15.52	676,051.20	\$	2,530	\$	2,530
980415	CROOK FRED & LERLA A	CELINA ORIGINAL DONATION (CCL), BLK 37, LOT 5 & 6	512 W MAIN ST BELINA, TX 75009	HS	-	-	\$	164,024	\$	164,024
981717	CELINA CBD PARTNERS LLC	MALONE ADDITION (CCL), BLK 2, LOT 2	MALONE ST E BELINA, TX 75009		0.43	18,909.40	\$	50,000	\$	50,000
981272	OWNSBY 1880 FARMS LTD	CELINA ORIGINAL DONATION (CCL), BLK 50, LOT 2 3B	309 E BEECH ST BELINA, TX 75009		-	-	\$	78,690	\$	78,690
1517317	LASSITER DAVID PAUL	CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 6B	405 W MAPLE ST BELINA, TX 75009	HS	-	-	\$	99,567	\$	99,567
979739	MARTINEZ FRANCISCO J & MARIA N	CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 2	404 W MAPLE ST BELINA, TX 75009	HS	0.17	7,248.38	\$	56,982	\$	56,982
979766	CARRION PATRICIA	CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 5A 6A	N ARIZONA ST BELINA, TX 75009		-	-	\$	8,000	\$	8,000
1846505	FAULKNER FAMILY WEALTH TRUST	WILLOCK HILL ADDITION (CCL), LOT 30C	809 W WALNUT ST BELINA, TX 75009		0.24	10,454.40	\$	165,300	\$	165,300
1748844	FAULKNER FAMILY WEALTH TRUST	WILLOCK HILL ADDITION (CCL), LOT 30A	811 W WALNUT ST BELINA, TX 75009		0.24	10,454.40	\$	165,300	\$	165,300
1845908	FAULKNER FAMILY WEALTH TRUST	WILLOCK HILL ADDITION (CCL), LOT 30B	807 W WALNUT ST BELINA, TX 75009		-	10,454.40	\$	165,300	\$	165,300
980040	CELINA TX PROPERTIES LLC	CELINA ORIGINAL DONATION (CCL), BLK 31, LOT 6A	407 S NEW MEXICO ST BELINA, TX 75009		-	-	\$	29,418	\$	29,418
980068	LESHOWITZ SCOTT A & MARIA	CELINA ORIGINAL DONATION (CCL), BLK 31, LOT 7B	412 N TEXAS ST BELINA, TX 75009	HS	-	-	\$	40,687	\$	40,687
980996	TURRENTINE-JACKSON-MORROW INC	CELINA ORIGINAL DONATION (CCL), BLK 45, LOT 2	103 S OKLAHOMA DR BELINA, TX 75009		-	22,651.20	\$	50,000	\$	50,000
978231	READ PAUL M JR	CELINA ORIGINAL DONATION (CCL), BLK 9, LOT 11A 12A	402 N LOUISIANA ST BELINA, TX 75009		-	-	\$	126,744	\$	126,744
981708	CELINA CBD PARTNERS LLC	MALONE ADDITION (CCL), BLK 2, LOT 1	MALONE ST E BELINA, TX 75009		0.43	18,909.40	\$	50,000	\$	50,000
999691	WILLIAMS ANGELA G	CELINA ORIGINAL DONATION (CCL), BLK 86, LOT 2	607 W WALNUT ST BELINA, TX 75009		0.33	14,566.46	\$	182,733	\$	182,733
988239	GREEN WILLIE A & ARLEATHA	CELINA ORIGINAL DONATION (CCL), BLK 55, LOT 10A 11A 12A	409 S NEW MEXICO ST BELINA, TX 75009		-	-	\$	94,504	\$	94,504
1962840	D'AMICO DONALD P & SUZANNE	CELINA ORIGINAL DONATION (CCL), BLK 53, LOT 10B 11B & 12B	BELINA, TX 75009		-	12,148.88	\$	34,000	\$	34,000
988621	ANDARI BOUTROS &	CELINA ORIGINAL DONATION (CCL), BLK 66, LOT 3	504 E PECAN ST BELINA, TX 75009		-	12,632.40	\$	40,000	\$	40,000
1804337	CANON GLORIA S	CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 5C-5D-6C-6D	309 N ARIZONA ST BELINA, TX 75009		-	-	\$	40,137	\$	40,137
1921004	LLAMAS JUAN &	CELINA ORIGINAL DONATION (CCL), BLK 63, LOT 6	401 E BEECH ST BELINA, TX 75009		-	-	\$	62,446	\$	62,446
979748	DIXON CHARLES W	CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 3	406 W MAPLE ST BELINA, TX 75009	HS	-	-	\$	31,280	\$	31,280
977651	CHURCH OF CHRIST-CELINA	CELINA ORIGINAL DONATION (CCL), BLK 5, LOT 13 14 & 15	S OHIO ST BELINA, TX 75009	EX-XV	-	21,750.00	\$	299,846		
988364	LAWRENCE LINNIE	CELINA ORIGINAL DONATION (CCL), BLK 58, LOT 8	E ASH ST BELINA, TX 75009		-	-	\$	24,000	\$	24,000
999307	SOTO JOSE L & DONNA K	CELINA ORIGINAL DONATION (CCL), BLK 61, LOT 4A 5 & 6B	403 E WALNUT ST BELINA, TX 75009	HS	-	-	\$	88,912	\$	88,912
982501	JACKSON CHRIS L	PERKINS ADDITION (CCL), LOT 7A	101 S KENTUCKY ST BELINA, TX 75009	HS	-	-	\$	113,548	\$	113,548
999600	D'AMICO DONALD	CELINA ORIGINAL DONATION (CCL), BLK 85, LOT 1A	101 S ILLINOIS ST BELINA, TX 75009		-	-	\$	189,489	\$	189,489
999325	TORRES CLEMENTE & GRACIELA	CELINA ORIGINAL DONATION (CCL), BLK 61, LOT 8	304 E MAIN ST BELINA, TX 75009	HS	-	-	\$	91,764	\$	91,764
979757	VAZQUEZ FERNANDO ARRIAGA	CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 4	408 W MAPLE ST BELINA, TX 75009		-	-	\$	24,407	\$	24,407
979695	CELINA REALTY LP	CELINA ORIGINAL DONATION (CCL), BLK 27, LOT 11	403 W PECAN ST BELINA, TX 75009		-	-	\$	24,000	\$	24,000
980317	SMITH STEVEN B	CELINA ORIGINAL DONATION (CCL), BLK 35, LOT 9B 10	505 W WALNUT ST BELINA, TX 75009		-	-	\$	131,500	\$	131,500
979604	CELINA CITY OF	CELINA ORIGINAL DONATION (CCL), BLK 26, LOT 19 THRU 24	104 N COLORADO ST BELINA, TX 75009	EX-XV	-	-	\$	40,000		
978044	READ PAUL M JR	CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 17B 18B	206 N LOUISIANA ST BELINA, TX 75009		-	3,876.84	\$	95,050	\$	95,050
977615	MARKS E L	CELINA ORIGINAL DONATION (CCL), BLK 5, LOT 1 2 3 & 4	109 S LOUISIANA ST BELINA, TX 75009		-	14,501.12	\$	98,973	\$	98,973
977660	STEPHENS GARY HUBERT	CELINA ORIGINAL DONATION (CCL), BLK 5, LOT 16	205 W MAIN ST BELINA, TX 75009	HS	-	-	\$	66,000	\$	66,000
1000053	PEREZ RAUL PEREZ & PRISCILLA	BATEMAN 1ST AND 2ND ADDITION (CCL), BLK B, LOT 9	412 S TEXAS ST BELINA, TX 75009		-	-	\$	24,000	\$	24,000
999717	GREEN WILLIE ARTHUR	CELINA ORIGINAL DONATION (CCL), BLK 86, LOT 3B	611 W WALNUT ST BELINA, TX 75009	HS	-	-	\$	102,752	\$	102,752
979560	HENDERSON CHRISTOPHER &	CELINA ORIGINAL DONATION (CCL), BLK 26, LOT 7 8 9	408 W PECAN ST BELINA, TX 75009	HS	-	-	\$	55,729	\$	55,729
981726	MENDOZA SOCORRO	MALONE ADDITION (CCL), BLK 3, LOT 1 & 2	310 E MALONE ST BELINA, TX 75009		-	19,000.00	\$	42,000	\$	42,000
1000008	2 REALE WOMEN LLC	BATEMAN 1ST AND 2ND ADDITION (CCL), BLK B, LOT 4	402 S TEXAS ST BELINA, TX 75009		-	-	\$	48,511	\$	48,511
980166	CHANDLER DOROTHY	CELINA ORIGINAL DONATION (CCL), BLK 33, LOT 3A & 4A	310 N ARIZONA ST BELINA, TX 75009		-	-	\$	24,000	\$	24,000
981147	BARLOW DONNA &	CELINA ORIGINAL DONATION (CCL), BLK 47, LOT 4 5; UDI 2014	208 N OKLAHOMA DR BELINA, TX 75009	HS	-	-	\$	16,149	\$	16,149
979917	TORRES TRINIDAD & GRISELDA	CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 9A	411 N ARIZONA ST BELINA, TX 75009		-	-	\$	161,303	\$	161,303
980095	READ PAUL JR	CELINA ORIGINAL DONATION (CCL), BLK 32, LOT 1B	507 W MAPLE ST BELINA, TX 75009		-	-	\$	133,866	\$	133,866
999673	PEREZ REYNE	CELINA ORIGINAL DONATION (CCL), BLK 85, LOT 4B	107 S ILLINOIS ST BELINA, TX 75009	HS	-	-	\$	66,365	\$	66,365
2028309	FREEMAN MARTIN E & MARTHA J	CELINA ORIGINAL DONATION (CCL), BLK 32, LOT 1C	412 N ARIZONA ST BELINA, TX 75009	HS	-	-	\$	198,620	\$	198,620
999405	KACZOR DONNA SUE	CELINA ORIGINAL DONATION (CCL), BLK 62, LOT 5 & 6; SN1: VIN #47G0835L, TITLE#: 68795459	403 E PECAN ST BELINA, TX 75009	HS	-	-	\$	51,034	\$	51,034
981085	OB RESOURCES, LLC	CELINA ORIGINAL DONATION (CCL), BLK 46, LOT 7	110 S OKLAHOMA DR BELINA, TX 75009		-	8,376.59	\$	83,766	\$	83,766
980335	CARLSON ERICK H & JENNIFER A	CELINA ORIGINAL DONATION (CCL), BLK 36, LOT 1 2 & 3	103 S ARIZONA ST BELINA, TX 75009	HS	-	-	\$	277,345	\$	277,345
979579	24K GOLD MARRIAGE	CELINA ORIGINAL DONATION (CCL), BLK 26, LOT 10 11 & 12	412 W PECAN ST BELINA, TX 75009		-	-	\$	161,909	\$	161,909
979551	CELINA CITY OF	CELINA ORIGINAL DONATION (CCL), BLK 26, LOT 1 2 3 4 5 6	112 N COLORADO ST BELINA, TX 75009	EX-XV	-	-	\$	274,923		
1960592	DALAKI MOHAMMAD A	CENTRAL BUSINESS PARK (CCL), LOT 1C	WALNUT ST E BELINA, TX 75009		-	7,501.03	\$	16,877	\$	16,877
2520905	OLD UNION CEMETERY	ABS A0767 J K RICE SURVEY, TRACT 36, .8 ACRES; OLD UNION CEMETERY	PECAN ST BELINA, TX 75009	EX-XV	0.80	34,848.00	\$	100,000		
980184	CHANDLER DOROTHY	CELINA ORIGINAL DONATION (CCL), BLK 33, LOT 7 8	311 N ILLINOIS ST BELINA, TX 75009		-	-	\$	114,394	\$	114,394

Attachment: PFP TIRZ 11 v4 (Resolution to set Public Hearing for DT TIRZ #11)

EXHIBIT A - Ownership

2648920	FAHIM MOHAMMED	CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 11A	CELINA, TX 75009	0.08	3,625.00	\$	16,000	\$	16,000	
981281	SMITH STEVEN B	CELINA ORIGINAL DONATION (CCL), BLK 50, LOT 3A & 4	307 E BEECH ST CELINA, TX 75009	-	-	\$	87,000	\$	87,000	
999682	JOHNSON BARTON C LIVING TRUST THE	CELINA ORIGINAL DONATION (CCL), BLK 86, LOT 1A	ILLINOIS ST N CELINA, TX 75009	-	-	\$	20,000	\$	20,000	
999254	ANDREWS JESSIE & LAURA MAE	CELINA ORIGINAL DONATION (CCL), BLK 60, LOT 9	302 E ELM ST CELINA, TX 75009	-	-	\$	24,000	\$	24,000	
980264	LABHART MARK TRAVIS & CARRIE JOYCE	CELINA ORIGINAL DONATION (CCL), BLK 34, LOT 11A & 12	501 W PECAN ST CELINA, TX 75009	-	-	\$	215,291	\$	215,291	
977928	WISE LYLE & NENA	CELINA ORIGINAL DONATION (CCL), BLK 7, LOT 6A	209 N OHIO ST CELINA, TX 75009	-	3,250.00	\$	50,215	\$	50,215	
988729	PRADO VICTOR EDUARDO	CELINA ORIGINAL DONATION (CCL), BLK 69, LOT 2B	210 S ARKANSAS ST CELINA, TX 75009	-	-	\$	54,600	\$	54,600	
981263	TORRES ALEJANDRA &	CELINA ORIGINAL DONATION (CCL), BLK 50, LOT 1	311 E BEECH ST CELINA, TX 75009	-	-	\$	98,284	\$	98,284	
980406	BEUGHER MARY DAVIS	CELINA ORIGINAL DONATION (CCL), BLK 37, LOT 1 2 3 & 4	504 W MAIN ST CELINA, TX 75009	HS	-	-	273,439	\$	273,439	
979882	WILLIAMS ORVIL RICHARD & CATHEY ELAINE	CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 6A	401 W MAPLE ST CELINA, TX 75009	-	-	\$	96,347	\$	96,347	
980148	CHANDLER DOROTHY	CELINA ORIGINAL DONATION (CCL), BLK 33, LOT 1A 2A	310 N ARIZONA ST CELINA, TX 75009	-	-	\$	115,856	\$	115,856	
988355	ELIE HELEN L	CELINA ORIGINAL DONATION (CCL), BLK 58, LOT 7	408 S NEW MEXICO ST CELINA, TX 75009	HS	-	-	42,727	\$	42,727	
978188	STAFFORD WILMA SUE	CELINA ORIGINAL DONATION (CCL), BLK 9, LOT 4A 5A	211 W POPLAR ST CELINA, TX 75009	HS	-	-	45,212	\$	45,212	
981735	MCGRAW HELEN RUTH KINDLE &	MALONE ADDITION (CCL), BLK 3, LOT 3	314 E MALONE ST CELINA, TX 75009	-	19,000.00	\$	50,000	\$	50,000	
978179	SMITH ALVIN	CELINA ORIGINAL DONATION (CCL), BLK 9, LOT 3C 4B	208 W POPLAR ST CELINA, TX 75009	HS	-	-	38,575	\$	38,575	
978160	02 INVESTMENTS LP	CELINA ORIGINAL DONATION (CCL), BLK 9, LOT 1B 2B 3B	506 N LOUISIANA ST CELINA, TX 75009	-	-	\$	110,000	\$	110,000	
981566	KIRBY CLAYTON L & SHERYL L	CELINA ORIGINAL DONATION (CCL), BLK 53, LOT 7B 8B & 9B	212 S OKLAHOMA DR CELINA, TX 75009	HS	-	-	86,326	\$	86,326	
980932	MCCOY KELBY	CELINA ORIGINAL DONATION (CCL), BLK 44, LOT 2	106 E ELM ST CELINA, TX 75009	-	14,501.12	\$	153,895	\$	153,895	
999913	WYATT RHOLIN	BATEMAN 1ST AND 2ND ADDITION (CCL), LOT 3B	515 E ELM ST CELINA, TX 75009	-	-	\$	5,000	\$	5,000	
999931	HICKS JOHN HOWARD	BATEMAN 1ST AND 2ND ADDITION (CCL), LOT 4B	605 E ELM ST CELINA, TX 75009	-	-	\$	4,500	\$	4,500	
988195	TM AVIATION PARTNERS LP	CELINA ORIGINAL DONATION (CCL), BLK 55, LOT 4A 5A 6A	CELINA, TX 75009	-	3,001.28	\$	7,803	\$	7,803	
981600	ARRIAGA FERNANDO & MARISOL G CANTRERAS NIETO DE ARRIAGE	CELINA ORIGINAL DONATION (CCL), BLK 54, LOT 7B 8B 9B	312 S OKLAHOMA DR CELINA, TX 75009	HS	0.26	11,325.60	\$	86,028	\$	86,028
988177	HUGHES JENNIFER D & BILLY DALE JR	CELINA ORIGINAL DONATION (CCL), BLK 55, LOT 1A 2A 3A	401 S NEW MEXICO ST CELINA, TX 75009	-	-	\$	185,230	\$	185,230	
999922	JONES GLADYS	BATEMAN 1ST AND 2ND ADDITION (CCL), LOT 4A	603 E ELM ST CELINA, TX 75009	-	-	\$	21,300	\$	21,300	
999968	SANCHEZ GILBERT J	BATEMAN 1ST AND 2ND ADDITION (CCL), BLK A, LOT 1	308 S TEXAS ST CELINA, TX 75009	-	-	\$	83,983	\$	83,983	
1834242	EMORY ABRIL	CELINA ORIGINAL DONATION (CCL), BLK 54, LOT 11B & 12B	309 S NEW MEXICO ST CELINA, TX 75009	HS	-	-	18,816	\$	18,816	
999986	BUTLER LORA LEE &	BATEMAN 1ST AND 2ND ADDITION (CCL), BLK A, LOT 3	312 S TEXAS ST CELINA, TX 75009	-	-	\$	81,237	\$	81,237	
2138670	TM RENTAL PARTNERS LP	CELINA ORIGINAL DONATION (CCL), BLK 55, LOT 8B & 9	E ASH ST CELINA, TX 75009	-	9,375.00	\$	28,125	\$	28,125	
981637	GREEN WILLIE A	CELINA ORIGINAL DONATION (CCL), BLK 54, LOT 10C	E OAK ST CELINA, TX 75009	-	-	\$	15,000	\$	15,000	
2138667	TM RENTAL PARTNERS LP	CELINA ORIGINAL DONATION (CCL), BLK 55, LOT 7 & 8A	E ASH ST CELINA, TX 75009	-	9,375.00	\$	30,469	\$	30,469	
981646	MORALES RAUL & MARIA	CELINA ORIGINAL DONATION (CCL), BLK 54, LOT 11C 12C	311 S NEW MEXICO ST CELINA, TX 75009	0.12	5,009.40	\$	20,000	\$	20,000	
988186	LANYON CHASE H	CELINA ORIGINAL DONATION (CCL), BLK 55, LOT 1B 2B 3B	405 S NEW MEXICO ST CELINA, TX 75009	0.26	11,238.48	\$	184,736	\$	184,736	
979891	CABRERA JESUS ARRIAGA &	CELINA ORIGINAL DONATION (CCL), BLK 29, LOT 7	407 W MAPLE ST CELINA, TX 75009	-	-	\$	129,559	\$	129,559	
2632312	MARTINEZ ONESIMO & NORFIE Y	CELINA ORIGINAL DONATION (CCL), BLK 88, LOT 2R; AMENDING	607 W BEECH ST CELINA, TX 75009	HS	0.34	14,984.64	\$	282,390	\$	282,390
2632311	MARINARO ROBERT & COURTNEY DORAN	CELINA ORIGINAL DONATION (CCL), BLK 88, LOT 1R; AMENDING	308 N ILLINOIS ST CELINA, TX 75009	HS	0.52	22,520.52	\$	299,750	\$	299,750
2649736	RETHWISCH ROARK	CELINA ORIGINAL DONATION (CCL), BLK 88, LOT 3	613 W BEECH ST CELINA, TX 75009	1.81	78,800.04	\$	413,150	\$	413,150	
2598355	CELINA SC LTD	CELINA S C ADDITION (CCL), BLK 1, LOT 1	FM 455 CELINA, TX 75009	2.37	103,411.44	\$	1,643,965	\$	1,643,965	
981628	GREEN WILLIE	CELINA ORIGINAL DONATION (CCL), BLK 54, LOT 10B	E OAK ST CELINA, TX 75009	-	-	\$	15,000	\$	15,000	
999897	JES MARIUS MEINT	BATEMAN 1ST AND 2ND ADDITION (CCL), LOT 1C	306 S TEXAS ST CELINA, TX 75009	-	-	\$	26,000	\$	26,000	
988248	BUTLER LONDRO	CELINA ORIGINAL DONATION (CCL), BLK 55, LOT 10B 11B 12B	407 S NEW MEXICO ST CELINA, TX 75009	-	-	\$	81,556	\$	81,556	
2649735	GRANADOS MARIA CRISTINA	CELINA ORIGINAL DONATION (CCL), BLK 88, LOT 2	312 N ILLINOIS ST CELINA, TX 75009	0.91	39,813.84	\$	85,000	\$	85,000	
999806	GRANADOS ISIDRA RICO	CELINA ORIGINAL DONATION (CCL), BLK 89, LOT 89A & OL 1	402 N ILLINOIS ST CELINA, TX 75009	1.47	64,207.00	\$	347,933	\$	347,933	
2582800	CELINA SC LTD	FIRST CELINA BANK (CCL), BLK 1, LOT 1R; REPLAT	CELINA, TX 75009	0.62	27,137.88	\$	343,229	\$	343,229	
980843	CROSS CECIL E	CELINA ORIGINAL DONATION (CCL), BLK 43, LOT 1 2B	112 E OAK ST CELINA, TX 75009	-	-	\$	38,674	\$	38,674	
21483	STILES DAVID LEE ETAL	ABS A0767 J K RICE SURVEY, TRACT 31, .338 ACRES	203 N TEXAS ST CELINA, TX 75009	0.34	14,723.00	\$	35,000	\$	35,000	
978552	WELCH BRENDA MURRAY	CELINA ORIGINAL DONATION (CCL), BLK 14, LOT 1B 2B	206 N OHIO ST CELINA, TX 75009	HS	-	5,998.21	\$	59,109	\$	59,109
2648919	CELINA REALTY LP	CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 12B	CELINA, TX 75009	0.08	3,625.00	\$	144,000	\$	144,000	
962685	FRISCO REAL ESTATE INVESTMENT GROUP LLC	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 28, 4.961 ACRES	STATE HWY 289 CELINA, TX 75009	4.96	216,101.16	\$	918,430	\$	918,430	
1848638	CELINA CITY OF	ABS A0124 HENRY BENTLEY SURVEY, TRACT 30, 4.0 ACRES	CELINA, TX	EX-XV	4.00	174,240.00	\$	522,720		
1960032	02 INVESTMENTS LP	ABS A0767 J K RICE SURVEY, TRACT 32, .269 ACRES	205 N TEXAS ST CELINA, TX 75009	0.27	11,718.00	\$	50,000	\$	50,000	
978561	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BLK 14, LOT 3 & 4	308 W BEECH ST CELINA, TX 75009	-	-	\$	60,000	\$	60,000	
2620960	ELLIOTT WHITNEY	CELINA ORIGINAL DONATION (CCL), BLK 13, LOT 10	305 W BEECH ST CELINA, TX 75009	-	7,250.00	\$	32,000	\$	32,000	
988612	GARCIA ANGEL VARGAS	CELINA ORIGINAL DONATION (CCL), BLK 66, LOT 2	208 N TEXAS ST CELINA, TX 75009	-	-	\$	82,939	\$	82,939	
979819	READ PAUL M JR	CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 10	405 W BEECH ST CELINA, TX 75009	-	-	\$	56,127	\$	56,127	
2648921	CELINA REALTY LP	CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 11B	304 N COLORADO ST CELINA, TX 75009	0.08	3,625.00	\$	16,000	\$	16,000	
2648918	FAHIM MOHAMMED	CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 12A	302 N COLORADO ST CELINA, TX 75009	0.08	3,625.00	\$	187,803	\$	187,803	
2635633	CELINA CITY OF	WESTRIDGE APARTMENTS (CCL), LOT R002; ROW	SOUTH ALABAMA CELINA, TX 75009	EX-XV	0.17	7,535.88	\$	1,000		
992411	LM CELINA 115 LP	ABS A0170 COLLIN COUNTY SCHOOL LAND #15 SURVEY, SHEET 2, TRACT 44, 2.89 ACRES	MALONE RD CELINA, TX 75009	2.89	125,888.00	\$	240	\$	240	
2620959	XPONENTIAL HOLDINGS LLC	CELINA ORIGINAL DONATION (CCL), BLK 13, LOT 9	307 W BEECH ST CELINA, TX 75009	-	7,250.00	\$	82,500	\$	82,500	
988747	DAVIS HELEN	CELINA ORIGINAL DONATION (CCL), BLK 69, LOT 2D	206 S ARKANSAS ST CELINA, TX 75009	HS	-	-	102,850	\$	102,850	
999520	OUSLEY JON	CELINA ORIGINAL DONATION (CCL), BLK 63, LOT 12	412 E PECAN ST CELINA, TX 75009	-	7,077.00	\$	60,349	\$	60,349	
999450	MCCOMAS RICHARD & CHRISTINA	CELINA ORIGINAL DONATION (CCL), BLK 63, LOT 1	411 E BEECH ST CELINA, TX 75009	-	-	\$	87,000	\$	87,000	
979720	READ PAUL M JR	CELINA ORIGINAL DONATION (CCL), BLK 28, LOT 1B	312 N COLORADO ST CELINA, TX 75009	-	-	\$	50,552	\$	50,552	
982360	TRIVEDI GROUP LLC	OUSLEY ADDITION (CCL), LOT 7A	413 N TEXAS ST CELINA, TX 75009	0.34	14,810.40	\$	135,654	\$	135,654	
2628487	UNDERWOOD SOFT	CELINA ORIGINAL DONATION (CCL), BLK 33, LOT 6R; AMENDED	313 N ILLINOIS ST CELINA, TX 75009	0.17	7,230.96	\$	24,000	\$	24,000	
2622213	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BLK 14, LOT 17 & 18	303 W PECAN ST CELINA, TX 75009	-	7,250.00	\$	228,180	\$	228,180	
978678	CELINA CITY OF	CELINA ORIGINAL DONATION (CCL), BLK 15, LOT 1 2 3 4 5A	142 N OHIO ST CELINA, TX 75009	EX-XV	-	17,250.00	\$	1,208,609		
1696935	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BLK 15, LOT 7C 8B 9B	N OHIO ST CELINA, TX 75009	-	3,641.62	\$	58,266	\$	58,266	
978696	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BLK 15, LOT 7B-8A	116 N OHIO ST CELINA, TX 75009	-	3,327.98	\$	138,102	\$	138,102	
978703	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BLK 15, LOT 9A	114 N OHIO ST CELINA, TX 75009	-	2,000.00	\$	123,876	\$	123,876	
2628486	UNDERWOOD SOFT	CELINA ORIGINAL DONATION (CCL), BLK 33, LOT 5R; AMENDED	512 W MAPLE ST CELINA, TX 75009	0.17	7,230.96	\$	46,559	\$	46,559	
2645937	BULL SHERYL	CELINA ORIGINAL DONATION (CCL), BLK 60, LOT 7	CELINA, TX 75009	-	7,250.00	\$	16,500	\$	16,500	
2509947	NEPTUNE INVESTMENTS LP	MALONE ADDITION (CCL), LOT 1; ABANDON ALLEY		0.01	609.84	\$	5,000	\$	5,000	
981655	NEPTUNE INVESTMENTS LP	MALONE ADDITION (CCL), BLK 1, LOT 1	MALONE ST E CELINA, TX 75009	0.25	10,846.44	\$	34,000	\$	34,000	

Attachment: PFP TIRZ 11 v4 (Resolution to set Public Hearing for DT TIRZ #11)

EXHIBIT A - Ownership

2556820	CELINA CITY OF	ABS A1055 JOHN WILLOCK SURVEY, TRACT 5, .446 ACRES		EX-XV	0.45	19,427.76	\$	19,428	
2556819	CELINA CITY OF	ABS A1055 JOHN WILLOCK SURVEY, TRACT 4, .408 ACRES	CELINA, TX 75009	EX-XV	0.41	17,772.48	\$	269,772	
2556809	CELINA CITY OF	ABS A0975 JNO WILLOCK SURVEY, TRACT 12, .126 ACRES		EX-XV	0.13	5,488.56	\$	4,116	
980834	ASH BEECH & OKLAHOMA LLC	CELINA ORIGINAL DONATION (CCL), BLK 42, LOT 5	101 E ASH ST CELINA, TX 75009		-	21,750.00	\$	43,500	\$ 43,500
980781	BURNETT ROBERT M	CELINA ORIGINAL DONATION (CCL), BLK 42, LOT 1 2 3 & 4B	403/407 S OKLAHOMA DR CELINA, TX 75009		-	44,248.25	\$	167,710	\$ 167,710
981174	WALDREP MARY K	CELINA ORIGINAL DONATION (CCL), BLK 48, LOT 1B	202 W BEECH ST CELINA, TX 75009		-	26,998.49	\$	51,951	\$ 51,951
999860	SVOBODA FRANK	CELINA ORIGINAL DONATION (CCL), BLK 90, LOT 3C	607 N LOUISIANA DR CELINA, TX 75009	HS	-	-	\$	53,281	\$ 53,281
988373	LAWRENCE LINNIE	CELINA ORIGINAL DONATION (CCL), BLK 58, LOT 9	E ASH ST CELINA, TX 75009		-	-	\$	24,000	\$ 24,000
2551220	SOUTH SIDE OF ASH LLC	ABS A0975 JNO WILLOCK SURVEY, TRACT 20, .1808 ACRES			0.18	7,875.65	\$	15,751	\$ 15,751
2566533	CELINA CITY OF	GOODELL ADDITION II (CCL), LOT R002; ROW	LOUISIANA ST CELINA, TX 75009	EX-XV	0.10	4,499.75	\$	4,500	
2137985	CELINA GRAIN LLC	ABS A0975 JNO WILLOCK SURVEY, TRACT 6, 1.2546 ACRES	102 S LOUISIANA ST CELINA, TX 75009		1.25	54,650.00	\$	150,873	\$ 150,873
2566531	CELINA BUSINESS CENTER LTD	GOODELL ADDITION II (CCL), LOT 2	110 LOUISIANA ST CELINA, TX 75009		0.98	42,671.38	\$	314,012	\$ 314,012
2566530	CELINA BUSINESS CENTER LTD	GOODELL ADDITION II (CCL), LOT 1	300 LOUISIANA ST CELINA, TX 75009		1.42	61,990.24	\$	593,141	\$ 593,141
977795	STONE DAN P	CELINA ORIGINAL DONATION (CCL), BLK 6, LOT 11G 11H 12C	147 N OHIO ST CELINA, TX 75009		-	1,120.00	\$	91,874	\$ 91,874
977866	MATEHUALA DIEGO G	CELINA ORIGINAL DONATION (CCL), BLK 6, LOT 23 24C 25C 26C 27C	105 WALNUT ST CELINA, TX 75009		-	8,625.00	\$	220,185	\$ 220,185
16610	LASSITER FAMILY REVOC TRUST	CELINA ORIGINAL DONATION (CCL), BLK 6, LOT 13B 14A & 10E	129 N OHIO ST CELINA, TX 75009		-	1,228.39	\$	97,181	\$ 97,181
977786	CELINA LODGE	CELINA ORIGINAL DONATION (CCL), BLK 6, LOT 11-12A 11-12B 11F	139 N OHIO ST CELINA, TX 75009	EX-XG	-	2,347.88	\$	228,626	
977875	STILES DAVID LEE ETAL	CELINA ORIGINAL DONATION (CCL), BLK 6, LOT 24-27A & 24-27B	108 N LOUISIANA ST CELINA, TX 75009		-	7,000.00	\$	42,000	\$ 42,000
977802	SOUTHWESTERN BELL TELEPHONE CO	CELINA ORIGINAL DONATION (CCL), BLK 6, LOT 16 17 18A 19A 19B 20A 20B & 21	121 N OHIO ST CELINA, TX 75009		-	19,266.59	\$	1,106,750	\$ 1,106,750
977768	GRAY JARRELL DWAIN & SUSAN KAY DBA STAR REAL ESTATE	CELINA ORIGINAL DONATION (CCL), BLK 6, LOT 9A	236 W PECAN ST CELINA, TX 75009		-	2,160.00	\$	176,472	\$ 176,472
977722	CELINA REALTY LP	CELINA ORIGINAL DONATION (CCL), BLK 6, LOT 6 & 7	224 W PECAN ST CELINA, TX 75009		-	5,000.00	\$	175,139	\$ 175,139
977731	GUNTER WATER SUPPLY CORP	CELINA ORIGINAL DONATION (CCL), BLK 6, LOT 8A	230 W PECAN ST CELINA, TX 75009	EX-XR	-	2,340.00	\$	135,791	
1521179	O'NEAL WENDELL M	ABS A0644 M E P & P RY CO SURVEY, TRACT 10, .11 ACRES	CELINA, TX		0.11	4,792.00	\$	3,520	\$ 3,520
977857	MATEHUALA DIEGO G	CELINA ORIGINAL DONATION (CCL), BLK 6, LOT 22	105 N LOUISIANA ST CELINA, TX 75009		-	3,625.00	\$	73,665	\$ 73,665
2656433	ST PHILLIPS BAPTIST CHURCH	CELINA ORIGINAL DONATION (CCL), BLK 58, LOT 3R	402 S NEW MEXICO ST CELINA, TX 75009	EX-XV	0.69	30,056.40	\$	51,947	
977777	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BLK 6, LOT 10A	238 W PECAN ST CELINA, TX 75009		-	1,960.00	\$	128,216	\$ 128,216
988328	LAWRENCE LINNIE	CELINA ORIGINAL DONATION (CCL), BLK 58, LOT 1 & 2	OAK ST E CELINA, TX 75009		-	-	\$	41,800	\$ 41,800
988630	CELINA ISD	CELINA ORIGINAL DONATION (CCL), BLK 67, LOT 1	501 E PECAN ST CELINA, TX 75009	EX-XV	-	13,839.00	\$	45,956	
2556813	CELINA CITY OF	ABS A0975 JNO WILLOCK SURVEY, TRACT 16, .0344 ACRES	ELM ST BX	EX-XV	0.03	1,498.46	\$	1,124	
2556816	CELINA CITY OF	ABS A0975 JNO WILLOCK SURVEY, TRACT 19, .204 ACRES	BEECH ST CELINA, TX 75009	EX-XV	0.20	8,886.24	\$	6,665	
977759	GIBSON KELT & CHRISTY	CELINA ORIGINAL DONATION (CCL), BLK 6, LOT 8C-8D-9C-9D-10C-10D-13A	131 N OHIO ST CELINA, TX 75009		-	2,731.21	\$	195,597	\$ 195,597
977884	HESTER MICHAEL G	CELINA ORIGINAL DONATION (CCL), BLK 6, LOT 24D THRU 27D	102 N LOUISIANA ST CELINA, TX 75009		-	2,500.00	\$	60,500	\$ 60,500
978115	TORRES ALONZO & REBECCA	CELINA ORIGINAL DONATION (CCL), BLK 8, LOT 9	207 W BEECH ST CELINA, TX 75009	HS	-	-	\$	29,788	\$ 29,788
980139	READ PAUL JR	CELINA ORIGINAL DONATION (CCL), BLK 32, LOT 4B & 5B	409 N ILLINOIS ST CELINA, TX 75009		-	-	\$	55,682	\$ 55,682
2542601	MARTINEK GRAIN & BINS INC	ABS A0975 JNO WILLOCK SURVEY, TRACT 11, .8 ACRES	104 W ASH ST CELINA, TX 75009		0.80	34,848.00	\$	92,746	\$ 92,746
1622658	READ PAUL M JR	CELINA ORIGINAL DONATION (CCL), BLK 67, LOT 3C	103 N ARKANSAS ST CELINA, TX 75009		-	-	\$	51,483	\$ 51,483
1723987	SALGADO RICARDO F & GISELL T	CELINA ORIGINAL DONATION (CCL), BLK 61, LOT 3 & 4B	407 E WALNUT ST CELINA, TX 75009		-	-	\$	60,158	\$ 60,158
962701	CELINA CROSSING NO 1 LP	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 30, 18.604 ACRES	STATE HWY 289CELINA, TX 75009		18.60	810,390.24	\$	2,025,976	\$ 2,025,976
1586135	BOBCAT BUSINESS PARK LLC	ABS A0767 J K RICE SURVEY, TRACT 30, 4.39 ACRES	STATE HWY 289 CELINA, TX 75009		4.39	191,228.00	\$	784,035	\$ 784,035
2110029	SPJ HOLDINGS LLC	ABS A0644 M E P & P RY CO SURVEY, TRACT 7, 2.516 ACRES	FM 455 CELINA, TX 75009		2.52	109,597.00	\$	443,868	\$ 443,868
988667	ORTIZ ISMAEL &	CELINA ORIGINAL DONATION (CCL), BLK 67, LOT 3B	101 N ARKANSAS ST CELINA, TX 75009		-	-	\$	45,226	\$ 45,226
2607468	WILLARD PROPERTIES LP	BUSINESS 289 ADDITION (CCL), BLK 56-R, LOT 1	502 S OKLAHOMA DR CELINA, TX 75009		1.93	84,027.24	\$	69,322	\$ 69,322
2093799	JOHNSON LINDA ANN REVOCABLE TRUST AGREEMENT THE	ABS A1055 JOHN WILLOCK SURVEY, TRACT 3, .6157 ACRES	LOUISIANA ST N CELINA, TX 75009		0.62	26,820.00	\$	38,589	\$ 38,589
999851	LLAMAS JUAN &	CELINA ORIGINAL DONATION (CCL), BLK 90, LOT 3B	601 N LOUISIANA DR CELINA, TX 75009		-	-	\$	124,634	\$ 124,634
992304	CARRION JUAN M &	ABS A0170 COLLIN COUNTY SCHOOL LAND #15 SURVEY, SHEET 2, TRACT 33, .78 ACRES	510 MALONE RD CELINA, TX 75009	HS	0.78	33,977.00	\$	197,917	\$ 197,917
1960590	DALAKI MOHAMMAD A	CENTRAL BUSINESS PARK (CCL), LOT 1A	WALNUT ST E CELINA, TX 75009		-	7,501.03	\$	16,877	\$ 16,877
999833	DALAKI MOHAMMAD A	CELINA ORIGINAL DONATION (CCL), BLK 90, LOT 1B	103 MALLONE CELINA, TX 75009		-	-	\$	82,000	\$ 82,000
2664250	MCMILLAN STEPHANIE	CASAS ADDITION (CCL), LOT 1	401 N TEXAS ST CELINA, TX 75009	HS	0.25	10,846.44	\$	233,000	\$ 233,000
999842	DALAKI MOHAMMAD A	CELINA ORIGINAL DONATION (CCL), BLK 90, LOT 3A	605 N LOUISIANA DR CELINA, TX 75009		-	-	\$	62,000	\$ 62,000
2556822	CELINA CITY OF	ABS A1055 JOHN WILLOCK SURVEY, TRACT 7, .166 ACRES		EX-XV	0.17	7,230.96	\$	7,231	
978721	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BLK 15, LOT 10B 11B	110 N OHIO ST CELINA, TX 75009		-	1,398.28	\$	32,347	\$ 32,347
978730	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BLK 15, LOT 11C 11D 12	102 N OHIO ST CELINA, TX 75009		-	5,437.00	\$	115,506	\$ 115,506
2558434	PRESTON NORTH CHURCH OF CHRIST	CELINA ORIGINAL DONATION (CCL), BLK 8, LOT 7R; REPLAT	209 W BEECH ST CELINA, TX 75009	EX-XV	0.33	14,505.48	\$	71,889	
1011407	CELINA CITY OF	ABS A0767 J K RICE SURVEY, TRACT 15, .3099 ACRES	CELINA, TX 75009	EX-XV	0.31	13,499.00	\$	15,000	
1011381	HASKELL KATHY J	ABS A0767 J K RICE SURVEY, TRACT 13, .155 ACRES	TENNESSEE ST CELINA, TX 75009		0.16	6,752.00	\$	15,000	\$ 15,000
2526774	HERRIN REAL ESTATE LLC	HERRIN ADDITION (CCL), BLK A, LOT 4	STATE HWY 289CELINA, TX 75009		0.57	24,615.76	\$	110,771	\$ 110,771
2556812	CELINA CITY OF	ABS A0975 JNO WILLOCK SURVEY, TRACT 15, .0689 ACRES	OAK ST BX	EX-XV	0.07	3,001.28	\$	2,251	
980816	LFC EXTERIOR CLEANING	CELINA ORIGINAL DONATION (CCL), BLK 42, LOT 4A	105 E OAK ST CELINA, TX 75009		0.52	22,498.74	\$	44,997	\$ 44,997
978687	CELINA CITY OF	CELINA ORIGINAL DONATION (CCL), BLK 15, LOT 5B 6 7A	140 N OHIO ST CELINA, TX 75009	EX-XV	-	7,248.38	\$	297,021	
977278	CELINA BUSINESS CENTER LTD	CELINA ORIGINAL DONATION (CCL), BLK 1, LOT OL 1	512 S LOUISIANA ST CELINA, TX 75009		0.46	20,125.00	\$	74,525	\$ 74,525
977713	CHILDERS RONALD G	CELINA ORIGINAL DONATION (CCL), BLK 6, LOT 1B 2B 3B 4B 5B	132 N LOUISIANA ST CELINA, TX 75009		-	9,748.73	\$	135,255	\$ 135,255
980120	PEREZ FELIPE	CELINA ORIGINAL DONATION (CCL), BLK 32, LOT 4A 5A	509 W MAPLE ST CELINA, TX 75009		-	-	\$	136,650	\$ 136,650
2633739	CELINA CITY OF	CELINA ORIGINAL DONATION (CCL), BLK 66, LOT OUTLOT 1	ARKANSAS ST N CELINA, TX 75009	EX-XV	0.21	9,147.60	\$	29,730	
2566532	CELINA CITY OF	GOODELL ADDITION II (CCL), LOT R001; ROW	LOUISIANA ST CELINA, TX 75009	EX-XV	0.11	4,852.58	\$	4,853	
988649	CELINA ISD	CELINA ORIGINAL DONATION (CCL), BLK 67, LOT 2	501 E PECAN ST CELINA, TX 75009	EX-XV	-	9,456.88	\$	178,432	
2093798	JLG GARRETT LLC	ABS A0975 JNO WILLOCK SURVEY, TRACT 5, 1.038 ACRES	111 E PECAN ST CELINA, TX 75009		1.04	45,215.28	\$	250,075	\$ 250,075
978712	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BLK 15, LOT 10A-11A	319 W WALNUT ST CELINA, TX 75009		-	2,800.00	\$	59,866	\$ 59,866
2635631	SD1 APARTMENTS LLC	WESTRIDGE APARTMENTS (CCL), BLK 1, LOT 1	101 S ALABAMA ST CELINA, TX 75009		0.90	39,204.00	\$	1,374,663	\$ 1,374,663
2635632	CELINA CITY OF	WESTRIDGE APARTMENTS (CCL), LOT R001; ROW	FM 455 CELINA, TX 75009	EX-XV	0.04	1,568.16	\$	1,000	
2684641	CARRION JUAN & PATRICIA	MALONE ADDITION (CCL), BLK 5, LOT OL1 OL2 & 5C			0.38	16,727.04	\$	42,000	\$ 42,000
1011504	BNSF RAILWAY COMPANY	ABS A0767 J K RICE SURVEY, TRACT 25, 1.08 ACRES; (THIS IS NO VALUE ACCT - ONLY TO SHOW WHERE RAILROAD ROW IS SCL CCL GCN JCN).	IN RR ROW CELINA, TX 75009		1.08	47,045.00	\$	-	\$ -
2526773	SPIRIT MASTER FUNDING X LLC	HERRIN ADDITION (CCL), BLK A, LOT 3	1313 S PRESTON RD CELINA, TX 75009		0.92	39,988.08	\$	868,219	\$ 868,219
1011345	CELINA CITY OF	ABS A0767 J K RICE SURVEY, TRACT 9, 2.0 ACRES	CELINA, TX 75009	EX-XV	2.00	87,120.00	\$	100,000	
2751922	SUREN BUSINESS LLC	CELINA ORIGINAL DONATION (CCL), BLK 47, LOT 1 & 2; (S70' LOT 1, W141' LOT 2A, ALL 2B, W75' LOT 2C, ALL 2D)	204 E PECAN ST ACELINA, TX 75009		0.70	30,404.88	\$	855,611	\$ 855,611

Attachment: PFP TIRZ 11 v4 (Resolution to set Public Hearing for DT TIRZ #11)

EXHIBIT A - Ownership

2589607	JONES EARNESTINE	CELINA ORIGINAL DONATION (CCL), BLK 58, LOT 10A,10B,11A,11B,12A & 12B	312 E ASH ST 0ELINA, TX 75009	HS	0.20	8,712.00	\$	135,269	\$	135,269
981753	MYBURGH CARIEN	MALONE ADDITION (CCL), BLK 4, LOT 2	410 E MALONE ST 0ELINA, TX 75009	HS	-	19,000.00	\$	194,810	\$	194,810
977697	ABS WARD REAL ESTATE GROUP LP	CELINA ORIGINAL DONATION (CCL), BLK 6, LOT 1A 2A 3A 4A 5A	216 W PECAN ST 0ELINA, TX 75009		-	8,376.59	\$	252,491	\$	252,491
1521188	CELINA APARTMENTS GEN PTNR	ABS A0644 M E P & P RY CO SURVEY, TRACT 12, 1.5 ACRES	804 W WALNUT ST 0ELINA, TX 75009		1.50	65,340.00	\$	278,113	\$	278,113
988658	MATEHUALA DIEGO	CELINA ORIGINAL DONATION (CCL), BLK 67, LOT 3A	508 E WALNUT ST 0ELINA, TX 75009	HS	-	-	\$	34,586	\$	34,586
2556818	BNSF RAILWAY COMPANY	ABS A1055 JOHN WILLOCK SURVEY, TRACT 8, .84 ACRES; THIS IS A NO VALUE ACCT-ONLY TO SHOW WHERE RAILROAD ROW IS. CELINA CITY & ISD	IN RR ROW 0ELINA, TX 75009		0.84	36,590.40	\$	1	\$	1
2075008	SIEGFRIED COMPANIES INC	ABS A0644 M E P & P RY CO SURVEY, TRACT 20, 2.084 ACRES	WALNUT ST W 0ELINA, TX 75009		2.08	90,779.00	\$	582,297	\$	582,297
981744	ELLIOTT WHITNEY & MARC	MALONE ADDITION (CCL), BLK 4, LOT 1	404 E MALONE ST 0ELINA, TX 75009		-	19,000.00	\$	50,000	\$	50,000
982547	VIP REI TX LLC	PERKINS ADDITION (CCL), LOT 8A	718 W WALNUT ST 0ELINA, TX 75009		-	-	\$	100,584	\$	100,584
996541	O'NEAL WENDELL & SHIRLEY - LE	ABS A0644 M E P & P RY CO SURVEY, TRACT 9, .48 ACRES	802 W WALNUT ST 0ELINA, TX 75009	DV1, HS	0.48	20,909.00	\$	189,522	\$	189,522
1011452	CELINA ISD	ABS A0767 J K RICE SURVEY, TRACT 20, 7.074 ACRES	PECAN ST 0ELINA, TX 75009	EX-XV	7.07	308,143.00	\$	1,886,807		
982565	WISE LYLE	PERKINS ADDITION (CCL), LOT 8D	715 W MAIN ST 0ELINA, TX 75009		-	-	\$	49,602	\$	49,602
988989	WILLIAMS ALLAN	CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 6A	401 E OAK ST 0ELINA, TX 75009		-	-	\$	24,000	\$	24,000
988952	BOMAR ANN WATTLEY	CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 5A	OAK ST E 0ELINA, TX 75009		-	-	\$	20,000	\$	20,000
988925	RICHARDSON DAVID ET UX	CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 1 2	413 E OAK ST 0ELINA, TX 75009	DP, HS	-	-	\$	121,763	\$	121,763
988943	NORMAN HOLLIE JO JOHNSON	CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 4	411 E OAK ST 0ELINA, TX 75009	HS	-	-	\$	49,028	\$	49,028
989069	WHITFIELD JOSEPHINE	CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 13	412 E ASH ST 0ELINA, TX 75009		-	-	\$	24,000	\$	24,000
989014	RAHIMIAN GHODRAT & MAHVASH ABDI	CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 8	402 E ASH ST 0ELINA, TX 75009	HS	-	-	\$	62,893	\$	62,893
989078	ROMAN LUIS GERARDO ARROYO &	CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 14A	414 E ASH ST 0ELINA, TX 75009		-	-	\$	210,206	\$	210,206
989032	SANCHEZ FERMIN &	CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 10	406 E ASH ST 0ELINA, TX 75009	HS	-	-	\$	65,953	\$	65,953
989041	TLG DEVELOPMENT	CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 11	408 E ASH ST 0ELINA, TX 75009		-	-	\$	24,000	\$	24,000
989005	ASHFORD GUS	CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 7	404 S ARKANSAS ST 0ELINA, TX 75009		-	-	\$	15,000	\$	15,000
988998	CITY OF CELINA & ETAL	CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 6B	0ELINA, TX 75009	EX-XV	-	-	\$	600		
988970	RHYNE ROBERT	CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 5C 6C	403 E OAK ST 0ELINA, TX 75009		-	-	\$	20,000	\$	20,000
988934	STEIN ARLENE G	CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 3A	OAK ST E 0ELINA, TX 75009		-	-	\$	24,000	\$	24,000
2645938	BULL SHERYL KAYE	CELINA ORIGINAL DONATION (CCL), BLK 60, LOT 8	302 E ELM ST 0ELINA, TX 75009	HS	-	7,250.00	\$	67,416	\$	67,416
2509149	WILLARD PROPERTIES LP	ABS A0132 B B B & C RY CO SURVEY, TRACT 36, 1.46 ACRES	1575 S PRESTON RD 0ELINA, TX 75009		1.46	63,597.60	\$	381,586	\$	381,586
989023	MENDEZ TONY & TONNYE	CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 9	404 E ASH ST 0ELINA, TX 75009	HS	-	-	\$	60,428	\$	60,428
989050	RHYNE ROBERT	CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 12	410 E ASH ST 0ELINA, TX 75009		-	-	\$	24,000	\$	24,000
999539	ANZUALDA RANDY & VANESSA GALLARDO	CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 15	418 E ASH ST 0ELINA, TX 75009	HS	-	-	\$	59,238	\$	59,238
989087	ROMAN LUIS GERARDO ARROYO &	CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 14B	416 E ASH ST 0ELINA, TX 75009		-	-	\$	19,200	\$	19,200
988961	CAMACHO ELIZABETH	CELINA ORIGINAL DONATION (CCL), BLK 71, LOT 5B	409 E OAK ST 0ELINA, TX 75009		-	7,250.00	\$	69,967	\$	69,967
2101464	SOUTHWESTERN BELL TEL CO	CELINA ORIGINAL DONATION (CCL), BLK 6, LOT OL 1 10'X120' STRIP	0ELINA, TX 75009		-	1,197.90	\$	14,375	\$	14,375
978133	UNRUH RANDALL L & SHELLY E	CELINA ORIGINAL DONATION (CCL), BLK 8, LOT 10B	205 W BEECH ST 0ELINA, TX 75009		-	-	\$	71,000	\$	71,000
999824	DALAKI MOHAMMAD A	CELINA ORIGINAL DONATION (CCL), BLK 90, LOT 1A & 2	505 N LOUISIANA ST 0ELINA, TX 75009		-	10,933.00	\$	44,000	\$	44,000
2556821	CELINA CITY OF	ABS A1055 JOHN WILLOCK SURVEY, TRACT 6, .204 ACRES		EX-XV	0.20	8,886.24	\$	81,477		
2666721	DIMAS RUDY & NELDA F	CELINA ORIGINAL DONATION (CCL), BLK 9, LOT 7 & 8	211 W MAPLE ST 0ELINA, TX 75009		0.33	14,505.48	\$	93,803	\$	93,803
2666722	CRAWFORD MARK	CELINA ORIGINAL DONATION (CCL), BLK 9, LOT 9	207 W MAPLE ST 0ELINA, TX 75009		0.17	7,230.96	\$	24,000	\$	24,000
1011390	HASKELL KATHY LOTT	ABS A0767 J K RICE SURVEY, TRACT 14, .155 ACRES	204 S TENNESSEE ST 0ELINA, TX 75009		0.16	6,752.00	\$	38,483	\$	38,483
978142	PROPERTY IDEAS LLC	CELINA ORIGINAL DONATION (CCL), BLK 8, LOT 11B 12B	302 N LOUISIANA ST 0ELINA, TX 75009		-	-	\$	136,815	\$	136,815
2668896	VAZQUEZ MARTIN ARRIAGA &	CELINA ORIGINAL DONATION (CCL), BLK 62, LOT 7	402 E WALNUT ST 0ELINA, TX 75009		-	-	\$	61,159	\$	61,159
2668897	VAZQUEZ MARTIN ARRIAGA &	CELINA ORIGINAL DONATION (CCL), BLK 62, LOT 8	E WALNUT ST 0ELINA, TX 75009		-	-	\$	24,000	\$	24,000
977740	CELINA REAL ESTATE LP	CELINA ORIGINAL DONATION (CCL), BLK 6, LOT 8B-9B-10B-14B-15	127 N OHIO ST 0ELINA, TX 75009		-	3,911.69	\$	258,470	\$	258,470
2648132	CELINA REALTY LP	CELINA ORIGINAL DONATION (CCL), BLK 14, LOT 1R; REPLAT	212 N OHIO ST 0ELINA, TX 75009		0.20	8,494.20	\$	155,000	\$	155,000
978124	LOREDO MANUEL	CELINA ORIGINAL DONATION (CCL), BLK 8, LOT 10A 11A 12A	306 N LOUISIANA ST 0ELINA, TX 75009		-	-	\$	137,879	\$	137,879
999548	TERRY MIKE	CELINA ORIGINAL DONATION (CCL), BLK 84, LOT 1 & 5B	201 S ILLINOIS ST 0ELINA, TX 75009		-	-	\$	148,175	\$	148,175
999575	THOMAS PETER PAUL	CELINA ORIGINAL DONATION (CCL), BLK 84, LOT 6A 7A 8	603 W ELM ST 0ELINA, TX 75009		-	-	\$	127,200	\$	127,200
999584	MARKEY MEGAN CHRISTINE	CELINA ORIGINAL DONATION (CCL), BLK 84, LOT 6B 7B	607 W ELM ST 0ELINA, TX 75009		0.30	13,229.17	\$	259,867	\$	259,867
999593	PELL HEATH & MINDY	CELINA ORIGINAL DONATION (CCL), BLK 84, LOT 6C	207 S ILLINOIS ST 0ELINA, TX 75009		0.12	5,183.64	\$	20,000	\$	20,000
999566	OLIVETTI DONALD K &	CELINA ORIGINAL DONATION (CCL), BLK 84, LOT 5A	205 S ILLINOIS ST 0ELINA, TX 75009	HS	0.17	7,501.03	\$	102,930	\$	102,930
988417	HASKELL LOURISSIA ETAL	CELINA ORIGINAL DONATION (CCL), BLK 59, LOT 2	309 E ELM ST 0ELINA, TX 75009	HS	-	-	\$	26,157	\$	26,157
988435	VARNER JOE	CELINA ORIGINAL DONATION (CCL), BLK 59, LOT 4 5B	305 E ELM ST 0ELINA, TX 75009		-	-	\$	30,000	\$	30,000
988408	PETTY ANGELA	CELINA ORIGINAL DONATION (CCL), BLK 59, LOT 1	301 S ARKANSAS ST 0ELINA, TX 75009		-	-	\$	24,000	\$	24,000
988444	TORRES MARCO P &	CELINA ORIGINAL DONATION (CCL), BLK 59, LOT 5A 6A	306 S NEW MEXICO ST 0ELINA, TX 75009		-	-	\$	118,939	\$	118,939
988505	WYATT RHOLIN	CELINA ORIGINAL DONATION (CCL), BLK 59, LOT 12	312 E OAK ST 0ELINA, TX 75009		-	-	\$	24,000	\$	24,000
988499	NORTH COLLIN COUNTY HABITAT FOR HUMANITY INC	CELINA ORIGINAL DONATION (CCL), BLK 59, LOT 11	OAK ST E 0ELINA, TX 75009		-	-	\$	24,000	\$	24,000
988480	WILLIAMS ALLEN & POLLIE M	CELINA ORIGINAL DONATION (CCL), BLK 59, LOT 10	OAK ST E 0ELINA, TX 75009		-	-	\$	24,000	\$	24,000
988471	HUNTER DWIGHT L	CELINA ORIGINAL DONATION (CCL), BLK 59, LOT 8B & 9	OAK ST E 0ELINA, TX 75009		-	-	\$	24,750	\$	24,750
978482	CANTU ELIO & MARIA &	CELINA ORIGINAL DONATION (CCL), BLK 13, LOT 5B & 6B	312 W MAPLE ST 0ELINA, TX 75009		-	-	\$	117,830	\$	117,830
978393	RAMOS VINCENT	CELINA ORIGINAL DONATION (CCL), BLK 12, LOT 10 & 11A	307 W MAPLE ST 0ELINA, TX 75009		-	-	\$	162,722	\$	162,722
2589920	DCH HOLDINGS LP - SITE 2	CELINA ORIGINAL DONATION (CCL), BLK 12, LOT 7A & 8A	400/402 N OHIO ST 0ELINA, TX 75009		-	7,255.00	\$	191,132	\$	191,132
978473	KUPPENBENDER GARY &	CELINA ORIGINAL DONATION (CCL), BLK 13, LOT 5A 6A	307 N COLORADO ST 0ELINA, TX 75009		-	6,011.28	\$	146,014	\$	146,014
978348	AEVEDO DELORES & DORA	CELINA ORIGINAL DONATION (CCL), BLK 12, LOT 3 & 4	600 N OHIO ST 0ELINA, TX 75009		-	-	\$	85,367	\$	85,367
978357	ACEVEDO DORA ETAL	CELINA ORIGINAL DONATION (CCL), BLK 12, LOT 5	504 N OHIO ST 0ELINA, TX 75009		-	-	\$	54,138	\$	54,138
978366	ACEVEDO DOLORES G & DORA A	CELINA ORIGINAL DONATION (CCL), BLK 12, LOT 6	502 N OHIO ST 0ELINA, TX 75009		-	-	\$	46,588	\$	46,588
978384	KUPPENBENDER GARY	CELINA ORIGINAL DONATION (CCL), BLK 12, LOT 9	305 W MAPLE ST 0ELINA, TX 75009		0.17	7,230.96	\$	86,656	\$	86,656
978400	MIERICKE THOMAS	CELINA ORIGINAL DONATION (CCL), BLK 12, LOT 11B & 12	311 W MAPLE ST 0ELINA, TX 75009	HS	-	-	\$	88,635	\$	88,635
978428	MATA ADRIANA MATA	CELINA ORIGINAL DONATION (CCL), BLK 12, LOT 14	503 N COLORADO ST 0ELINA, TX 75009		-	-	\$	185,760	\$	185,760
978339	FIRST BAPTIST CHURCH OF CELINA THE	CELINA ORIGINAL DONATION (CCL), BLK 12, LOT 1 2	604 N OHIO ST 0ELINA, TX 75009	EX-XV	-	-	\$	79,403		
982618	MANCILLA KARINA	PERKINS ADDITION (CCL), LOT 11A	716 W MAIN ST 0ELINA, TX 75009		-	-	\$	138,661	\$	138,661
982716	PHILLIPS GLENDON L & PATSY A REV LT	PERKINS ADDITION (CCL), LOT 16	717 W ELM ST 0ELINA, TX 75009	HS	-	-	\$	222,735	\$	222,735
1901491	MOHON LUKE C & KIMBERLY M	PERKINS ADDITION (CCL), LOT 12C 12D 13E	710 W MAIN ST 0ELINA, TX 75009	HS	-	8,045.53	\$	134,300	\$	134,300
2075741	STARK BILLIE JOYCE &	PERKINS ADDITION (CCL), LOT 13D	0ELINA, TX 75009		-	-	\$	4,500	\$	4,500
982681	PELL BILLY WAYNE	PERKINS ADDITION (CCL), LOT 14	MAIN ST W 0ELINA, TX 75009		-	-	\$	4,500	\$	4,500

Attachment: PFP TIRZ 11 v4 (Resolution to set Public Hearing for DT TIRZ #11)

EXHIBIT A - Ownership

982743	GRAHAM ROBERT E &	PERKINS ADDITION (CCL), LOT 18A 18B & 18C	703 W ELM ST #ELINA, TX 75009	HS	-	-	\$	142,281	\$	142,281
982636	MEJIA OSCAR D & JESSICA	PERKINS ADDITION (CCL), LOT 11C	714 W MAIN ST #ELINA, TX 75009	HS	0.27	11,543.40	\$	157,246	\$	157,246
982672	STARK BILLIE JOYCE &	PERKINS ADDITION (CCL), LOT 13C	#ELINA, TX 75009		-	-	\$	6,725	\$	6,725
982734	ALEXANDER WELDON & PEGGY	PERKINS ADDITION (CCL), LOT 17C	715 W ELM ST #ELINA, TX 75009		-	-	\$	104,293	\$	104,293
982262	CAVAZOS OSCAR	OUSLEY ADDITION (CCL), LOT 1A	209 N TEXAS ST #ELINA, TX 75009	HS	-	17,163.00	\$	93,982	\$	93,982
982725	WALKER DONALD &	PERKINS ADDITION (CCL), LOT 17B	713 W ELM ST #ELINA, TX 75009	HS	-	-	\$	37,208	\$	37,208
988453	FULGHUM MICHELE YVONNE &	CELINA ORIGINAL DONATION (CCL), BLK 59, LOT 6B	301 E ELM ST #ELINA, TX 75009		-	-	\$	155,806	\$	155,806
988426	CITY OF CELINA & ETAL	CELINA ORIGINAL DONATION (CCL), BLK 59, LOT 3	ELM ST E #ELINA, TX 75009	EX-XV	-	-	\$	15,000		
988462	FOSTER CORY	CELINA ORIGINAL DONATION (CCL), BLK 59, LOT 7 & 8A	310 E OAK ST #ELINA, TX 75009	HS	-	-	\$	177,079	\$	177,079
981502	GALVAN ADA	CELINA ORIGINAL DONATION (CCL), BLK 52, LOT 10	210 E MAIN ST #ELINA, TX 75009		-	-	\$	93,215	\$	93,215
978464	SALGADO RICARDO F & GISELL T	CELINA ORIGINAL DONATION (CCL), BLK 13, LOT 4	308 W MAPLE ST #ELINA, TX 75009		-	-	\$	58,023	\$	58,023
978419	MATA ADRIANA MATA	CELINA ORIGINAL DONATION (CCL), BLK 12, LOT 13	503 N COLORADO ST #ELINA, TX 75009		-	-	\$	24,000	\$	24,000
2589921	DCH HOLDINGS LP - SITE 3	CELINA ORIGINAL DONATION (CCL), BLK 12, LOT 7B & 8B	404/406 N OHIO ST #ELINA, TX 75009		-	7,255.00	\$	191,132	\$	191,132
982690	PHILLIPS FAMILY TRUST THE	PERKINS ADDITION (CCL), LOT 15	719 W ELM ST #ELINA, TX 75009		-	-	\$	12,500	\$	12,500
982627	PEREZ PORFIRO	PERKINS ADDITION (CCL), LOT 11B	718 W MAIN ST #ELINA, TX 75009		-	-	\$	53,303	\$	53,303
982645	HUGHES MARK & RENEE	PERKINS ADDITION (CCL), LOT 12A	712 W MAIN ST #ELINA, TX 75009	HS	-	-	\$	174,392	\$	174,392
982654	LLAMAS JUAN &	PERKINS ADDITION (CCL), LOT 13A	205 S KENTUCKY ST #ELINA, TX 75009		-	-	\$	116,902	\$	116,902
982663	NOBLES RUSTY & STACY	PERKINS ADDITION (CCL), LOT 13B	207 S KENTUCKY ST #ELINA, TX 75009	HS	-	-	\$	53,957	\$	53,957
2648131	RICH KAREN L &	OUSLEY ADDITION (CCL), LOT 2R	213 N TEXAS ST #ELINA, TX 75009		0.48	21,039.48	\$	150,000	\$	150,000
1936267	CORNELIUS DON KEITH	PERKINS ADDITION (CCL), LOT 18D	707 W ELM ST #ELINA, TX 75009		0.30	12,980.88	\$	103,870	\$	103,870
980763	MARTINEK FARMING LLC	CELINA ORIGINAL DONATION (CCL), BLK 41, LOT 1	104 E ASH ST #ELINA, TX 75009		2.01	87,556.00	\$	192,124	\$	192,124
2505981	SOUTH SIDE OF ASH LLC	ABS A0975 JNO WILLOCK SURVEY, TRACT 10, .9372 ACRES	#ELINA, TX 75009		0.94	40,824.43	\$	81,649	\$	81,649
2557395	BAWA ANISE	BAWA ADDITION (CCL), BLK 1, LOT 1	1513 S PRESTON RD #ELINA, TX 75009		0.99	43,316.06	\$	1,163,876	\$	1,163,876
2557394	CELINA CITY OF	BAWA ADDITION (CCL), LOT R001; ROW	STATE HWY 289 BUSINESS #ELINA, TX 75009	EX-XV	0.15	6,586.27	\$	1,000		
983083	HASKELL LEMMON PARTNERS LTD	MCILROY ADDITION (CCL), LOT 31B	S PRESTON RD #ELINA, TX 75009		1.17	51,126.37	\$	562,390	\$	562,390
2674460	STATE OF TEXAS	MCILROY ADDITION (CCL), BLK R00, LOT 31B-1; ROW	STATE HWY 289 #ELINA, TX 75009	EX-XV	0.05	2,234.63	\$	26,816		
982397	KING ROBERT LEE II	PERKINS ADDITION (CCL), LOT 2A	710 W PECAN ST #ELINA, TX 75009	HS	-	-	\$	57,223	\$	57,223
982388	HENDERSON MARY HELEN	PERKINS ADDITION (CCL), LOT 1	704 W PECAN ST #ELINA, TX 75009	HS	-	-	\$	101,846	\$	101,846
982468	SERIES FOUR OF MOTORHEAD PROPERTIES LLC	PERKINS ADDITION (CCL), LOT 5B	711 W WALNUT ST #ELINA, TX 75009		-	-	\$	120,583	\$	120,583
982440	KNIGHT CHRIS & LESLIE	PERKINS ADDITION (CCL), LOT 4C	715 W WALNUT ST #ELINA, TX 75009		-	-	\$	80,369	\$	80,369
982413	LANHAM JACK D & GINGER W	PERKINS ADDITION (CCL), LOT 3	716 W PECAN ST #ELINA, TX 75009	HS	-	-	\$	94,369	\$	94,369
982486	FRAILICKS JAMES	PERKINS ADDITION (CCL), LOT 6B	705 W WALNUT ST #ELINA, TX 75009	HS	0.38	16,335.00	\$	111,312	\$	111,312
982459	BERRY TIM	PERKINS ADDITION (CCL), LOT 5A	709 W WALNUT ST #ELINA, TX 75009		-	-	\$	128,134	\$	128,134
2674904	STATE OF TEXAS	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET R01, TRACT 29-1, .0833 ACRES; ROW	STATE HWY 289 #ELINA, TX 75009	EX-XV	0.08	3,628.55	\$	4,165		
2674905	STATE OF TEXAS	ABS A0767 J K RICE SURVEY, SHEET R00, TRACT 8-1, .0833 ACRES; ROW	STATE HWY 289 #ELINA, TX 75009	EX-XV	0.08	3,628.55	\$	18,140		
982404	ENDERLEIN WILLIAM J III	PERKINS ADDITION (CCL), LOT 2B	714 W PECAN ST #ELINA, TX 75009		-	-	\$	51,171	\$	51,171
982431	MOORE TIM & PAULA	PERKINS ADDITION (CCL), LOT 4B	107 N FLORIDA DR #ELINA, TX 75009		-	-	\$	77,717	\$	77,717
1586108	OWNER OF RECORD	CELINA ORIGINAL DONATION (CCL), BLK 34, LOT 5A-6A	207 N ILLINOIS ST #ELINA, TX 75009	HS	0.09	3,789.72	\$	80,210	\$	80,210
1586117	GROVE ROBERT S	CELINA ORIGINAL DONATION (CCL), BLK 34, LOT 5C & 6B	211 N ILLINOIS ST #ELINA, TX 75009		-	-	\$	111,021	\$	111,021
980237	MUNIZ HERIBERTO	CELINA ORIGINAL DONATION (CCL), BLK 34, LOT 4 & 5B	506 W BEECH ST #ELINA, TX 75009	HS	-	-	\$	31,690	\$	31,690
979472	UNRUH WOODCOX SHELLY & RANDY	CELINA ORIGINAL DONATION (CCL), BLK 25, LOT 1B-2B-1C-2C	105 S COLORADO ST #ELINA, TX 75009		-	-	\$	85,000	\$	85,000
979481	LACKIE STEVEN JOSEPH & DANIELE E	CELINA ORIGINAL DONATION (CCL), BLK 25, LOT 4 5B	404 W WALNUT ST #ELINA, TX 75009	HS	0.25	10,890.00	\$	242,012	\$	242,012
979533	VAUGHN BARRY D & TAMMY D	CELINA ORIGINAL DONATION (CCL), BLK 25, LOT 10A-11A-12A	107 S COLORADO ST #ELINA, TX 75009		-	-	\$	156,079	\$	156,079
979542	BUSH BERT PHILIP & MARY GWEN	CELINA ORIGINAL DONATION (CCL), BLK 25, LOT 10B 11B 12B	111 S COLORADO ST #ELINA, TX 75009	HS	-	-	\$	200,586	\$	200,586
979524	BUSH PHIL & MARY	CELINA ORIGINAL DONATION (CCL), BLK 25, LOT 9	407 W MAIN ST #ELINA, TX 75009		-	-	\$	24,000	\$	24,000
2556961	PARSONS THOMAS & ALICA	CELINA ORIGINAL DONATION (CCL), BLK 25, LOT 7R1; REPLAT,	112 S ARIZONA ST #ELINA, TX 75009		0.33	14,374.80	\$	417,725	\$	417,725
979490	CARTER COY ET AL	CELINA ORIGINAL DONATION (CCL), BLK 25, LOT 5A 6	412 W WALNUT ST #ELINA, TX 75009	HS	-	-	\$	144,965	\$	144,965
979463	CARLOCK JAMES D & NINA L R REV LT	CELINA ORIGINAL DONATION (CCL), BLK 25, LOT 1A 2A 3	101 S COLORADO ST #ELINA, TX 75009	DV4, DVHS, HS	-	-	\$	173,014	\$	173,014
978437	PEREZ ALEJANDRO MATEHUALA &	CELINA ORIGINAL DONATION (CCL), BLK 12, LOT 15 16 17	509 N COLORADO ST #ELINA, TX 75009	HS	0.53	23,217.48	\$	101,640	\$	101,640
2556855	SCHULTZ ALLISON DAWN	SCHULTZ VETERINARY HOSPITAL ADDITION (CCL), BLK A, LOT 1	10645 COUNTY ROAD 93 #ELINA, TX 75009		1.16	50,368.43	\$	1,076,173	\$	1,076,173
2556856	CELINA CITY OF	SCHULTZ VETERINARY HOSPITAL ADDITION (CCL), LOT R002; ROW	MALONE ST #ELINA, TX 75009	EX-XV	0.04	1,873.08	\$	1,000		
2677306	STATE OF TEXAS	SCHULTZ VETERINARY HOSPITAL ADDITION (CCL), BLK A, LOT R001; ROW	STATE HWY 289 #ELINA, TX 75009	EX-XV	0.03	1,467.97	\$	8,074		
1011513	CELINA ISD	ABS A0767 J K RICE SURVEY, TRACT 26, 18.4677 ACRES	706 E PECAN ST #ELINA, TX 75009	EX-XV	18.47	804,453.01	\$	9,611,888		
2137987	CELINA CITY OF	ABS A0170 COLLIN COUNTY SCHOOL LAND #15 SURVEY, SHEET 2, TRACT 72, .167 ACRES; ROW	PRESTON RD #ELINA, TX 75009	EX-XV	0.17	7,274.52	\$	8,350		
980273	PETERS KELLEY & CYNTHIA C	CELINA ORIGINAL DONATION (CCL), BLK 35, LOT 1 2 3	112 N ARIZONA ST #ELINA, TX 75009	HS	-	-	\$	366,132	\$	366,132
2680232	PROSPER REALTY PARTNERS LLC	CELINA ORIGINAL DONATION (CCL), BLK 35, LOT 11R; REPLAT	501 W WALNUT ST #ELINA, TX 75009		0.33	14,505.48	\$	587,389	\$	587,389
2719113	DK MEYER PROPERTY LLC	HERRIN ADDITION (CCL), BLK A, LOT 1R; (REPLAT)	1371 S PRESTON RD #ELINA, TX 75009		1.37	59,851.44	\$	599,711	\$	599,711
2721269	CELINA CITY OF	CELINA FIRE STATION #1 (CCL), BLK A, LOT 2	1413 S PRESTON RD #ELINA, TX 75009	EX-XV	2.55	111,165.12	\$	2,789,704		
980291	DELGADO MISTY &	CELINA ORIGINAL DONATION (CCL), BLK 35, LOT 5A & 6	508 W PECAN ST #ELINA, TX 75009	HS	0.30	13,068.00	\$	190,259	\$	190,259
980282	C & T CONNECTION LLC	CELINA ORIGINAL DONATION (CCL), BLK 35, LOT 4 & 5B	506 W PECAN ST #ELINA, TX 75009		-	-	\$	127,757	\$	127,757
2678220	STATE OF TEXAS	MCILROY ADDITION (CCL), LOT R001; ROW	STATE HWY 289 #ELINA, TX 75009	EX-XV	0.05	2,369.66	\$	10,663		
2678200	STATE OF TEXAS	ABS A0767 J K RICE SURVEY, SHEET R00, TRACT 26-1, .0203 ACRES; ROW	STATE HWY 289 #ELINA, TX 75009	EX-XV	0.02	884.27	\$	2,030		
999361	CARRIER JANET	CELINA ORIGINAL DONATION (CCL), BLK 62, LOT 1	411 E PECAN ST #ELINA, TX 75009		-	6,969.60	\$	22,500	\$	22,500
999370	CARRIER JANET	CELINA ORIGINAL DONATION (CCL), BLK 62, LOT 2	409 E PECAN ST #ELINA, TX 75009		-	6,969.60	\$	52,648	\$	52,648
979962	FLORES PEDRO F &	CELINA ORIGINAL DONATION (CCL), BLK 30, LOT 3B	308 E MAPLE ST #ELINA, TX 75009		-	-	\$	104,520	\$	104,520
982832	ESTEP DAVID A & MONICA L	MCILROY ADDITION (CCL), LOT 4	416 E CHERRYWOOD ST #ELINA, TX 75009	HS	0.33	14,505.00	\$	145,672	\$	145,672
982841	RHODES R DAVID &	MCILROY ADDITION (CCL), LOT 5-17 & 18A-22A	#ELINA, TX 75009		7.84	341,336.16	\$	1,277	\$	1,277
979944	MATEHUALA DAVID	CELINA ORIGINAL DONATION (CCL), BLK 30, LOT 2 & 3C	312 E MAPLE ST #ELINA, TX 75009		-	-	\$	38,000	\$	38,000
2526959	GLOVER GARY D	CELINA ORIGINAL DONATION (CCL), BLK 30, LOT 4R-1; REPLAT	302 E MAPLE ST #ELINA, TX 75009	HS	-	7,418.27	\$	120,629	\$	120,629
2526960	RICO BALTAZAR	CELINA ORIGINAL DONATION (CCL), BLK 30, LOT 4R-2; REPLAT	304 E MAPLE ST #ELINA, TX 75009		-	6,581.92	\$	150,343	\$	150,343
979980	PRADO MARIA	CELINA ORIGINAL DONATION (CCL), BLK 30, LOT 3E	306 E MAPLE ST #ELINA, TX 75009	HS	-	-	\$	103,803	\$	103,803
982814	LONG OLEN RAY	MCILROY ADDITION (CCL), LOT 2	410 E CHERRYWOOD ST #ELINA, TX 75009	HS	-	-	\$	111,784	\$	111,784
962667	CENTRAL FRISCO LTD	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 27, 2.029 ACRES	1050 S OKLAHOMA DR #ELINA, TX 75009		2.03	88,383.00	\$	172,014	\$	172,014
982805	PARISH ARLIS JEAN	MCILROY ADDITION (CCL), LOT 1	404 E CHERRYWOOD ST #ELINA, TX 75009	HS	-	-	\$	133,806	\$	133,806

Attachment: PFP TIRZ 11 v4 (Resolution to set Public Hearing for DT TIRZ #11)

EXHIBIT A - Ownership

982299	VELEZ-RAMIREZ JOSE &	OUSLEY ADDITION (CCL), BLK F, LOT 3A 3C	303 N TEXAS ST #ELINA, TX 75009	-	-	\$	26,000	\$	26,000	
1834215	CELINA TX PROPERTIES LLC	CELINA ORIGINAL DONATION (CCL), BLK 30, LOT 3G	N NEW MEXICO ST #ELINA, TX 75009	-	-	\$	15,000	\$	15,000	
979953	AON CONSTRUCTION LLC	CELINA ORIGINAL DONATION (CCL), BLK 30, LOT 3A	E MALLONE ST #ELINA, TX 75009	0.44	19,297.08	\$	60,000	\$	60,000	
981254	JIMENEZ RICARDO	CELINA ORIGINAL DONATION (CCL), BLK 49, LOT 11B 12 10B & 11A	312 E BEECH ST #ELINA, TX 75009	-	16,117.20	\$	38,000	\$	38,000	
962676	CENTRAL FRISCO LTD	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 27-9, 23.923 ACRES	STATE HWY 279#ELINA, TX 75009	23.92	1,042,085.88	\$	3,899	\$	3,899	
2042535	FACULTAS GROUP LLC	ABS A0132 B B B & C RY CO SURVEY, TRACT 34, 1.03 ACRES	1123 S OKLAHOMA DR #ELINA, TX 75009	1.03	44,867.00	\$	108,600	\$	108,600	
2021124	TAM WINGYAN & CHI YAN CHUNG	CELINA ORIGINAL DONATION (CCL), BLK 49, LOT 10C & 11C	310 BEECH ST #ELINA, TX 75009	-	3,497.87	\$	95,023	\$	95,023	
988818	CARTER JESSIE L	CELINA ORIGINAL DONATION (CCL), BLK 70, LOT 6	OAK ST E #ELINA, TX 75009	-	-	\$	24,000	\$	24,000	
988845	SCOTT JOSIE TYLER	CELINA ORIGINAL DONATION (CCL), BLK 70, LOT 9	OAK ST E #ELINA, TX 75009	-	-	\$	24,000	\$	24,000	
988836	MADRIGAL MARILU	CELINA ORIGINAL DONATION (CCL), BLK 70, LOT 8	OAK ST E #ELINA, TX 75009	-	-	\$	24,000	\$	24,000	
988854	ST PHILLIP BAPTIST CHURCH	CELINA ORIGINAL DONATION (CCL), BLK 70, LOT 10	OAK ST E #ELINA, TX 75009	-	-	\$	24,000	\$	24,000	
982306	STONE LARRY LYNN &	OUSLEY ADDITION (CCL), LOT 4A	307 N TEXAS ST #ELINA, TX 75009	HS	-	-	\$	176,964	\$	176,964
2509151	WILLARD CATTLE CO I LTD	ABS A0132 B B B & C RY CO SURVEY, TRACT 14, 64.543 ACRES	COUNTY ROAD 55 #ELINA, TX 75009	64.54	2,811,493.08	\$	10,521	\$	10,521	
2680171	FACULTAS GROUP LLC	ABS A0132 B B B & C RY CO SURVEY, TRACT 15, 10.706 ACRES	1123 S OKLAHOMA DR #ELINA, TX 75009	10.71	466,353.16	\$	5,647	\$	5,647	
991181	MARTINEK FARMING LLC	ABS A0132 B B B & C RY CO SURVEY, TRACT 12, 34.815 ACRES	OKLAHOMA DR #ELINA, TX 75009	34.82	1,516,541.40	\$	3,795	\$	3,795	
988827	CHURCH OF GOD IN CHRIST	CELINA ORIGINAL DONATION (CCL), BLK 70, LOT 7	414 E OAK ST #ELINA, TX 75009	EX-XV	-	-	\$	84,590		
988774	STEVENS LILLIE	CELINA ORIGINAL DONATION (CCL), BLK 70, LOT 2	ELM ST E #ELINA, TX 75009	-	-	\$	24,000	\$	24,000	
981030	KHAIRKHAH DANOUSH	CELINA ORIGINAL DONATION (CCL), BLK 46, LOT 4	206 E WALNUT ST #ELINA, TX 75009	-	7,000.00	\$	24,000	\$	24,000	
979935	CELINA TX PROPERTIES LLC	CELINA ORIGINAL DONATION (CCL), BLK 30, LOT 1	402 N NEW MEXICO ST #ELINA, TX 75009	-	13,068.00	\$	51,401	\$	51,401	
979971	ASRE INC	CELINA ORIGINAL DONATION (CCL), BLK 30, LOT 3D	301 E MALONE ST #ELINA, TX 75009	-	6,973.96	\$	218,958	\$	218,958	
982823	SARRETT RONALD D	MCILROY ADDITION (CCL), LOT 3	414 E CHERRYWOOD ST #ELINA, TX 75009	HS	-	-	\$	111,162	\$	111,162
981236	FRANCO JAVIER C &	CELINA ORIGINAL DONATION (CCL), BLK 49, LOT 9 10A	306 E BEECH ST #ELINA, TX 75009	HS	-	-	\$	146,318	\$	146,318
982315	NEH LLC	OUSLEY ADDITION (CCL), LOT 4B	311 N TEXAS ST #ELINA, TX 75009	-	-	\$	119,668	\$	119,668	
988872	CELINA CITY OF ETAL	CELINA ORIGINAL DONATION (CCL), BLK 70, LOT 12	OAK ST E #ELINA, TX 75009	EX-XV	-	-	\$	15,000		
988863	ST PHILLIPS BAPTIST CHURCH	CELINA ORIGINAL DONATION (CCL), BLK 70, LOT 11	406 E OAK ST #ELINA, TX 75009	-	-	\$	54,785	\$	54,785	
988765	ST PHILLIPS BAPTIST CHURCH	CELINA ORIGINAL DONATION (CCL), BLK 70, LOT 1	#ELINA, TX 75009	-	-	\$	37,400	\$	37,400	
988881	JACKSON ROBERT	CELINA ORIGINAL DONATION (CCL), BLK 70, LOT 13	ELM ST #ELINA, TX 75009	-	-	\$	12,000	\$	12,000	
988792	STEVENS LILLIE	CELINA ORIGINAL DONATION (CCL), BLK 70, LOT 4	ELM ST E #ELINA, TX 75009	-	-	\$	15,000	\$	15,000	
988809	CHERRY DWIGHT E	CELINA ORIGINAL DONATION (CCL), BLK 70, LOT 5	309 S TEXAS ST #ELINA, TX 75009	HS	-	-	\$	152,772	\$	152,772
988783	CHERRY DWIGHT E	CELINA ORIGINAL DONATION (CCL), BLK 70, LOT 3	ELM ST E #ELINA, TX 75009	-	-	\$	15,000	\$	15,000	
988890	CARTER JESSE	CELINA ORIGINAL DONATION (CCL), BLK 70, LOT 14	302 S ARKANSAS ST #ELINA, TX 75009	-	-	\$	30,000	\$	30,000	
2619075	SANGANI SARA	CELINA ORIGINAL DONATION (CCL), BLK 46, LOT 5B & 6	208 E WALNUT ST #ELINA, TX 75009	-	16,278.37	\$	48,000	\$	48,000	
981067	PRESLEY REVOCABLE TRUST	CELINA ORIGINAL DONATION (CCL), BLK 46, LOT 5C	106 N OKLAHOMA DR #ELINA, TX 75009	-	7,501.03	\$	24,000	\$	24,000	
981049	PRESLEY REVOCABLE TRUST	CELINA ORIGINAL DONATION (CCL), BLK 46, LOT 5A	212 E WALNUT ST #ELINA, TX 75009	-	8,197.99	\$	26,000	\$	26,000	
981021	CELINA REALTY LP	CELINA ORIGINAL DONATION (CCL), BLK 46, LOT 3	204 E WALNUT ST #ELINA, TX 75009	0.17	7,501.03	\$	24,000	\$	24,000	
981003	SANGANI SARA	CELINA ORIGINAL DONATION (CCL), BLK 46, LOT 1A & 1B & 2	205 E PECAN ST #ELINA, TX 75009	-	29,010.96	\$	87,033	\$	87,033	
2682343	STATE OF TEXAS	BAWA ADDITION (CCL), LOT R002; ROW	STATE HWY 289 #ELINA, TX 75009	EX-XV	0.01	243.94	\$	3,903		
2684642	CARRION DANIEL	MALONE ADDITION (CCL), BLK 5, LOT OL1B 5C			0.39	17,162.64	\$	42,000	\$	42,000
2684998	CELINA CITY OF	MCILROY ADDITION (CCL), LOT R002; ROW	BUSINESS HWY 289 #ELINA, TX 75009	EX-XV	0.36	15,681.60	\$	101,930		
2689551	CELINA CITY OF	CELINA CITY PARK ADDITION (CCL), BLK 1, LOT 1	FM 428 #ELINA, TX 75009	EX-XV	44.82	1,952,359.20	\$	6,429,394		
2689550	CELINA CITY OF ETAL	CITY OF CELINA DOWNTOWN PUMP STATION (CCL), BLK 43, LOT 4R	307 S OKLAHOMA DR #ELINA, TX 75009	EX-XV	1.79	77,798.16	\$	522,658		
2691463	GALYON PHILLIP D &	CELINA ORIGINAL DONATION (CCL), BLK 17, LOT 1R; AMENDED	203 S OHIO ST #ELINA, TX 75009	HS	0.32	13,808.52	\$	347,358	\$	347,358
2691464	FARROW BENJAMIN & HOLLY	CELINA ORIGINAL DONATION (CCL), BLK 17, LOT 2R; AMENDED	308 W MAIN ST #ELINA, TX 75009	HS	0.28	12,371.04	\$	524,542	\$	524,542
2692127	HARP MARK	DAMICO ADDITION (CCL), BLK 84, LOT 1	610 W MAIN ST #ELINA, TX 75009	HS	0.19	8,450.64	\$	203,765	\$	203,765
2692128	MORGAN CHARLES MARTY	DAMICO ADDITION (CCL), BLK 84, LOT 2	608 W MAIN ST #ELINA, TX 75009	HS	0.19	8,232.84	\$	196,049	\$	196,049
2714191	O'REILLY AUTO ENTERPRISES LLC	CELINA RETAIL ADDITION (CCL), BLK 1, LOT 3	441 S PRESTON RD #ELINA, TX 75009		1.06	46,347.84	\$	1,259,832	\$	1,259,832
2720871	FUNG JILL M &	WALNUT ADDITION (CCL), BLK A, LOT 1	703 W WALNUT ST #ELINA, TX 75009		0.26	11,499.84	\$	232,822	\$	232,822
2720870	ENGLISH LENA RENE	WALNUT ADDITION (CCL), BLK A, LOT 2	701 W WALNUT ST #ELINA, TX 75009		0.24	10,280.16	\$	232,822	\$	232,822
2720874	CELINA CITY OF	WALNUT ADDITION (CCL), LOT R001; (ROW)	WALNUT ST #ELINA, TX	EX-XV	0.03	1,219.68	\$	15,000		
978320	GBT REAL ESTATE SERVICES LLC	CELINA ORIGINAL DONATION (CCL), BLK 11, LOT 1A 2A	#ELINA, TX 75009		-	46,848.78	\$	93,698	\$	93,698
1517273	GBT REAL ESTATE SERVICES LLC	CELINA ORIGINAL DONATION (CCL), BLK 11, LOT 1B 2B	#ELINA, TX 75009		-	17,550.00	\$	35,100	\$	35,100
2137984	GBT REAL ESTATE SERVICES LLC	CELINA ORIGINAL DONATION (CCL), BLK 11, LOT OL 1	#ELINA, TX 75009		0.41	17,999.00	\$	35,998	\$	35,998
2724246	CELINA SELF STORAGE LP	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 105, 2.3718 ACRES			2.37	103,315.61	\$	1,600,428	\$	1,600,428
2724247	CELINA SELF STORAGE LP	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 106, .9125 ACRES			0.91	39,748.50	\$	599,488	\$	599,488
2109690	ELAND ENERGY INC	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 85, 13.5657 ACRES	STATE HWY 289#ELINA, TX 75009		13.57	590,921.89	\$	2,212	\$	2,212
2726787	VARON SOCORRO FARIDY OCAMPO	HABITAT ADDITION (CCL), BLK A, LOT 12R; (REPLAT)	307 S NEW MEXICO DR #ELINA, TX 75009		0.17	7,492.32	\$	24,000	\$	24,000
2726786	WILSON JENNIFER RENEE &	HABITAT ADDITION (CCL), BLK A, LOT 1R; (REPLAT)	305 S NEW MEXICO DR #ELINA, TX 75009		0.26	11,194.92	\$	30,000	\$	30,000
999209	GRIMALDO IRENE MATEHUALA	CELINA ORIGINAL DONATION (CCL), BLK 60, LOT 1 & 2A	311 E MAIN ST #ELINA, TX 75009		-	11,600.00	\$	86,535	\$	86,535
2149327	201 PRESTON ROAD LLC	ABS A0767 J K RICE SURVEY, TRACT 8, 1.16 ACRES	201 S PRESTON RD #ELINA, TX 75009		1.16	50,529.60	\$	636,388	\$	636,388
2674909	201 PRESTON ROAD LLC	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 29, .0628 ACRES	#ELINA, TX 75009		0.06	2,735.57	\$	3,140	\$	3,140
990306	CELINA CITY OF	ABS A0124 HENRY BENTLEY SURVEY, TRACT 10, 14.974 ACRES		EX-XV	14.97	652,267.00	\$	1,956,802		
2757146	PERKS GROUP TEXAS LLC	TRACTOR SUPPLY ADDITION (CCL), BLK 1, LOT 1	600 S OKLAHOMA DR #ELINA, TX 75009		3.71	161,781.84	\$	-	\$	-
2741481	CELINA CITY OF	CELINA VILLAGE (CCL), LOT R001; (ROW)	N FLORIDA DR #ELINA, TX 75009	EX-XV	-	1,603.01	\$	60,000		
2741476	WATAN LC	CELINA VILLAGE (CCL), BLK B, LOT 8	704 MULBERRY CT #ELINA, TX 75009		-	9,665.00	\$	45,000	\$	45,000
2741464	WATAN LC	CELINA VILLAGE (CCL), BLK B, LOT 7	708 MULBERRY CT #ELINA, TX 75009		-	5,400.00	\$	36,000	\$	36,000
2741458	WATAN LC	CELINA VILLAGE (CCL), BLK B, LOT 1	734 MULBERRY CT #ELINA, TX 75009		-	7,325.00	\$	36,000	\$	36,000
2741459	WATAN LC	CELINA VILLAGE (CCL), BLK B, LOT 2	730 MULBERRY CT #ELINA, TX 75009		-	5,900.00	\$	36,000	\$	36,000
2741460	WATAN LC	CELINA VILLAGE (CCL), BLK B, LOT 3	724 MULBERRY CT #ELINA, TX 75009		-	5,900.00	\$	36,000	\$	36,000
2741461	WATAN LC	CELINA VILLAGE (CCL), BLK B, LOT 4	720 MULBERRY CT #ELINA, TX 75009		-	5,900.00	\$	36,000	\$	36,000
2741462	WATAN LC	CELINA VILLAGE (CCL), BLK B, LOT 5	716 MULBERRY CT #ELINA, TX 75009		-	5,900.00	\$	36,000	\$	36,000
2741463	WATAN LC	CELINA VILLAGE (CCL), BLK B, LOT 6	712 MULBERRY CT #ELINA, TX 75009		-	5,880.00	\$	36,000	\$	36,000
2741477	FLAKE THOMAS K JR	CELINA VILLAGE (CCL), BLK B, LOT 9	700 MULBERRY CT #ELINA, TX 75009		-	9,670.00	\$	75,000	\$	75,000
2741482	CELINA CITY OF	CELINA VILLAGE (CCL), LOT R002; (ROW)	N FLORIDA DR #ELINA, TX 75009	EX-XV	-	1,359.07	\$	60,000		
2741472	WATAN LC	CELINA VILLAGE (CCL), BLK A, LOT 18	735 MULBERRY CT #ELINA, TX 75009		-	5,890.00	\$	36,000	\$	36,000

Attachment: PFP TIRZ 11 v4 (Resolution to set Public Hearing for DT TIRZ #11)

2741465	WATAN LC	CELINA VILLAGE (CCL), BLK A, LOT 11	707 MULBERRY CT BELINA, TX 75009	-	4,930.00	\$	36,000	\$	36,000
2741471	WATAN LC	CELINA VILLAGE (CCL), BLK A, LOT 17	731 MULBERRY CT BELINA, TX 75009	-	4,520.00	\$	36,000	\$	36,000
2741470	WATAN LC	CELINA VILLAGE (CCL), BLK A, LOT 16	727 MULBERRY CT BELINA, TX 75009	-	4,520.00	\$	36,000	\$	36,000
2741469	WATAN LC	CELINA VILLAGE (CCL), BLK A, LOT 15	723 MULBERRY CT BELINA, TX 75009	-	4,520.00	\$	36,000	\$	36,000
2741468	WATAN LC	CELINA VILLAGE (CCL), BLK A, LOT 14	719 MULBERRY CT BELINA, TX 75009	-	4,520.00	\$	36,000	\$	36,000
2741467	WATAN LC	CELINA VILLAGE (CCL), BLK A, LOT 13	715 MULBERRY CT BELINA, TX 75009	-	4,520.00	\$	36,000	\$	36,000
2741466	WATAN LC	CELINA VILLAGE (CCL), BLK A, LOT 12	711 MULBERRY CT BELINA, TX 75009	-	4,510.00	\$	36,000	\$	36,000
2741478	WESTHOFF JOSEPH A & BARBARA	CELINA VILLAGE (CCL), BLK B, LOT 10	701 MULBERRY CT BELINA, TX 75009	-	9,835.00	\$	45,000	\$	45,000
2741480	WATAN LC	CELINA VILLAGE (CCL), BLK A, LOT X; (COMMON AREA) (PROP DETENTION POND)	703 MULBERRY CT BELINA, TX 75009	-	-	\$	1,000	\$	1,000
2742956	SVOBODA FRANK &	ABS A0170 COLLIN COUNTY SCHOOL LAND #15 SURVEY, SHEET 2, TRACT 80, .0136 ACRES	BELINA, TX	0.01	592.42	\$	500	\$	500
2742957	SVOBODA FRANK &	ABS A1055 JOHN WILLOCK SURVEY, TRACT 9, .0714 ACRES	BELINA, TX	0.07	3,110.18	\$	2,000	\$	2,000
981101	MARKS E L	CELINA ORIGINAL DONATION (CCL), BLK 47, LOT 1 & 6; (N95' LOT 1 & ALL OF 6)	212 N OKLAHOMA DR BELINA, TX 75009	0.62	26,941.86	\$	200,343	\$	200,343
2752715	MARKS E L	CELINA ORIGINAL DONATION (CCL), BLK 47, LOT 3; (ALL OF LOT 3 & E 25' OF LOTS 2A & 2C)	E PECAN ST BELINA, TX	0.50	21,671.10	\$	509,750	\$	509,750
2757830	OPEN COUNTY PLACE I LTD	WILLOCK HILL ADDITION (CCL), LOT 28R; (REPLAT)	236/240 LAKEVIEW WAY BELINA, TX 75009	-	-	\$	-	\$	-
2757832	OPEN COUNTY PLACE I LTD	WILLOCK HILL ADDITION (CCL), LOT 29A; (REPLAT)	228/232 LAKEVIEW WAY BELINA, TX 75009	-	-	\$	-	\$	-
2757833	OPEN COUNTY PLACE I LTD	WILLOCK HILL ADDITION (CCL), LOT 29B; (REPLAT)	LAKEVIEW WAY BELINA, TX 75009	-	-	\$	-	\$	-
982342	4 FOX PROPERTIES LLC	OUSLEY ADDITION (CCL), LOT 6A	409 N TEXAS ST BELINA, TX 75009	-	-	\$	123,055	\$	123,055
2664251	SCHICK WENDI LEE & NATHAN AARON	CASAS ADDITION (CCL), LOT 2	403 N TEXAS ST BELINA, TX 75009	0.25	10,759.32	\$	35,000	\$	35,000
982333	STEIN ARLENE	OUSLEY ADDITION (CCL), LOT 5B	405 N TEXAS ST BELINA, TX 75009	-	-	\$	30,000	\$	30,000
982351	4 FOX PROPERTIES LLC	OUSLEY ADDITION (CCL), LOT 6B	411 N TEXAS ST BELINA, TX 75009	-	-	\$	97,279	\$	97,279
982379	AINSWORTH JEFFERY & ANGELA V	OUSLEY ADDITION (CCL), LOT 7B	505 E MALONE ST BELINA, TX 75009	HS	-	\$	92,936	\$	92,936
1011522	CELINA ISD	ABS A0767 J K RICE SURVEY, TRACT 27, 15.0 ACRES	PECAN ST BELINA, TX 75009	EX-XV	15.00	653,400.00	\$	6,503,174	
							\$	121,341,296	\$ 84,803,266

Attachment: PFP TIRZ 11 v4 (Resolution to set Public Hearing for DT TIRZ #11)



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Jason Laumer, City Manager
 Date: November 14, 2017
 Re: <Insert Subject/RE Here>

Action Requested:

Consider and act to authorize the city manager to execute a memorandum of understanding (MOU) with the Hillwood Development. (Hillwood) (Laumer)

Background Information:

This item, which includes both the Lilyana and Bluewood developments, updates fee structures and key deal points between the City of Celina and Hillwood Communities.

Major deal points for Bluewood Community:

- \$585,000 Park fee: City has right to use for Road Project related to Wells North or Wells South 2
- Open to 29' residential section internally, to slow traffic
- \$376,315 roadway to be paid when CR83 is improved as part of Wells South agreement
- 37' wide road per concept plan; include bike lanes striping
- Reduce 74' percentage from 15% to 7.5%

Major deal points for Lilyana Community:

- \$895,000 Park fee: City has right to use for road project related to Lilyana or Bluewood
- Add & increase trail along electric easement to FM1461 from 6' to 10'
- Update Coit
- Open to decreasing street width by 2 feet
- Reduce 74' percentage from 20% to 10% of overall lots
- Change cost share on CR83, CR84, and Coit from 46% to 53% City cost

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

This MOU has been reviewed by the City Attorney.

Supporting Documents:

- Proposed Memorandum of Understanding (Lilyana)
- Proposed Memorandum of Understanding (Bluewood)

Staff Recommendation:

Staff recommends approval.

FEE AGREEMENT
(Wells North – Bluewood)

This Fee Agreement (this "Agreement") is made and entered into by and between the City of Celina, Texas (the "City"), a home rule municipality located within Collin County, Texas, and Celina Development North, LLC, a Texas limited liability company (the "Owner") (the City and the Owner each individually, a "Party" and collectively, the "Parties") to be effective November 14, 2017 (the "Effective Date").

RECITALS

WHEREAS, the City and the Owner entered into that certain Amended and Restated Development Agreement to be effective November 10, 2015, recorded in the real property records of Collin County, Texas at Instrument No. 20160330000374230 on March 30, 2016 (the "Development Agreement");

WHEREAS, the Development Agreement governs a tract of land in Collin County, Texas, containing approximately 244.136 acres, as more particularly described by metes and bounds in Exhibit A and depicted on Exhibit B attached to the Development Agreement (the "Property");

WHEREAS, the Parties intend this Agreement to amend the Development Agreement with respect to the fees applicable to development of the Property; and

WHEREAS, the Parties intend to amend the Development Agreement consistent with current City policies and development objectives of the Owner no later than June 30, 2018 (the "Development Agreement Amendment Deadline") which amendment will incorporate the exclusive fees described in this Agreement.

NOW, THEREFORE, for and in consideration of the mutual agreements, covenants, and conditions contained herein, and other good and valuable consideration, the Parties hereby agree as follows:

The following are the exclusive fees applicable to development of the Property from the Effective Date until the day after the Development Agreement Amendment Deadline:

(a) Except as specifically described below in this Agreement, the Owner shall be subject to those lawfully adopted fees and charges due and payable to the City in connection with the development of the Property in effect on the Effective Date. No new fees and no fee increases will burden the Property unless such new fees or fee increases are uniformly applied and applicable to every development for which the City issues building permits.

(b) Notwithstanding anything to the contrary in this Agreement or the Development Agreement, no capital recovery fees including, but not limited to, pro rata fees, impact fees for water, sewer, and roadways, park fees, and other capital recovery fees, shall be charged against the Property other than the following:

- (i) Park fees in the amount of \$1,500 per residential dwelling unit.
- (ii) Water fees in the amount of \$2,000 per residential dwelling unit.

Attachment: Celina Wells North (Bluewood) Fee Agreement / MOU (MOU with Hillwood)

- (iii) Sewer/wastewater fees in the amount of \$2,000 per residential dwelling unit.
- (iv) Roadway fees in the amount of \$1,500 per residential dwelling unit within Phase 1 of the Property and \$2,000 per residential dwelling unit within all future phases of the Property.

All park fees, water fees, sewer/wastewater fees, and roadway fees shall be assessed and collected in the same manner as impact fees are collected by the City.

Notwithstanding any provision of the Development Agreement to the contrary, this Agreement provides for the exclusive fees related to development of the Property. In the event of any conflict between this Agreement and the Development Agreement or any ordinance, rule, regulation, standard, policy, procedure, order, guideline or other City-adopted or City-enforced requirement for initial development by the Owner, whether existing on the Effective Date or hereinafter adopted, this Agreement shall control.

Notwithstanding the provisions of this Agreement to the contrary, the Property may take advantage of a reduction to the City's fees and charges as permitted by Texas Local Government Code Section 245.002(d).

This Agreement constitutes the entire agreement between the Parties and supersedes all prior agreements, whether oral or written, covering the subject matter of this Agreement.

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement to be effective as of the Effective Date.

[SIGNATURE PAGES FOLLOW]

CITY OF CELINA, TEXAS
 "The City"

By: _____
 Sean Terry, Mayor

ATTEST:

By: _____
 Vicki Faulkner, City Secretary

THE STATE OF TEXAS §
 §
 COUNTY OF COLLIN §

On November 14, 2017, before me, the undersigned personally appeared Sean Terry, Mayor, of the City of Celina and proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same in his authorized capacity.

 Notary Public in and for the State of TEXAS

Attachment: Celina Wells North (Bluewood) Fee Agreement / MOU (MOU with Hillwood)

OWNER:

Celina Development North, LLC,
a Texas limited liability company

By: _____

Name: _____

Title: _____

Date of Execution: _____

THE STATE OF TEXAS §

§

COUNTY OF DALLAS §

This instrument was acknowledged before me on November ____, 2017, by
_____, _____, of Celina Development North, LLC, a Texas
limited liability company on behalf of said company.

Notary Public in and for the State of TEXAS

Attachment: Celina Wells North (Bluewood) Fee Agreement / MOU (MOU with Hillwood)

FEE AGREEMENT (Wells South – Lilyana)

This Fee Agreement (this "Agreement") is made and entered into by and between the City of Celina, Texas (the "City"), a home rule municipality located within Collin County, Texas, and Celina Development LLC, a Texas limited liability company (the "Owner") (the City and the Owner each individually, a "Party" and collectively, the "Parties") to be effective November 14, 2017 (the "Effective Date").

RECITALS

WHEREAS, the City and the Owner entered into that certain Amended and Restated Development Agreement to be effective April 28, 2015, recorded in the real property records of Collin County, Texas at Instrument No. 20151123001468610 November 23, 2015 (the "Development Agreement");

WHEREAS, the Development Agreement governs a tract of land in Collin County, Texas, containing approximately 244.136 acres, as more particularly described by metes and bounds in Exhibit A and depicted on Exhibit B attached to the Development Agreement (the "Property");

WHEREAS, the Parties intend this Agreement to amend the Development Agreement with respect to the fees applicable to development of the Property; and

WHEREAS, the Parties intend to amend the Development Agreement consistent with current City policies and development objectives of the Owner no later than June 30, 2018 (the "Development Agreement Amendment Deadline") which amendment will incorporate the exclusive fees described in this Agreement.

NOW, THEREFORE, for and in consideration of the mutual agreements, covenants, and conditions contained herein, and other good and valuable consideration, the Parties hereby agree as follows:

The following are the exclusive fees applicable to development of the Property from the Effective Date until the day after the Development Agreement Amendment Deadline:

(a) Except as specifically described below in this Agreement, the Owner shall be subject to those lawfully adopted fees and charges due and payable to the City in connection with the development of the Property in effect on the Effective Date. No new fees and no fee increases will burden the Property unless such new fees or fee increases are uniformly applied and applicable to every development for which the City issues building permits.

(b) Notwithstanding anything to the contrary in this Agreement or the Development Agreement, no capital recovery fees including, but not limited to, pro rata fees, impact fees for water, sewer, and roadways, park fees, and other capital recovery fees, shall be charged against the Property other than the following:

(i) Park fees in the amount of \$1,500 per residential dwelling unit.

Attachment: Celina Wells South (Lilyana) Fee Agreement / MOU (MOU with Hillwood)

- (ii) Water fees in the amount of \$2,000 per residential dwelling unit.
- (iii) Sewer/wastewater fees in the amount of \$2,000 per residential dwelling unit.
- (iv) Roadway fees in the amount of \$1,500 per residential dwelling unit within Phase 1 of the Property and \$2,000 per residential dwelling unit within all future phases of the Property.

All park fees, water fees, sewer/wastewater fees, and roadway fees shall be assessed and collected in the same manner as impact fees are collected by the City.

Notwithstanding any provision of the Development Agreement to the contrary, this Agreement provides for the exclusive fees related to development of the Property. In the event of any conflict between this Agreement and the Development Agreement or any ordinance, rule, regulation, standard, policy, procedure, order, guideline or other City-adopted or City-enforced requirement for initial development by the Owner, whether existing on the Effective Date or hereinafter adopted, this Agreement shall control.

Notwithstanding the provisions of this Agreement to the contrary, the Property may take advantage of a reduction to the City's fees and charges as permitted by Texas Local Government Code Section 245.002(d).

This Agreement constitutes the entire agreement between the Parties and supersedes all prior agreements, whether oral or written, covering the subject matter of this Agreement.

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement to be effective as of the Effective Date.

[SIGNATURE PAGES FOLLOW]

Attachment: Celina Wells South (Lilyana) Fee Agreement / MOU (MOU with Hillwood)

CITY OF CELINA, TEXAS
 "The City"

By: _____
 Sean Terry, Mayor

ATTEST:

By: _____
 Vicki Faulkner, City Secretary

THE STATE OF TEXAS §
 §
 COUNTY OF COLLIN §

On November 14, 2017, before me, the undersigned personally appeared Sean Terry, Mayor, of the City of Celina and proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same in his authorized capacity.

 Notary Public in and for the State of TEXAS

Attachment: Celina Wells South (Lilyana) Fee Agreement / MOU (MOU with Hillwood)

OWNER:

Celina Development LLC
a Texas limited liability company

By: _____

Name: _____

Title: _____

Date of Execution: _____

THE STATE OF TEXAS §

§

COUNTY OF DALLAS §

§

This instrument was acknowledged before me on November ____, 2017, by
_____, _____, of Celina Development, LLC, a Texas limited
liability company on behalf of said company.

Notary Public in and for the State of TEXAS

Attachment: Celina Wells South (Lilyana) Fee Agreement / MOU (MOU with Hillwood)



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Jason Laumer, City Manager
CC: Jason Laumer, City Manager
Date: November 14, 2017
Re: <Insert Subject/RE Here>

Action Requested:

Consider and act upon an ordinance amending the City's Code of Ordinances Chapter 8: Offenses and Nuisances; Article 8.07: Sex Offender Residency and Public Safety Zone. (DeBuff/Griggs)

Background Information:

The purpose of this revision is twofold: first, to create a robust and effective ordinance that restricts residency of sex offenders in the community, and second, to ensure that the law can withstand any legal challenge. To this end, much of the ordinance itself comes from that of Lewisville, Texas, whose sex offender residency restriction ordinance was upheld on appeal in May of this year. This ordinance also clarifies key definitions.

Board Review/Citizen Input:

This item was presented at the October 10th, 2017 City Council meeting.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

This ordinance has been reviewed by the City attorney.

Supporting Documents:

- Proposed ordinance

Staff Recommendation:

Staff recommends approval.

**CITY OF CELINA, TEXAS
ORDINANCE ____**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING THE CELINA CODE OF ORDINANCES CHAPTER 8: OFFENSES AND NUISANCES; ARTICLE 8.07: SEX OFFENDER RESIDENCY AND PUBLIC SAFETY ZONE; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR FINDINGS; PROVIDING FOR AMENDMENTS; PROVIDING FOR A CUMULATIVE REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin County and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, the Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas is empowered under Texas Government Code, Chapter 51 of the Texas Local Government Code to enact rules and regulations to protect the health and safety of the community; and

WHEREAS, the City desires to adopt the rules and regulations set forth herein within its corporate limits and within their portions of extraterritorial jurisdiction governed by a development agreement entered into pursuant to Section 212.172 of the Texas Local Government Code that requires compliance with Article 8.07 of the Code of Ordinances;

WHEREAS, the City deems it necessary to adopt such rules for the safeguarding of public health, safety and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

**SECTION 1
INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

**SECTION 2
FINDINGS**

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety and welfare.

SECTION 3

Attachment: Sex Offender Ordinance (Sex Offender Ordinance)

AMENDMENTS

3.01 That the Celina Code of Ordinances, Chapter 8: Offenses and Nuisances; Article 8.07: Sex Offender Residency and Public Safety Zone is hereby amended to read as follows:

"Sec. 8.07.001 Definitions.

For the purposes of this article, the following definitions shall apply, unless the context clearly indicates or requires a different meaning.

Day Care Center. ~~means a~~ facility providing care, training, education, custody, treatment, or supervision for 7 or more children for less than 24 hours a day.

Minor. A person younger than 17 years of age.

Park. Any of the following that is owned by the City, another political subdivision of the state, or a residential property owner's association, and that is open to the public, regardless of whether an entrance, admission, or rental fee is charged; a parcel or tract of land, or a lot, devoted to recreational uses including a neighborhood, community, or regional park; a skate park; a playground; a swimming pool; a recreation center; an athletic field; ~~a hike or bike trail;~~ or a greenbelt.

Permanent residence. A place where the person abides, lodges, or resides for 14 or more consecutive days.

Playground. Any outdoor facility that is not on the premises of a school and that is intended for recreation, is open to the public, and contains 3 or more play stations intended for the recreation of children including but not limited to slides, swing sets, and teeterboards.

Premises where children commonly gather. A parcel or tract of land or a platted lot, where any of the following is located: a park; a private or public school; a day care center; a public library; a video arcade; or an amusement park.

Temporary residence. A place where the person abides, lodges, or resides for a period of 14 or more days in the aggregate during any calendar year and which is not the person's permanent address, or a place where the person routinely abides, resides, or lodges for a period of 4 or more consecutive or nonconsecutive days in any month and which is not the person's permanent residence.

Sec. 8.07.002 Penalty.

Any person violating any provision of this article shall be subject to Section 1.01.009(a), In addition to the penalties contained therein, the City may exercise rights and remedies pursuant to a development authorized by Section 212.172 of the Texas Local Government Code and may file suit to enjoin violations of this article.

Sec. 8.07.003 Offenses.

(a) It is unlawful for a person to establish a permanent residence- or temporary residence within 1,000 feet of any premises where children commonly gather if the person is required to register on the state department of public safety's sex offender database because of a conviction(s) involving a minor.

(b) It is unlawful for a person to go in, on, or within 1,000 feet of premises where children commonly gather if the person is required to register on the state department of public safety's sex offender database because of a conviction(s) involving a minor.

Sec. 8.07.004 Evidentiary matters; measurements

(a) It shall be prima facie evidence that this article applies to such a person if that person's record appears on the database and the database indicates that the victim was younger than 17 years of age.

(b) For the purpose of determining the minimum distance separation, the requirement shall be measured by following a straight line from the edge of the lot, parcel, or tract of land containing the permanent residence or temporary residence to the nearest boundary of the premises where children commonly gather.

(c) A map depicting the prohibited areas shall be maintained by the City. The City shall review the map at least annually for changes. The map will be available to the public at the city police department. The municipal court of the city shall take judicial notice of the map.

Sec. 8.07.005 Culpable mental state not required

Neither allegation nor evidence of a culpable mental state is required for the proof of an offense defined by this article.

Sec. 8.07.006 Affirmative Defenses

It is an affirmative defense to prosecution that any of the following conditions apply:

(1) The person required to register on the database established the permanent or temporary residence and has complied with all of the sex offender registration laws of the state prior to the date of the adoption of this article.

(2) The person required to register on the database was a minor when he or she committed the offense requiring such registration and was convicted as an adult.

(3) The person required to register on the database is a minor.

(4) The premises where children commonly gather, as specified herein, within 1,000 feet of the permanent residence or temporary residence of the person to register on the database

was opened after the person established the permanent residence or temporary residence and complied with all sex offender registration laws of the state.

(5) The information on the database is incorrect, and, if corrected, this article would not apply to the person who was erroneously listed on the database.

(6) The person was at the time of the violation subject to community services supervision pursuant to V.T.C.A., Texas Code of Criminal Procedure Sec 42.12(13B) and the court reduced or waived the 1,000-foot restriction for a child free zone under V.T.C.A., Sec 42.12(13B)(a)(1)(B) as it applies to the person's residence.

(7) The person required to register on the database enters ~~for~~ a school for the specific purposes of conducting business with the school administration or visiting a minor over whom the person required to register on the database exercises legal guardianship, and who adheres to all applicable policies of the school or school district regarding persons required to register on the database, including but not limited to being escorted on the school premises by a member of the school staff.

(8) It is not a defense to prosecution under this section that a person was allowed by the City to register or verify a residence that is within 1,000 feet of premises where children commonly gather.

(9) It is not a defense to prosecution that the map required by Subsection 8.07.004(c) fails to depict a prohibited area. ⁱⁱ

3.02 All other articles, chapters, divisions, sections, definitions, paragraphs, sentences, phrases and words are not amended but are hereby ratified and affirmed.

SECTION 4 **CUMULATIVE REPEALER**

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 5 **SAVINGS**

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of this provision of any other ordinance affecting the City's Code of Ordinances, regarding sex offender residency restrictions or public safety zones, which have secured at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 6 **SEVERABILITY**

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 7 **PUBLICATION CLAUSE**

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date Clause of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 8 **ENGROSSMENT AND ENROLLMENT**

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 9 **EFFECTIVE DATE**

This Ordinance shall become effective from and after its date of passage in accordance with law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this ____ day of November, 2017.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

Lance Vanzant, City Attorney
City of Celina, Texas

Attachment: Sex Offender Ordinance (Sex Offender Ordinance)



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Paul DeBuff, Assistant to the City Manager
CC: Jason Laumer, City Manager
Date: November 14, 2017
Re: <Insert Subject/RE Here>

Action Requested:

Consider and act upon a resolution of the City Council of the City of Celina, Texas, confirming support for the proposed Palladium Celina Senior Living Development located on the south side of E. Sunset Blvd and west of County Road 89. (Palladium Celina Senior Living) (DeBuff)

Background Information:

This resolution expresses Council's support for Palladium Senior Living Development to the east of the current Brookshire's supermarket.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

This ordinance has been reviewed the City Attorney.

Supporting Documents:

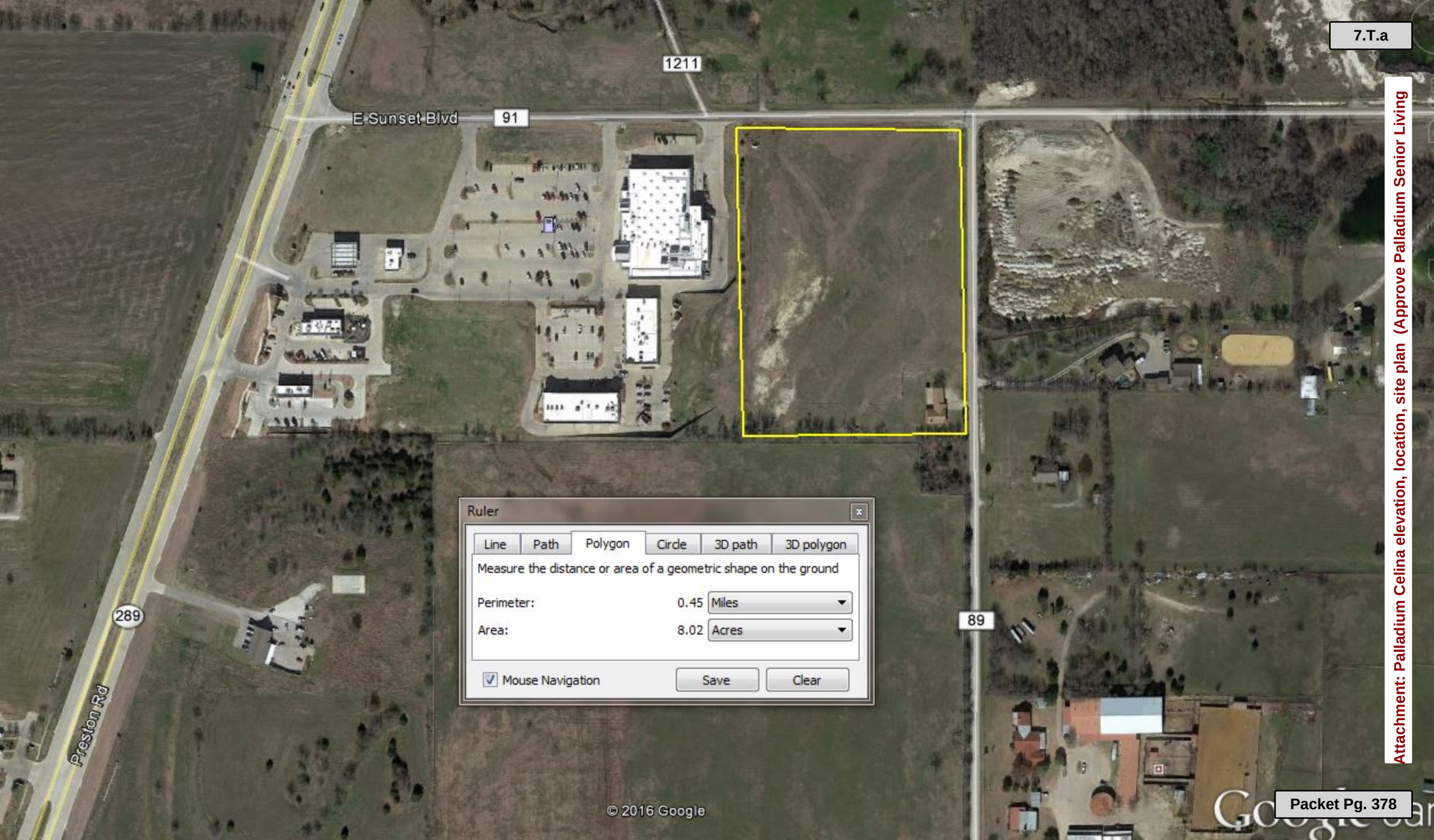
- Proposed Resolution
- Aerial of proposed location, site plan, sample elevation

Staff Recommendation:

Staff recommends approval.



Attachment: Palladium Celina elevation, location, site plan (Approve Palladium Senior Living Site Plan)



Ruler

Line Path Polygon Circle 3D path 3D polygon

Measure the distance or area of a geometric shape on the ground

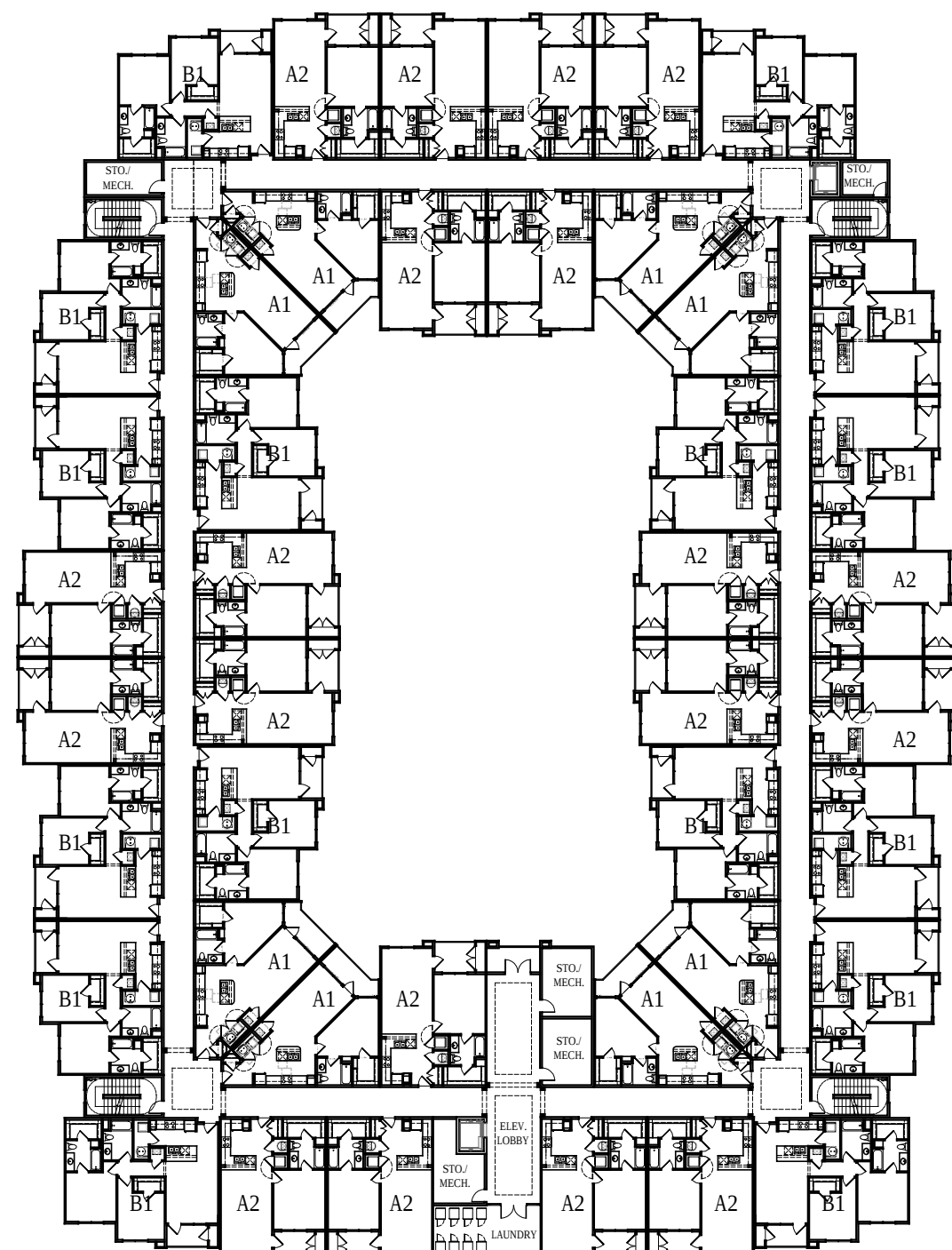
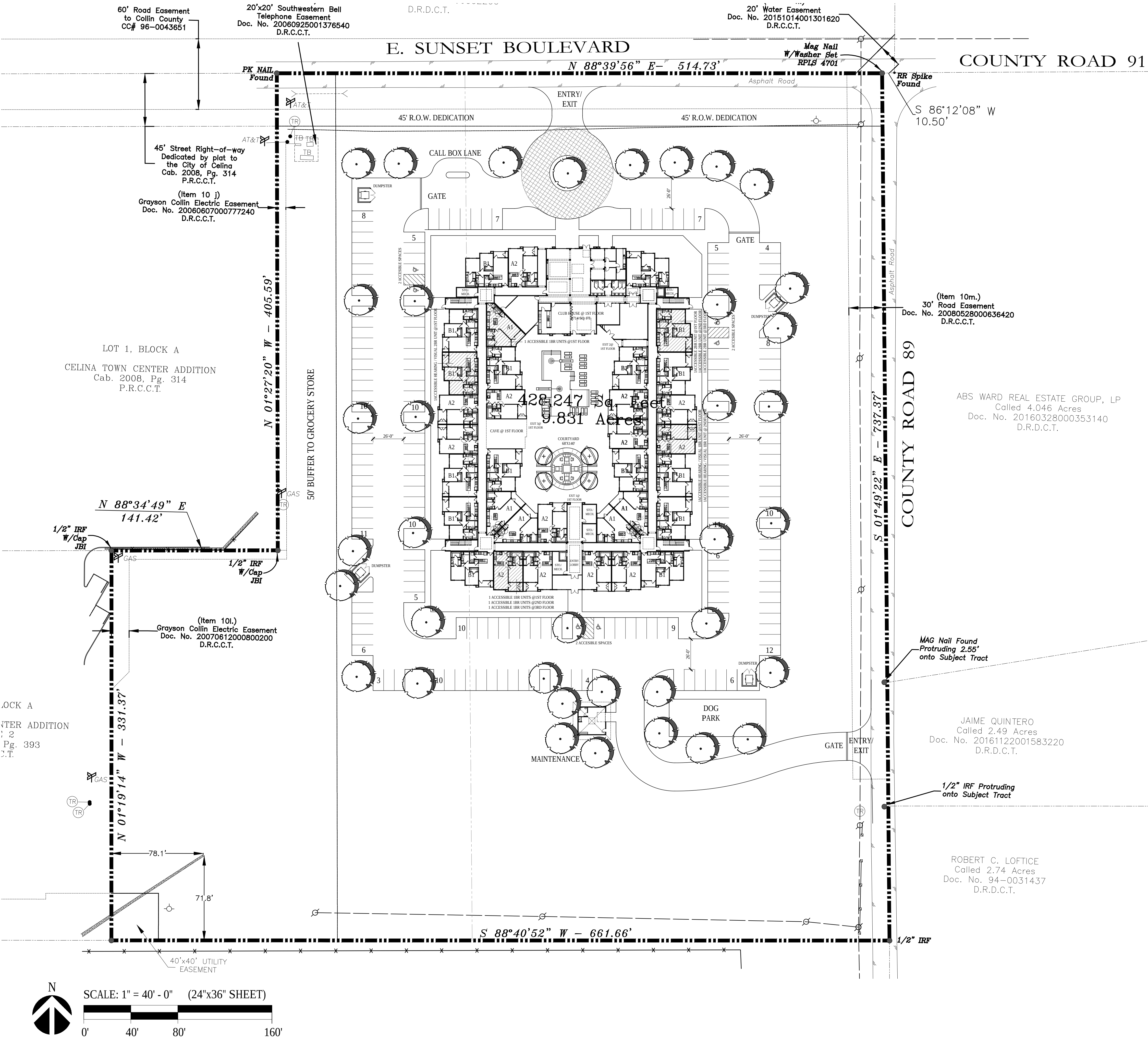
Perimeter: 0.45 Miles

Area: 8.02 Acres

☒ Mouse Navigation

Save Clear

Attachment: Palladium Celina elevation, location, site plan (Approve Palladium Senior Living



TYPICAL FLOOR PLAN

CELINA SENIOR LIVING						PALLADIUM USA	2017026
UNIT TABULATION - 3 STORY							2/27/17
UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL AREA	% BREAKDOWN	
A1	1br/1ba	750	20	17%	15,000	60%	
A2	1br/1ba	750	52	43%	39,000		
B1	2br/2ba	950	48	40%	45,600	40%	
TOTALS			120	100%	99,600		
UNIT AVERAGE NET SF :						830	
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.							
PROJECT DATA							
UNIT AVERAGE NET SF :						830 S.F.	
ACREAGE:						9.831 GROSS ACRES	
DENSITY:						12.21 UNITS/ACRE	
PARKING:							
REQUIRED						180 SPACES	
PROVIDED						182 SPACES	
						1.52 SPACES/UNIT	
NO DETENTION IS REQUIRED.							

ACCESSIBLE UNITS

MOBILITY				
DESCRIPTION	UNIT COUNT	REQUIRED %	UNITS REQ.	ROUNDED
A	72	5%	3.60	4
B	48	5%	2.40	3

HEARING/VISUAL				
DESCRIPTION	UNIT COUNT	REQUIRED %	UNITS REQ.	ROUNDED
A	72	2%	1.44	2
B	48	2%	0.96	1

NOTE:
OWNER COMMITS TO PROVIDING SITE AMENITIES TO SATISFY THE REQUIREMENTS OF THE QAP.
THE ENTIRE SITE IS WITHIN ZONE X.

**CITY OF CELINA
RESOLUTION NO. _____**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS,
CONFIRMING SUPPORT FOR THE PROPOSED PALLADIUM CELINA SENIOR
LIVING DEVELOPMENT LOCATED ON THE SOUTH SIDE OF E. SUNSET BLVD
AND WEST OF COUNTY ROAD 89.**

WHEREAS, the City of Celina, Texas (the "City") is a Home Rule municipality located in Collin County, Texas, and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the Celina Home Rule Charter; and

WHEREAS, Palladium Celina Senior Living, Ltd., has proposed a development for affordable rental housing located on the south side of E. Sunset Blvd and west of County Road 89, City of Celina, Collin County, Texas named Palladium Celina Senior Living in the City of Celina; and

WHEREAS, Palladium Celina Senior Living, Ltd., has advised that it intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA) for 2018 Competitive 9% Housing Tax Credits for Palladium Celina Senior Living.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS;

1. That the City Council hereby confirms that it supports the proposed Palladium Celina Senior Living located on the south side of E. Sunset Blvd and west of County Road 89, City of Celina, Collin County, Texas, and that this formal action has been taken to put on record the opinion expressed by the city on November 14th, 2017, and
2. That for and on behalf of the Governing Body, Jason Laumer, Celina City Manager, is hereby authorized, empowered, and directed to certify these resolutions to the Texas Department of Housing and Community Affairs.

PASSED AND APPROVED by the City Council of the City of Celina, Texas, this the 14th day of November, 2017.



Planning and Zoning Commission
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Robyn Miga, Planner
CC: Jason Laumer, City Manager
Date: November 14, 2017
Re: Light Farms Grange 4 Final Plat

Action Requested:

Consider and act upon a Final Plat for Light Farms Grange 4, being a ± 15.73 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas, generally located north of Frontier Parkway, south of CR 51, west of the BNSF Railroad, and east of Dallas Parkway, containing 39 residential lots, and 3 open space lots. (Light Farms Grange 4 Final Plat) (Rodriguez)

Background Information:

Staff has reviewed the proposed Final Plat for Light Farms Grange 4 and determined that the outstanding comments are minor in nature and can be addressed prior to City Council November 14, 2017.

Board Review/Citizen Input:

The Planning & Zoning Commission unanimously recommended approval at the October 17, 2017 meeting.

Alternatives:

n/a

Financial Considerations:

n/a

Legal Review:

n/a

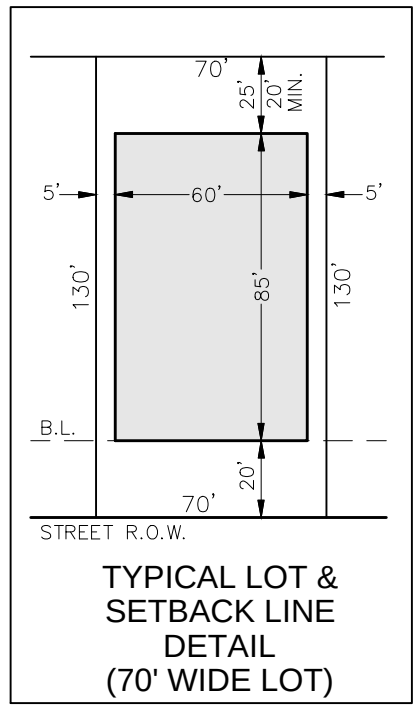
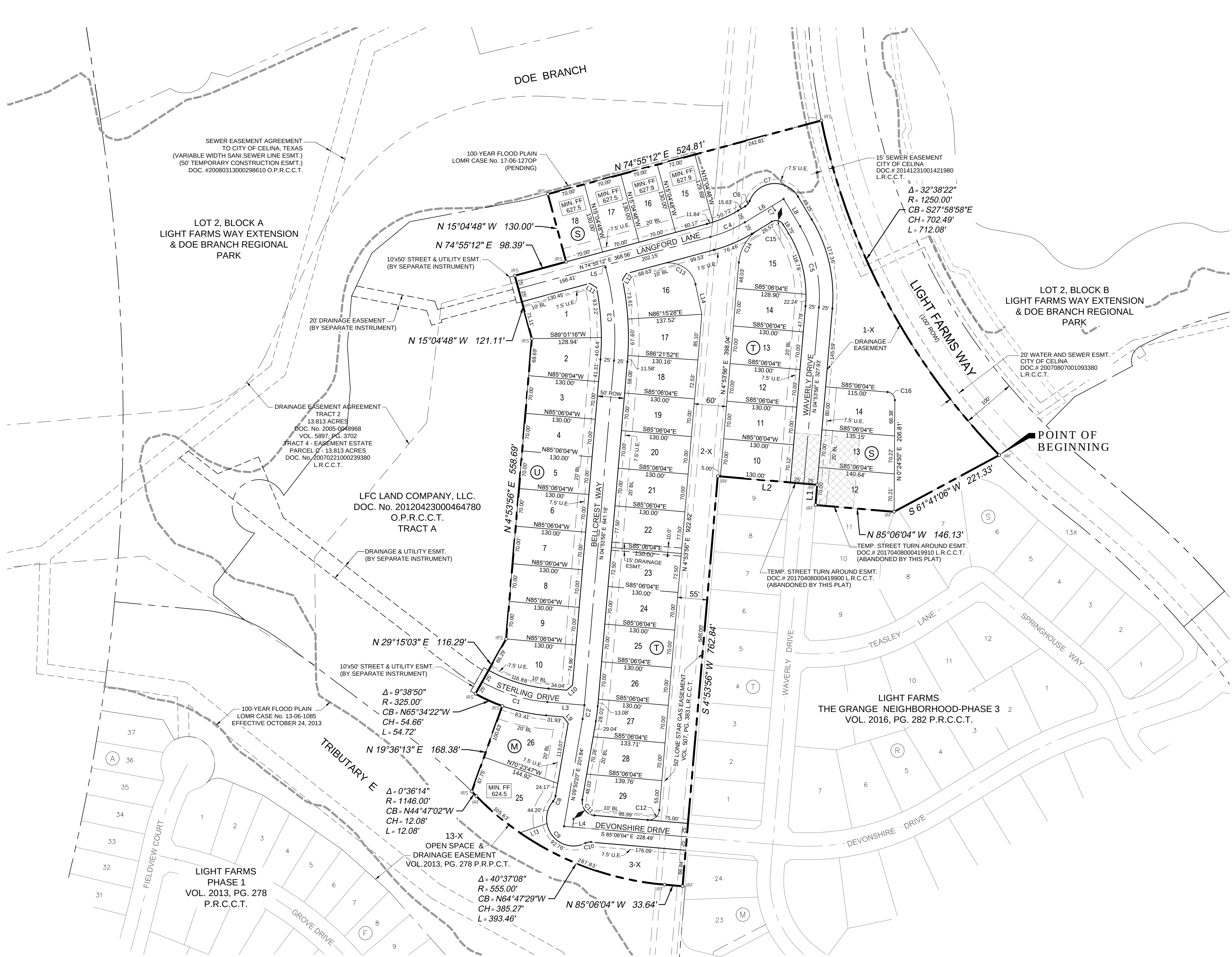
Supporting Documents:

Plat Exhibit

Staff Recommendation:

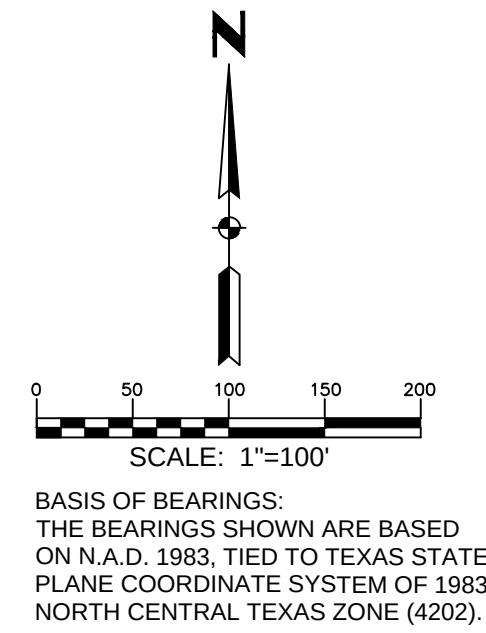
Staff recommends approval as presented.

DWG: F:\proj\01390501\01390543 GRANGE A\FINAL PLAT\FP GRANGE 4.dwg USER: tam
DATE: Sep 21, 2017 4:52pm XREFS: GRANGE 4 EXISTING FP GRANGE 4 BORDER GRANGE 4 BASE



NOTES:

- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- THE OWNERSHIP, CARE AND MAINTENANCE OF ALL COMMON AREA LOTS 1-X, 2-X, & 3-X, IS THE RESPONSIBILITY OF THE H.O.A.
- FOR LOTS 40', 50', OR 60' WIDE WITH J-DRIVE, FRONT YARD SETBACK MAY BE REDUCED BY FIVE (5) FEET.
- ALL LOT CORNERS WILL BE SET UPON COMPLETION OF CONSTRUCTION USING A 5/8 INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "HUITT-ZOLLARS" IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO SET REBAR, AN X CUT OR P.K. NAIL WILL BE UTILIZED. THE CENTERLINE OF THE STREET RIGHT-OF-WAY WILL BE MONUMENTED WITH A SCRIBED "X" IN CONCRETE AT P.C.'S, P.T.'S AND INTERSECTION POINTS.
- THE HOMEOWNER'S ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER SYSTEM AND STORM DRAINAGE SYSTEM ON PRIVATE PROPERTY. HOMEOWNER'S ASSOCIATION SHALL FURTHER HOLD THE CITY OF CELINA HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY LOT ARISING FROM SUCH MAINTENANCE RESPONSIBILITY. THE DRAINAGE EASEMENT SHOWN HEREUNDER SHALL NOT CREATE ANY AFFIRMATIVE DUTY TO THE CITY TO REPAIR, MAINTAIN OR CORRECT ANY CONDITION THAT EXISTS OR OCCURS DUE TO THE NATURAL FLOW OF STORM WATER RUNOFF, INCLUDING BUT NOT LIMITED TO, STORM WATER OVERFLOW, EROSION AND SLOUGHING, LOSS OF VEGETATION AND TREES, SUBSIDENCE, AND INTERFERENCE WITH STRUCTURES. THE CITY RETAINS THE RIGHT TO ENTER UPON THESE EASEMENTS FOR PUBLIC PURPOSES.



LEGEND

- IRF — IRON ROD FOUND
- IRF (H2) — 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "HUITT-ZOLLARS"
- IRS — 5/8" IRON ROD SET W/ "HUITT-ZOLLARS" CAP
- MIN. F.F. — MINIMUM FINISH FLOOR
- WME — WALL MAINTENANCE EASEMENT
- UE — UTILITY EASEMENT
- B.L. — BUILDING LINE
- ◆ — DENOTES STREET NAME CHANGE
- L.R.C.C.T. — LAND RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. — PLAT RECORDS, COLLIN COUNTY, TEXAS
- ESMT. ABANDONED BY THIS PLAT

NOTE:
COMMON AREA LOTS 1-X IS DESIGNATED FOR DRAINAGE EASEMENT.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 04°53'54" E	37.79'
L2	N 85°06'04" W	185.00'
L3	S 85°06'04" E	68.94'
L4	N 04°53'56" E	15.00'
L5	N 15°04'48" W	3.96'
L6	N 58°59'20" E	83.93'
L7	S 31°00'40" E	10.00'
L8	N 31°00'40" W	59.25'
L9	S 37°37'52" E	14.69'
L10	S 49°53'56" W	14.00'
L11	S 57°47'59" E	14.59'
L12	N 31°51'29" E	13.51'
L13	S 71°12'39" W	52.69'
L14	S 12°04'45" E	56.67'

CURVE TABLE					
CURVE	DELTA	RADIUS	CH BEARING	CHORD	LENGTH
C1	24°21'06"	300.00'	S 72°55'30" E	126.55'	127.51'
C2	4°56'23"	300.00'	N 7°22'08" E	25.86'	25.86'
C3	19°58'45"	500.00'	N 5°05'26" W	173.47'	174.35'
C4	15°55'52"	250.00'	N 66°57'16" E	69.29'	69.51'
C5	35°54'36"	250.00'	N 13°03'22" W	154.14'	156.69'
C6	38°12'48"	20.00'	N 39°52'56" E	13.09'	13.34'
C7	64°06'24"	50.00'	N 52°49'44" E	53.07'	55.94'
C8	31°00'10"	20.00'	N 25°20'25" E	10.69'	10.82'
C9	156°56'43"	50.00'	S 37°37'52" E	97.98'	136.96'
C10	31°00'10"	20.00'	S 79°23'51" W	10.69'	10.82'
C11	94°56'23"	25.00'	N 37°37'52" W	36.85'	41.43'
C12	90°00'00"	20.00'	N 49°53'56" E	28.28'	31.42'
C13	93°00'03"	50.00'	S 58°34'47" E	72.54'	81.16'
C14	54°05'27"	80.00'	N 31°56'38" E	72.75'	75.52'
C15	90°00'00"	15.50'	S 76°00'40" E	21.92'	24.35'
C16	85°30'54"	15.00'	N 42°20'41" W	20.37'	22.39'

FINAL PLAT
LIGHT FARMS
THE GRANGE NEIGHBORHOOD - PHASE 4
39 RESIDENTIAL LOTS, & 3 OPEN SPACES
TOTALING 15.73 ACRES
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABST. No. 734
COLLIN COUNTY, TEXAS

GUARANTOR LFC DEVCO GRANGE IV, LLC. 8401 North Central Expressway, Suite 350, Dallas, TX 75225 Phone 214-292-3410 Fax 214-292-3411	
PREPARED BY: HUITT-ZOLLARS Huitt-Zollars, Inc. Dallas 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202 Phone (214) 871-3311 Fax (214) 871-0757	
SEPTEMBER, 2017	SHEET 1 OF 2

DWG: F:\proj\01890901\01390543 GRANGE 4\FINAL PLAT\FP GRANGE 4.dwg USER: tam
DATE: Sep 21, 2017 4:33pm XREFS: GRANGE 4_EXISTING FP GRANGE 4 BORDER GRANGE 4 BASE

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, LFC DEVCO GRANGE IV, LLC is the owner of a tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas and being a portion of a tract of land described in instrument to LFC Land Company, LLC as recorded under Document Number 20120423000464780 of the Official Property Records of Collin County, Texas, and being more particularly described as follows;

BEGINNING at a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the north corner of Lot 13X, Block S of Light Farms, The Grange Neighborhood - Phase 3, an addition to Collin County as recorded in Volume 2017, Page 282 of the Plat Records, Collin County, Texas;

THENCE along the northerly line of said Light Farms, The Grange Neighborhood - Phase 3 the following;

South 61 degrees 41 minutes 06 seconds West a distance of 221.33 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 85 degrees 06 minutes 04 seconds West a distance of 146.13 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 4 degrees 53 minutes 54 seconds East a distance of 37.79 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

North 85 degrees 06 minutes 04 seconds West a distance of 185.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the northwest corner of said Phase 3;

THENCE South 4 degrees 53 minutes 56 seconds West along the westerly line of said Phase 3 a distance of 762.84 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" on the northerly line of Light Farms Phase One, an addition to Collin County as recorded in Volume 2013, Page 278 of the Plat Records, Collin County, Texas;

THENCE along the northerly line of said Light Farms Phase One the following;

North 85 degrees 06 minutes 04 seconds West a distance of 33.64 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the beginning of a curve to the right having a delta angle of 40 degrees 37 minutes 08 seconds, a radius of 555.00 feet and being subtended by a chord which bears North 64 degrees 47 minutes 29 seconds West a distance of 385.27 feet;

Along said curve to the right an arc length of 393.46 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the point of reverse curvature of curve to the left having a delta angle of 0 degrees 36 minutes 14 seconds, a radius of 1146.00 feet and being subtended by a chord which bears North 44 degrees 47 minutes 02 seconds West a distance of 12.08 feet;

Along said curve an arc length of 12.08 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE North 19 degrees 36 minutes 13 seconds East a distance of 168.38 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars", at the beginning of non-tangent curve to the right having a delta angle of 9 degrees 38 minutes 50 seconds, a radius of 325.00 feet and being subtended by a chord which bears North 65 degrees 34 minutes 22 seconds West a distance of 54.66 feet;

Along said curve an arc length of 54.72 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the end of said curve;

THENCE North 29 degrees 15 minutes 03 seconds East a distance of 116.29 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE North 4 degrees 53 minutes 56 seconds East a distance of 558.69 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE North 15 degrees 04 minutes 48 seconds West a distance of 121.11 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE North 74 degrees 55 minutes 12 seconds East a distance of 98.39 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE North 15 degrees 04 minutes 48 seconds West a distance of 130.00 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars";

THENCE North 74 degrees 55 minutes 12 seconds East a distance of 524.81 feet to a 5/8 inch iron rod set with plastic cap stamped "Huitt-Zollars" at the beginning of a non-tangent curve to the left having a delta angle of 32 degrees 38 minutes 22 seconds, a radius of 1250.00 feet and being subtended by a chord which bears South 27 degrees 58 minutes 58 seconds East a distance of 702.49 feet;

THENCE along said curve to the left an arc length of 712.08 feet to the Point of Beginning and containing 15.73 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC DEVCO GRANGE IV, LLC, does hereby adopt this plat designating the herein above described property as THE GRANGE NEIGHBORHOOD-PHASE 4, an addition to Collin County, Texas, and does hereby dedicate, in fee simple to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed on landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. Collin County, the City of Celina and public utilities entities shall have the right to remove and keep removed all of parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. Collin County, the City of Celina and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas,

WITNESS, my hand, this the ____ day of _____, 2017.

By: RJM/CELINA III L.P., Its Manager

By: RJM / CELINA III GP Inc., Its General Partner

LFC Devco Grange IV, LLC.

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2017.

Notary Public in and for the State of Texas

My Commission Expires On: _____

CERTIFICATE OF APPROVAL:

WITNESS, my hand, this the ____ day of _____, 2017.

By:

Authorized Signature of COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1

Keller Webster, President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Keller Webster, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2017.

Notary Public in and for the State of Texas

My Commission Expires On: _____

KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Eric J. Yahoudy does hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Celina, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Eric J. Yahoudy, Registered Professional Land Surveyor

Texas Registration No. 4862

Huitt-Zollars, Inc.

Firm Registration No. 10025600

Date _____

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Eric J. Yahoudy, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ____ day of _____, 2017.

Notary Public in and for the State of Texas

My Commission Expires On: _____

PROPERTY LOCATION STATEMENT

This property is located in the extraterritorial jurisdiction of the City of Celina, Collin County, Texas.

Signature of Mayor

Date of approval

ATTEST:

City Secretary

Date

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on the plat.

RECOMMENDED BY:

Planning and Zoning Commission
City of Celina, Texas

Signature of Chairperson

Date of Recommendation

APPROVED BY:

City Council
City of Celina, Texas

Signature of Mayor

Date of Approval

ATTEST:

City Secretary

FINAL PLAT
LIGHT FARMS
THE GRANGE NEIGHBORHOOD - PHASE 4
39 RESIDENTIAL LOTS, & 3 OPEN SPACES
TOTALING 15.73 ACRES
SITUATED IN THE
JOHN RAGSDALE SURVEY, ABST. No. 734
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GUARANTOR
LFC DEVCO GRANGE IV, LLC.
8401 North Central Expressway, Suite 350, Dallas, TX 75225
Phone 214-292-3410 Fax 214-292-3411

PREPARED BY:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Dallas
1717 McKinney Avenue, Suite 1400, Dallas, TX 75202
Phone (214) 871-3311 Fax (214) 871-0757

SEPTEMBER, 2017

SHEET 2 OF 2

COUNTY RECORDING INFORMATION
CAD FILE PATH: c:\proj\01390501\01390543 GRANGE 4\FINAL PLAT\FP GRANGE 4.dwg

Attachment: LF GRANGE 4-FINAL PLAT (Grange 4 Plat)



Police Department
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Tony Griggs, Chief
CC: Jason Laumer, City Manager
Date: November 14, 2017
Re: Article 8.04 Noise Ordinance

Action Requested:

Consider and act upon an ordinance of the City Council of the City of Celina, Texas, amending the Celina Code of Ordinances Chapter 8: Offenses and Nuisances; Article 8.04: Noise, to add a new section entitled territorial application. (Griggs)

Background Information:

This action amends the Noise ordinance.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

Reviewed as to form by the City Attorney.

Supporting Documents:

Amended Noise Ordinance.

Staff Recommendation:

**CITY OF CELINA, TEXAS
ORDINANCE 2017-**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING THE CELINA CODE OF ORDINANCES CHAPTER 8: OFFENSES AND NUISANCES; ARTICLE 8.04: NOISE TO ADD A NEW SECTION ENTITLED TERRITORIAL APPLICATION; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR FINDINGS; PROVIDING FOR AMENDMENTS; PROVIDING FOR A CUMULATIVE REPEALER CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin County and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, the Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas is empowered under Texas Government Code, Chapter 51 of the Texas Local Government Code to enact rules and regulations to protect the health and safety of the community; and

WHEREAS, the City deems it necessary to adopt such rules for the safeguarding of public health, safety and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

**SECTION 1
INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

**SECTION 2
FINDINGS**

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety and welfare.

**SECTION 3
AMENDMENTS**

3.01 That the Celina Code of Ordinances, Chapter 8: Offenses and Nuisances; Article 8.04: Noise is hereby amended to add a new Section 8.04.007 entitled Territorial Application which shall read as follows:

Attachment: Noise Article 8.04_Territorial Application_11.07.17 (Noise Ordinance)

"Sec. 8.04.007 Territorial Application.

This article shall be applicable within the corporate limits of the city and further within the area immediately contiguous and adjacent to the city limits, extended for a total distance of 5,000 feet; provided, however, that this article shall not apply within any portion of said 5,000-foot area which is contained within the territory of any other municipal corporation. Any reference to the City within this Article shall apply to the area described herein."

3.02 All other articles, chapters, divisions, sections, definitions, paragraphs, sentences, phrases and words are not amended but are hereby ratified and affirmed.

SECTION 4
CUMULATIVE REPEALER

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 5
SAVINGS

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of this provision of any other ordinance affecting the City's Code of Ordinances, regarding offenses and nuisances, which have secured at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 6
SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 7
PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date Clause of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 8
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 9
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage in accordance with law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 14th day of November, 2017.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

Lance Vanzant, City Attorney
City of Celina, Texas

Attachment: Noise Article 8.04_Territorial Application_11.07.17 (Noise Ordinance)



Finance Department
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Jay Toutounchian, Finance Director
Date: November 14, 2017
Re: 380 Agreement Between the City of Celina, Texas and Perry Homes, LLC

Action Requested:

Consider and act upon a Chapter 380 grant agreement by and among the City of Celina, Texas and Perry Homes, LLC acting by and through their respective authorized officers and representatives. (Toutounchian)

Background Information:

Perry Homes, LLC builds and will continue to build homes in Celina. Currently, the City does not receive any sales tax from the purchase of building materials made outside of the City. This 380 agreement would allow the City to receive 20% of its sales tax and for the EDC and CDC to receive 100% of their sales taxes that are spent on building materials outside of Celina.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

80% of the City sales tax on building materials purchased outside of Celina to Perry Homes, LLC.

Legal Review:

Reviewed and approved by City Attorney.

Supporting Documents:

Agreements and respective attachments

Staff Recommendation:

Approve

**CHAPTER 380 GRANT AGREEMENT BY
AND BETWEEN THE CITY OF CELINA, TEXAS
AND PERRY HOMES, L.L.C**

This **CHAPTER 380 GRANT AGREEMENT** ("Agreement") is made by and between The City of Celina, Texas ("City", also referred to as "Grantor") and Perry Homes, L.L.C (the "Company"), acting by and through their respective authorized officers and representatives.

WHEREAS, the City Council of the City of Celina, Texas ("City Council") has investigated and determined that it is in the best interest of the City and its citizens to encourage programs, including programs for making loans and grants of public money to promote local economic development and stimulate business and commercial activity in the City pursuant to Chapter 380, Texas Local Government Code, as amended ("Chapter 380"); and

WHEREAS, the Company will be engaged in the business of purchasing building materials for its use on construction projects within the City; and

WHEREAS, the Company has advised that it would like to partner with the City, and the Company will purchase items using a Texas Direct Payment Permit and generate economic development and local use tax revenue for the City, that would otherwise not be available to the City, would be an agreement by the Grantor to provide an economic development grant to the Company; and

WHEREAS, the Company desires to purchase and use new building materials within the City that will generate additional economic development and use tax revenue for the City; and

WHEREAS, the City Council has investigated and determined that the Company meets the criteria for providing the grants (hereinafter defined), pursuant to Chapter 380, based on, among other things, the Company: (i) acquiring properties for development, and constructing improvements; (ii) adding taxable improvements to real property in the City; and (iii) creating employment opportunities for the citizens of Celina ("Approved Project"); and

WHEREAS, the City has concluded that the Approved Project qualifies for a Grant under Chapter 380; and

WHEREAS, with the approval of this Agreement, the City hereby establishes a program authorized by Chapter 380 of the Texas Local Government Code to encourage and induce the generation of local use tax; and

WHEREAS, the Grantor has determined that making an economic development grant to the Company in accordance with this Agreement will further the objectives of the Grantor, will benefit the City and the City's inhabitants and will promote local economic development and stimulate business and commercial activity in the City;

Attachment: 380 Agreement with Perry Homes_11 07 17 (380 Agreement with Perry Homes and City of Celina)

NOW THEREFORE, in consideration of the foregoing, and on the terms and conditions hereinafter set forth, the sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE I DEFINITIONS

1.01 For purposes of this Agreement, each of the following terms shall have the meaning set forth herein unless the context clearly indicates otherwise:

"City" and "Grantor" shall mean The City of Celina, Texas, or those areas outside of the corporate limits which are subject to the imposition of sales and use taxes under a Strategic Partnership Agreement executed pursuant to Chapter 43 of the Texas Local Government Code.

"Company" shall mean Perry Homes, L.L.C

"Commencement Date" shall mean January 1, 2018. "Effective Date" shall mean January 1, 2018.

"Direct Payment Permit" also referred to herein as a "Texas Direct Payment Permit" shall mean that permit issued by the State of Texas authorizing Company to self-assess and pay applicable state and local use taxes directly to the State of Texas related to selected portions of Company's taxable purchases. Texas Rule 3.288 of the Texas Administrative Code defines the requirements and responsibilities of Texas Direct Payment Permit holders along with any amendments, permutations, or recodifications of such Code or Rules whether renaming such permits or otherwise modifying such provisions.

"Event of Bankruptcy or Insolvency" shall mean the dissolution or termination (other than a dissolution or termination by reason of a party merging with an affiliate) of a party's existence as a going business, insolvency, appointment of receiver for any part of a party's property and such appointment is not terminated within ninety (90) business days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against a party and in the event such proceeding is not voluntarily commenced by the party, such proceeding is not dismissed within ninety (90) business days after the filing thereof.

"Force Majeure" shall mean any delays due to strikes, riots, acts of God, shortages of labor or materials, war, terrorism, governmental approvals, laws, regulations, or restrictions, or any other cause of any kind whatsoever which is beyond the reasonable control of the party.

"Program" shall mean the economic incentive program established by the City pursuant to Chapter 380 of the Texas Local Government Code together with any amendments, permutations, or recodifications of such Code provisions whether renaming such economic incentive or other modifications thereof.

"Program Grant" shall mean the periodic payments paid by the City to the Company in accordance with Section 3 of this Agreement.

"Grant Period" shall mean consecutive six (6) month periods during the term of this Agreement, and the first Grant Period shall begin on the Effective Date and continue through and include the last day of June 2018 following the Effective Date. For illustration purposes, assume the Effective Date is January 1, 2018 then the first Grant Period would begin on January 1, 2018 and continue through and include June 30, 2018. The next Grant Period would begin on July 1, 2018 and continue through and include December 31, 2018. The final Grant Period for the initial 10-year term of the Agreement would be from July 1, 2027 and end on December 31, 2027.

"Taxable Items" shall have the same meaning assigned by Sections 151.010 and 151.0101, TEX. TAX CODE, as amended.

"Impositions" shall mean all use taxes that may be imposed by public or governmental authority on the Company or any taxable items purchased and used by Company within the City.

"Use Tax Receipts" shall mean the Grantor's receipts from the State of Texas from the collection of one percent (1%) general City use tax imposed by the City pursuant to Chapter 321 of the Texas Tax Code, attributed to the collection of use tax by Company associated with the issuance of Company's Texas Direct Payment for Taxable Items used or consumed in the City.

"Use Tax Certificate" shall mean a certificate or other statement in a form reasonably acceptable to the Grantor setting forth the Company's collection of use tax imposed by and received by the Grantor from the State of Texas, for the use of Taxable Items by Company in the City for the applicable calendar month during a Grant Period which are to be used to determine Company's eligibility for a Grant, together with such supporting documentation required herein, and as Grantor may reasonably request.

ARTICLE II

2.1 **TERM**Term. The term of this Agreement shall begin on the Effective Date and continue for a ten (10) year period.

2.2 This Agreement shall remain in effect until Grantor has made the Program Grants set forth in Section 3 of the Agreement, or until otherwise terminated under the provisions of this Agreement.

2.3 This Agreement may be extended for an additional period of time on terms mutually acceptable to both parties by a written agreement executed by both parties.

ARTICLE III ECONOMIC DEVELOPMENT GRANT

31 Grant. Subject to the Company's continued compliance with: (a) of all the terms and conditions of this Agreement, and (b) all of the City's Codes, rules and regulations regarding the development of property within the City's corporate limits and ETJ, the Grantor agrees to provide Company with an economic development grant from lawful available funds payable as provided herein in an amount equal to 80% of the Use Tax Receipts, as previously defined herein (the "Grant"). The Grant will be paid semi-annually at the end of June and the end of December with the potential exception of the final Grant Period during the ten (10) year period following the execution of the Agreement, commencing January 1, 2018. The Grant will never include any monies the Company pays or owes to the State of Texas for any penalties for late payments, failures to report in a timely manner, and the like, related to the Use Tax Receipts.

32 Grant Payment. Grantor shall pay the Grant for the applicable Grant Period within forty-five (45) days after receipt of a Use Tax Certificate from Company following the end of each Grant Period, pursuant to Section 4.01. Company shall submit Use Tax Certificates to Grantor within thirty (30) days following the end of the applicable Grant Period, beginning with the first Grant Period. For illustration purposes, assume the first Grant Period begins on January 1, 2018 and continues through and includes June 30, 2018. Company would submit a Use Tax Certificate to Grantor for the first Grant Period by July 30, 2018 and Grantor would pay the first Grant within forty-five (45) days after receipt of the Use Tax Certificate. Further assume that the Use Tax Receipts for the first Grant Period equal Five Thousand Dollars (\$5,000.00), then the amount of the first Grant would be Four Thousand Dollars (\$4,000.00).

33 Amended Returns and Audits. In the event the Company files an amended use tax return, or report, or if additional use tax is due and owing, as a result of an audit conducted by the State of Texas that increases the Use Tax Receipts for a previous period covered within the term of this agreement, the Grant payment for the Grant Period immediately following such State approved amendment shall be adjusted accordingly, provided the Grantor must have received the Use Tax Receipts attributed to such adjustment. As a condition precedent to payment of such adjustment, Company shall provide Grantor with a copy of such amended use tax report, tax return or audit adjustment, and the approval thereof by the State of Texas.

34 Refunds. In the event the State of Texas determines that the City erroneously received Use Tax Receipts, or that the amount of use tax paid to the City exceeds the correct amount of use tax for a previous Grant paid to the Company, the Company shall, within thirty (30) days after receipt of notification thereof from the City specifying the amount by which such Grant exceeded the amount to which the Company was entitled pursuant to such State of Texas determination, pay such amount to the Grantor. The Grantor may at its option adjust the Grant payment for the Grant Period immediately following such State of Texas determination to deduct there from the amount of the overpayment. As a condition precedent to payment of such refund, the City shall provide Company with a copy of such determination by the State of Texas. To the extent allowed by law, Company shall not owe the Grantor interest or owe Grantor other amounts as a penalty or damages as a result of an overpayment to company."

ARTICLE IV DOCUMENTATION SUPPORTING THE ECONOMIC DEVELOPMENT GRANT

The conditions contained in this Article IV are conditions precedent to the Grantor's obligation to make any Grant payment.

4.1 Use Tax Certificate. During the term of this Agreement, the Company shall within thirty (30) days after the end of each Grant Period, provide the Grantor with a Use Tax Certificate relating to Use Tax Receipts paid during the Grant Period. The Grantor shall have no duty to calculate the Use Tax Receipts or determine Company's entitlement to any Grant for a Grant Period, or pay any Grant during the term of this Agreement until such time as Company has provided the Grantor a Use Tax Certificate for such Grant Period and the Grantor has received the actual Use Tax Receipts from the State of Texas attributable to such calendar months within the Grant Period. Company shall provide such additional documentation as may be reasonably requested by Grantor to evidence, support and establish the use tax paid directly to the State of Texas pursuant to Company's Direct Payment Permit. The Use Tax Certificate for each Grant Period shall at a minimum contain, include or be accompanied by the following:

- a. A copy of all Texas Direct Payment Permit and self-assessment use tax returns and reports during the applicable Grant Period, use tax audit assessments or credits, including amended use tax returns or reports, filed by the Company during the Grant Period showing use tax paid directly to the State of Texas related to Company's operations for the Grant Period; and
- b. Information concerning any refund or credit received by the Company of use tax paid by the Company which has previously been reported by the Company as use tax paid for a previous Grant Period within the term of this agreement.

Company will provide to Grantor the Use Tax Certificates from time to time pursuant to the terms of the Agreement, which are confidential ("Confidential Information") and, except as otherwise provided herein, may not be disclosed to a third party without the Company's written consent. To the extent that any disclosure of the Confidential Information may be required by law, Grantor shall use reasonable efforts to inform Company in writing of the request in sufficient time for Company to assert any objection it may have to such disclosure to an appropriate judicial or administrative body.

4.2 Grantor must have received a Use Tax Certificate for the months within the Grant Period for which payment of a Grant is requested, and Grantor must have received the actual Use Tax Receipts for all calendar months within the Grant Period.

4.3 The Company shall provide the Grantor with a true and correct copy of its Texas Direct Payment Permit, which permit shall be kept in full force and effect throughout the term of the Agreement.

4.4 Company or the City shall not have an uncured material breach or default of this Agreement.

ARTICLE V TERMINATION

5.1 This Agreement may be terminated upon any one of the following:

- (a) by mutual written agreement of the parties;
- (b) by Grantor or Company, respectively, if the other party defaults or breaches any of the terms or conditions of this Agreement in any material respect and such default or breach is not cured within thirty (30) days after written notice thereof by the Grantor or Company, as the case may be;

by Grantor, if any Impositions owed to the Grantor or the State of Texas by Company shall have become delinquent (provided, however, Company retains the right to timely and properly protest and contest any such Impositions);

by Grantor, if Company suffers an Event of Bankruptcy or Insolvency;

by Grantor or Company, respectively, if any subsequent Federal or State legislation or any decision of a court of competent jurisdiction declares or renders this Agreement invalid, illegal or unenforceable; or

by Company, if the City does not pay the applicable Grant amount within 45 days of receipt of the Use Tax Receipts as required herein covered by a valid Use Tax Certificate issued by Company or fails to cure this breach within an additional 30 days and so long as the Company is not in default, or;

expiration of the term, or any subsequent renewal of the term.

The rights, responsibilities and liabilities of the parties under this Agreement shall be extinguished upon the termination of this Agreement except for any rights, responsibilities and/or liabilities that accrued prior to such termination.

ARTICLE VI MISCELLANEOUS

6.1 Binding Agreement. The terms and conditions of this Agreement are binding upon the parties to this agreement and their respective successors and permitted assigns. This Agreement may not be assigned without the express written consent of Grantor, which consent shall not be unreasonably withheld or delayed.

6.2 Limitation on Liability. It is understood and agreed between the parties that the Company and Grantor, in satisfying the conditions of this Agreement, have acted independently, and Grantor assumes no responsibilities or liabilities to third parties in connection with these actions. The Company agrees to indemnify and hold harmless the Grantor from all such claims,

suits, and causes of actions, liabilities and expenses, including reasonable attorney's fees, of any nature whatsoever by a third party arising out of the Company's performance of the conditions under this Agreement.

6.3 No Joint Venture. It is acknowledged and agreed by the parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture between the parties.

6.4 Authorization. Each party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

6.5 Notice. Any notice required or permitted to be delivered hereunder shall be deemed received three (3) days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the party at the address set forth below (or such other address as such party may subsequently designate in writing) or on the day actually received if sent by courier or otherwise hand delivered sent via fax.

If intended for City, to:

Attn: Jason Laumer
Celina City Manager
142 N. Ohio St.
Celina, TX 75009

With a copy to:

Attn:

If intended for the Company:

Attn: Mike Moore
Chief Financial Officer
Perry Homes, L.L.C
P.O. Box 34306
Houston, TX 77234

With a copy to:

Attn:

6.6 Entire Agreement. This Agreement is the entire Agreement between the parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written Agreement between the parties that in any manner relates to the subject matter of this Agreement.

6.7 Governing Law. The laws of the State of Texas shall govern the Agreement; and this Agreement is fully performable in Celina, Collin County, Texas with exclusive venue for any action concerning this Agreement being in a court of competent jurisdiction in Collin County, Texas.

6.8 Amendment. This Agreement may only be amended by the mutual written agreement of the parties.

6.9 Legal Construction. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

6.10 Recitals. The recitals to this Agreement are incorporated herein.

6.11 Counterparts. This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument and any such counterparts shall be deemed to be incorporated herein.

6.12 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

6.13 Sovereign Immunity. The parties agree that the City has not waived its sovereign immunity by entering into and performing its obligations under this Agreement.

6.14 Dispute Resolution. Any controversy or claim arising from or relating to this Agreement, or a breach thereof shall be subject to non-binding mediation, as a condition precedent to the institution of legal or equitable proceedings by any party unless the institution of such legal or equitable proceeding is necessary to avoid the running of an applicable statute of limitation. The parties shall endeavor to resolve their claims by mediation. Grantor and Company shall share the costs of mediation equally. The mediation shall be held in Celina, Texas, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

[SIGNATURE PAGES FOLLOW]

EXECUTED as of the ____ day of _____, 2017.

THE CITY OF CELINA, TEXAS

By: _____
Jason Laumer, City Manager

ATTEST:

City Secretary

By: _____

EXECUTED as of the ____ day of _____, 2017.

By: Perry Homes, L.L.C
a Texas limited liability corporation

By: _____
Name: Mike Moore
Title: Chief Financial Officer

Attachment: 380 Agreement with Perry Homes_11 07 17 (380 Agreement with Perry Homes and City of Celina)

ACKNOWLEDGMENTS

STATE OF TEXAS §
 §
CITY OF CELINA §

This instrument was acknowledged before me on the _____ day of _____, 2017
 by Jason Laumer, City Manager of The City of Celina, Texas, on behalf of said city.

Name: _____

Notary Public, State of Texas

My commission expires: _____

STATE OF TEXAS §
 §
CITY OF HOUSTON §

This instrument was acknowledged before me on the _____ day of _____, 2017 by Mike Moore, Chief Financial Officer of Perry Homes, L.L.C, a Texas limited liability corporation, on behalf of said limited liability corporation.

Name: _____

Notary Public - State of Texas

My commission expires: _____

Attachment: 380 Agreement with Perry Homes_11 07 17 (380 Agreement with Perry Homes and City of Celina)



Finance Department
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Jay Toutouchian, Finance Director
CC: Jason Laumer, City Manager
Date: November 14, 2017
Re: Amend 2016-2017 Budget

Action Requested:

Consider and act upon an ordinance of the City of Celina, Texas amending ordinance 2016-65, which adopted and approved the budget for fiscal year beginning October 1, 2016 and ending September 30, 2017, and make appropriations for each department, project and account, by adopting an amended fiscal year 2016-2017 budget for the City of Celina, Texas, reallocating funds between accounts pursuant to exhibit "A", attached hereto and incorporated into this ordinance. (Toutouchian)

Background Information:

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:

Ordinance

Staff Recommendation:

**CITY OF CELINA, TEXAS
ORDINANCE NO. 2017-**

AN ORDINANCE OF THE CITY OF CELINA, TEXAS AMENDING ORDINANCE 2016-65, WHICH ADOPTED AND APPROVED THE BUDGET FOR FISCAL YEAR BEGINNING OCTOBER 1, 2016 AND ENDING SEPTEMBER 30, 2017, AND MAKE APPROPRIATIONS FOR EACH DEPARTMENT, PROJECT AND ACCOUNT, BY ADOPTING AN AMENDED FISCAL YEAR 2016-2017 BUDGET FOR THE CITY OF CELINA, TEXAS, REALLOCATING FUNDS BETWEEN ACCOUNTS PURSUANT TO EXHIBIT “A”, ATTACHED HERETO AND INCORPORATED INTO THIS ORDINANCE; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR FILING OF THE AMENDED BUDGET AND ORDINANCE; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is conducting business pursuant to a budget for fiscal year 2016-2017, heretofore previously adopted by Ordinance 2016-65; and

WHEREAS, Section 102.010 of the Texas Local Government Code authorizes the governing body of a municipality to make changes in the budget for municipal purposes; and

WHEREAS, the City Council has reviewed various line items within the budget and has determined that a valid municipal purpose is served by reallocating funds between various budget line items; and

WHEREAS, a proposed amendment to the budget has been placed on file with the City Secretary of the City of Celina, Texas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

**SECTION 1
INCORPORATION OF PREMISES**

The above and foregoing premises are incorporated into the body of this Ordinance as if copied herein in their entirety.

**SECTION 2
AMENDMENT AND ADOPTION**

The City’s budget for the fiscal year ending September 30, 2017, heretofore previously adopted by Ordinance 2016-65 duly enacted by the City Council of the City of

Celina on the 13th day of September, 2016, be and is hereby amended as set out in Exhibit “A” attached hereto and incorporated herein, which amendment is hereby, in all respects, finally approved and adopted as so changed; the remainder of the budget being unchanged and remaining in full force and effect as originally adopted.

SECTION 3 **REALLOCATIONS**

That the amounts specified in Exhibit “A” be hereby appropriated and reallocated as specified for those purposes designated in Exhibit “A”.

SECTION 4 **FILING OF BUDGET AND ORDINANCE REQUIRED**

The City Manager shall file or cause to be filed a true and correct copy of the amended budget, along with this Ordinance, with the City Secretary and in the office of the County Clerk of Collin County, Texas and Denton County, Texas.

SECTION 5 **CUMULATIVE**

This Ordinance shall be cumulative of all provisions of Ordinances of the City of Celina, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the conflicting provisions of such Ordinances are hereby repealed.

SECTION 6 **SEVERABILITY**

The provisions of this Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole, or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority’s decision or enactment.

SECTION 7 **PUBLICATION CLAUSE**

The City Secretary of the City of Celina is hereby directed to publish in the Official newspaper of the City of Celina, the descriptive Caption and Effective Date of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 8
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 9
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage in accordance with law.

IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas, this the 14th day of November, 2017.

Sean Terry, Mayor
City of Celina, Texas

Vicki Faulkner
City Secretary

City Attorney

Attachment: 2017-00 Amend FY2017 Budget (Amend Budget)



CITY OF CELINA AMENDED BUDGET FISCAL YEAR 2016-2017

GENERAL FUND

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**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

GENERAL FUND SUMMARY

		FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
REVENUE	FY 2017 BUDGET		
TOTAL FINES & FEES	3,160,270	6,125,338	94%
TOTAL TAXES	4,398,568	4,800,720	9%
TOTAL GRANTS	0	0	100%
TOTAL CONTRIBUTIONS/DONATIONS	229,308	170,406	-26%
TOTAL INTEREST INCOME	45,500	58,200	28%
TOTAL MISCELLANEOUS REVENUE	299,130	359,297	20%
TOTAL TRANSFERS	1,458,000	492,000	-66%
TOTAL GENERAL FUND REVENUE	9,590,776	12,005,961	25%

		FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
EXPENDITURES	FY 2017 BUDGET		
LIBRARY	177,856	165,787	-6.79%
GENERAL SERVICES OFFICE	283,049	272,888	-3.59%
PLANNING AND DEVELOPMENT SERVICES	1,218,608	967,800	-20.58%
ADMINISTRATION	1,181,193	1,261,592	6.81%
MUNICIPAL COURT	156,748	153,267	-2.22%
FIRE AND EMS	2,058,979	2,059,618	0.03%
STREETS	851,546	806,001	-5.35%
POLICE	1,786,968	1,687,532	-5.56%
PARKS	821,567	737,813	-10.19%
MARKETING	349,030	297,469	-14.77%
ENGINEERING	705,029	620,854	-11.94%
NON DEPARTMENTAL	-	509,000	100.00%
TOTAL DEPARTMENTAL EXPENDITURES	9,590,573	9,539,621	-0.53%

REVENUE OVER (UNDER) EXPENDITURES	203	2,466,340	
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Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

**102-GENERAL FUND
REVENUE**

REVENUE	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
FINES & FEES			
102-400-01-4020 COURT FINES	176,000	112,435	-36.12%
102-400-01-4021 COURT FINES-SECURITY	6,325	3,900	-38.34%
102-400-01-4022 COURT FINES-TECHNOLOGY	8,335	5,200	-37.61%
102-400-01-4023 COURT FINES-TIME PAY	2,035	1,545	-24.08%
102-400-01-4024 COURT FINES - DEF DISP	116,490	80,200	-31.15%
102-400-01-4025 PARK FEES	0	0	0.00%
102-400-01-4026 TRUANCY PREVENTION FUND	3,850	385	-90.00%
102-400-01-4027 CREDIT CARD FEES	9,735	17,400	78.74%
102-400-01-4028 JURY FEES	0	3	0.00%
102-400-01-4030 PERMITS	2,537,500	3,932,300	54.97%
102-400-01-4060 EMS FEES	175,000	217,030	24.02%
102-400-01-4080 DEVELOPMENT FEES	125,000	1,245,940	896.75%
102-400-01-4082 MUD1 FIRE/EMS & POLICE	0	509,000	100.00%
TOTAL FINES & FEES	3,160,270	6,125,338	93.82%
TAXES			
102-400-02-4010 SALES TAX	639,757	939,150	46.80%
102-400-02-4050 PROPERTY TAX-CURRENT	3,413,028	3,387,450	-0.75%
102-400-02-4060 PROPERTY TAX-DELINQUEN	25,000	99,420	297.68%
102-400-02-4071 FRANCHISE TAXES - ELECTRIC	218,403	271,150	24.15%
102-400-02-4072 FRANCHISE TAXES - GAS	53,089	43,100	-18.82%
102-400-02-4073 FRANCHISE TAXES - TELEPHONE	20,687	26,400	27.62%
102-400-02-4074 FRANCHISE TAXES - CABLE	21,982	24,650	12.14%
102-400-02-4075 UTILITIES PEG FEES	5,722	7,200	25.83%
102-400-02-4076 HOTEL OCCUPANCY TAX	900	2,200	144.44%
TOTAL TAXES	4,398,568	4,800,720	9.14%
102-400-03-4057 POLICE TRAINING GRANT	-	-	0.00%
102-400-03-4058 FIRE FIGHTERS TRAINING	-	-	
TOTAL GRANTS	-	-	100.00%

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

**102-GENERAL FUND
REVENUE**

REVENUE	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
CONTRIBUTIONS/DONATIONS			
102-400-04-4057 PARK DONATIONS	-	1,000	100.00%
102-400-04-4059 FIRE DEPT DONATIONS	-	0	100.00%
102-400-04-4705 COUNTY LIBRARY FUNDS	14,308	14,308	0.00%
102-400-04-4711 CITY SPONSORED EVENTS	55,000	89,100	62.00%
102-400-04-4712 CITY & CHAMBER BALLOON	160,000	65,998	-58.75%
TOTAL CONTRIBUTIONS/DONATIONS	229,308	170,406	-25.69%
INTEREST			
102-400-05-4800 INTEREST INCOME	45,500	58,200	27.91%
TOTAL INTEREST INCOME	45,500	58,200	27.91%
MISCELLANEOUS REVENUE			
102-400-09-4090 POLICE REPORTS	500	900	80.00%
102-400-09-4091 POLICE SEIZURES	-	-	0.00%
102-400-09-4092 COUNTY REBATE OF CHILD	8,030	8,048	0.22%
102-400-09-4093 COLLIN COUNTY FIREMAN'S	74,200	81,608	9.98%
102-400-09-4094 DENTON COUNTY FIREMAN'S	10,000	10,000	0.00%
102-400-09-4700 SALE OF FIXED ASSETS	-	39,150	100.00%
102-400-09-4720 PROPERTY RENTAL	-	616	100.00%
102-400-09-4730 PARK FACILITIES USAGE	136,000	155,900	14.63%
102-400-09-4731 PARK CONCESSION STAND	35,000	9,540	-72.74%
102-400-09-4740 HEALTH INSPECTION FEES	9,000	11,580	28.67%
102-400-09-4741 FIRE INSPECTION FEES	2,500	4,500	80.00%
102-400-09-4742 ALARM PERMIT	7,500	11,575	54.33%
102-400-09-4743 KEEP CELINA BEAUTIFUL	5,000	10,000	100.00%
102-400-09-4850 MISCELLANEOUS INCOME	9,000	12,830	42.56%
102-400-09-4852 LIBRARY SERVICES CONTR	2,400	3,050	27.08%
102-400-09-4853 CASH OVER/SHORT	-	-	100.00%
TOTAL MISCELLANEOUS REVENUE	299,130	359,297	20.11%
102-400-99-4600 TRANSFERS IN	1,458,000	492,000	-66.26%
TOTAL TRANSFERS	1,458,000	492,000	-66.26%
TOTAL GENERAL FUND REVENUE	9,590,776	12,005,961	25.18%

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

**102-GENERAL FUND
LIBRARY**

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
EXPENDITURES			
PAYROLL EXPENSE			
102-508-01-5100 SALARIES	101,635	96,955	-4.60%
102-508-01-5105 OVERTIME	-	-	0.00%
102-508-01-5107 SPECIAL EVENT PAY	-	-	0.00%
102-508-01-5110 P/R TAX EXPENSE	7,775	7,461	-4.04%
102-508-01-5111 SUTA	1,080	136	-87.41%
102-508-01-5115 GROUP HEALTH INSURANCE	6,007	6,000	-0.12%
102-508-01-5116 RETIREMENT - TMRS	4,232	4,050	-4.30%
102-508-01-5117 WORKMAN'S COMPENSATION	529	576	8.88%
102-508-01-5120 LONGEVITY PAY	572	572	0.00%
102-508-01-5122 SCHOOL, REGISTRATION &	950	56	-94.11%
102-508-01-5123 TRAVEL, MEALS & LODGING	1,664	-	-100.00%
102-508-01-5124 UNIFORMS	-	-	
TOTAL PAYROLL EXPENSE	124,444	115,806	-6.94%
LEGAL & PROFESSIONAL EXP			
102-508-02-5140 CONTRACT SERVICES	-	250	100.00%
102-508-02-5150 LEGAL	-	-	
TOTAL LEGAL & PROFESSIONAL EXP	-	250	100.00%
MATERIALS & SUPPLIES			
102-508-03-5207 OFFICE FURNITURE			
102-508-03-5208 COMPUTER SW/HW	2,925	-	-100.00%
102-508-03-5209 OFFICE SUPPLIES	1,150	1,025	-10.87%
102-508-03-5210 MATERIAL / SUPPLIES	2,300	2,220	-3.48%
TOTAL MATERIALS & SUPPLIES	6,375	3,245	-49.10%
MAINTENANCE EXPENSE			
102-508-04-5205 MAINTENANCE AGREEMENTS	8,500	9,025	6.18%
102-508-04-5225 FACILITY MAINTENANCE	-	200	100.00%
TOTAL MAINTENANCE EXPENSE	8,500	9,225	8.53%

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

102-GENERAL FUND
LIBRARY

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
EXPENDITURES			
UTILITY EXPENSE			
102-508-05-5400 LAND PHONE LINES	2,625	2,490	-5.14%
102-508-05-5403 INTERNET / DSL	2,700	2,100	-22.22%
102-508-05-5419 NATURAL GAS	850	785	-7.65%
102-508-05-5420 ELECTRICITY	3,700	2,580	-30.27%
102-508-05-5421 OTHER UTILITIES	-		
TOTAL UTILITY EXPENSE	9,875	7,955	-19.44%
MISCELLANEOUS EXPENSE			
102-508-09-5220 POSTAGE/COURIER	770	330	-57.14%
102-508-09-5240 GENERAL INSURANCE	431	431	0.00%
102-508-09-5250 MEMBERSHIP & DUES	681	1,020	49.78%
102-508-09-5285 HIRING EXPENSES	57	45	-21.05%
102-508-09-5290 ADVERTISING	-	-	
102-508-09-5410 OFFICE CLEANING	3,400	3,000	-11.76%
102-508-09-5415 EQUIPMENT RENTAL	1,500	1,075	-28.33%
102-508-09-5700 EQUIPMENT	1,726	105	-93.92%
102-508-09-5710 LIBRARY BOOKS	20,098	23,300	15.93%
TOTAL MISCELLANEOUS EXPENSE	28,663	29,306	2.24%
TOTAL LIBRARY	177,857	165,787	-6.79%

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

**102-GENERAL FUND
GENERAL SERVICES OFFICE**

EXPENDITURES	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
PAYROLL EXPENSE			
102-509-01-5100 SALARIES	152,584	116,700	-23.52% a
102-509-01-5105 OVERTIME	-	-	
102-509-01-5107 SPECIAL EVENT PAY	-	-	
102-509-01-5110 P/R TAX EXPENSE	11,673	9,015	-22.77%
102-509-01-5111 SUTA	810	103	-87.28%
102-509-01-5115 GROUP HEALTH INSURANCE	18,019	11,500	-36.18%
102-509-01-5116 RETIREMENT - TMRS	5,020	7,200	43.43%
102-509-01-5117 WORKMAN'S COMPENSATION	687	930	35.37%
102-509-01-5120 LONGEVITY PAY	1,156	1,150	-0.52%
102-509-01-5122 SCHOOL, REGISTRATION &	2,800	825	-70.54%
102-509-01-5123 TRAVEL, MEALS & LODGING	3,200	925	-71.09%
102-509-01-5124 UNIFORMS	-		
TOTAL PAYROLL EXPENSE	195,949	148,348	-24.29%
LEGAL & PROFESSIONAL EXP			
102-509-02-5140 CONTRACT SERVICES	250	62,025	24710% a
102-509-02-5150 LEGAL	1,000	-	-100.00%
102-509-02-5154 CODEBOOK	6,500	3,450	-46.92%
TOTAL LEGAL & PROFESSIONAL EXP	7,750	65,475	744.84%
MATERIALS & SUPPLIES			
102-509-03-5208 COMPUTER SOFTWARE / HA	2,000	2,425	21.25%
102-509-03-5209 OFFICE SUPPLIES	2,400	1,170	-51.25%
102-509-03-5210 MATERIAL / SUPPLIES	2,800	1,900	-32.14%
TOTAL MATERIALS & SUPPLIES	7,200	5,495	-23.68%
MAINTENANCE EXPENSE			
102-509-04-5205 MAINTENANCE AGREEMENTS	7,125	7,330	2.88%
TOTAL MAINTENANCE EXPENSE	7,125	7,330	2.88%

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

102-GENERAL FUND
GENERAL SERVICES OFFICE

EXPENDITURES	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
UTILITY EXPENSE			
102-509-05-5400 LAND PHONE LINES	1,500	2,240	49.33%
102-509-05-5401 CELL PHONES	900	375	-58.33%
102-509-05-5403 INTERNET DSL	3,500	2,400	-31.43%
102-509-05-5419 NATURAL GAS	1,000	145	-85.50%
102-509-05-5420 ELECTRICITY	5,900	2,580	-56.27%
TOTAL UTILITY EXPENSE	12,800	7,740	-39.53%
MISCELLANEOUS EXPENSE			
102-509-09-5119 EMPLOYEE EVENTS	2,500	1,100	-56.00%
102-509-09-5145 ELECTION EXPENSES	10,000	4,500	-55.00%
102-509-09-5146 RECORDS MANAGEMENT	900	120	-86.67%
102-509-09-5180 LICENSES, PERMITS & FI	2,000	395	-80.25%
102-509-09-5220 POSTAGE / COURIER	300	70	-76.67%
102-509-09-5240 GENERAL LIABILITY INSU	800	800	0.00%
102-509-09-5250 MEMBERSHIPS, DUES & SU	485	365	-24.74%
102-509-09-5290 LEGAL PUBLICATIONS	4,000	1,950	-51.25%
102-509-09-5410 OFFICE CLEANING	2,400	900	-62.50%
102-509-09-5415 EQUIPMENT RENTAL	-	435	100.00%
102-509-09-5700 EQUIPMENT	1,000	-	-100.00%
102-509-09-5750 CAPITAL OUTLAY	27,840	27,865	0.09%
TOTAL MISCELLANEOUS EXPENSE	52,225	38,500	-26.28%
TOTAL GENERAL SERVICES OFFICE	283,049	272,888	-3.59%

Comments/Justification/Notes

a- Interim HR Manager costs

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

**102-GENERAL FUND
PLANNING & DEVELOPMENT SERVICES**

EXPENDITURES	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
PAYROLL EXPENSE			
102-510-01-5100 SALARIES	650,415	559,200	-14.02%
102-510-01-5105 OVERTIME	5,000	2,300	-54.00%
102-510-01-5110 P/R TAX EXPENSE	50,139	42,575	-15.09%
102-510-01-5111 SUTA	3,105	390	-87.44%
102-510-01-5115 GROUP HEALTH INSURANCE	69,061	51,560	-25.34%
102-510-01-5116 RETIREMENT - TMRS	42,668	34,700	-18.67%
102-510-01-5117 WORKER'S COMPENSATION	4,695	3,315	-29.39%
102-510-01-5120 LONGEVITY PAY	912	705	-22.70%
102-510-01-5122 SCHOOL, REGISTRATION &	9,631	9,175	-4.73%
102-510-01-5123 TRAVEL, MEALS & LODGIN	11,542	4,000	-65.34%
102-510-01-5124 UNIFORMS	1,550	1,365	-11.94%
TOTAL PAYROLL EXPENSE	848,718	709,285	-16.43%
LEGAL & PROFESSIONAL EXP			
102-510-02-5140 CONTRACT SERVICES	25,000	5,950	-76.20%
102-510-02-5144 HEALTH INSPECTIONS	10,000	9,000	-10.00%
102-510-02-5149 ENGINEERING	-	1,750	100.00%
102-510-02-5152 PLANNING	100,000	-	-100.00%
102-510-02-5161 ANNEX. PLAN & PRE-ANNE	20,000	30,100	50.50%
TOTAL LEGAL & PROFESSIONAL EXP	155,000	46,800	-69.81%
MATERIALS & SUPPLIES			
102-510-03-5207 OFFICE FURNITURE			
102-510-03-5208 COMPUTER SOFTWARE / HA	20,400	5,650	-72.30%
102-510-03-5209 OFFICE SUPPLIES	5,900	3,000	-49.15%
102-510-03-5210 MATERIAL & SUPPLIES	2,650	5,000	88.68%
TOTAL MATERIALS & SUPPLIES	28,950	13,650	-52.85%

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

102-GENERAL FUND
PLANNING & DEVELOPMENT SERVICES

EXPENDITURES	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
MAINTENANCE EXPENSE			
102-510-04-5205 MAINTENANCE AGREEMENTS	33,560	19,800	-41.00%
102-510-04-5225 FACILITY MAINTENANCE	2,000	2,650	32.50%
102-510-04-5231 EQUIPMENT O&M	-	20	100.00%
102-510-04-5279 FUEL	16,050	7,200	-55.14%
102-510-04-5280 VEHICLE O&M	3,100	1,150	-62.90%
102-510-04-5281 VEHICLE REPAIR	4,100	660	-83.90%
TOTAL MAINTENANCE EXPENSE	58,810	31,480	-46.47%
UTILITY EXPENSE			
102-510-05-5400 LAND PHONE LINES	6,000	5,700	-5.00%
102-510-05-5401 CELL PHONES	7,200	6,800	-5.56%
102-510-05-5403 INTERNET DSL	14,000	12,900	-7.86%
102-510-05-5419 NATURAL GAS	300	500	66.67%
102-510-05-5420 ELECTRICITY	6,500	5,450	-16.15%
TOTAL UTILITY EXPENSE	34,000	31,350	-7.79%
MISCELLANEOUS EXPENSE			
102-510-09-5162 CREDIT CARD FEES	-	12,650	100.00%
102-510-09-5180 LICENSES, PERMITS & FILING	2,000	2,150	7.50%
102-510-09-5200 MAPS & PRINTING	2,000	-	-100.00%
102-510-09-5220 POSTAGE AND COURIER	2,000	910	-54.50%
102-510-09-5240 GENERAL LIABILITY INSU	1,200	2,250	87.50%
102-510-09-5250 MEMBERSHIPS, DUES & SU	6,390	3,700	-42.10%
102-510-09-5285 HIRING EXPENSES	600	250	-58.33%
102-510-09-5290 LEGAL PUBLICATIONS	5,000	2,600	-48.00%
102-510-09-5410 OFFICE CLEANING	3,500	6,000	71.43%
102-510-09-5415 EQUIPMENT RENTAL	1,440	6,125	325.35%
102-510-09-5700 EQUIPMENT	-	-	0.00%
102-510-09-5750 CAPITAL OUTLAY	69,000	98,600	42.90%
TOTAL MISCELLANEOUS EXPENSE	93,130	135,235	45.21%
TOTAL PLANNING & DEVELOPMENT SVCS	1,218,608	967,800	-20.58%

Comments/Justification/Notes

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

**102-GENERAL FUND
ADMINISTRATION**

EXPENDITURES	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
PAYROLL EXPENSE			
102-511-01-5100 SALARIES	489,558	421,700	-14%
102-511-01-5105 OVERTIME	-	-	0%
102-511-01-5107 SPECIAL EVENT PAY	2,500	-	-100%
102-511-01-5110 P/R TAX EXPENSE	37,642	31,500	-16%
102-511-01-5111 SUTA	1,620	77	-95%
102-511-01-5115 GROUP HEALTH INSURANCE	36,057	31,245	-13%
102-511-01-5116 RETIREMENT-TMRS	32,033	25,720	-20%
102-511-01-5117 WORKMAN'S COMPENSATION	2,214	2,330	5%
102-511-01-5120 LONGEVITY PAY	1,052	825	-22%
102-511-01-5122 SCHOOL, REGISTRATION &	8,030	2,250	-72%
102-511-01-5123 TRAVEL, MEALS & LODGING	12,234	4,650	-62%
TOTAL PAYROLL EXPENSE	622,940	520,297	-16%
LEGAL & PROFESSIONAL EXP			
102-511-02-5140 CONTRACT SERVICES	4,000	54,600	1265% ^a
102-511-02-5150 LEGAL	120,000	195,000	63%
102-511-02-5151 AUDIT	22,500	22,500	0%
102-511-02-5215 TAX COLLECTION-COLLIN	5,200	3,100	-40%
TOTAL LEGAL & PROFESSIONAL EXP	151,700	275,200	81%
MATERIALS & SUPPLIES			
102-511-03-5207 OFFICE FURNITURE EXPENSE	1,250	11,560	825%
102-511-03-5208 COMPUTER SW / HW	6,500	11,100	71%
102-511-03-5209 OFFICE SUPPLIES	2,600	3,450	33%
102-511-03-5210 MATERIALS/SUPPLIES	3,500	5,000	43%
	-		
TOTAL MATERIALS & SUPPLIES	13,850	31,110	125%
MAINTENANCE EXPENSE			
102-511-04-5205 MAINTENANCE AGREEMENTS	49,418	13,700	-72%
102-511-04-5225 FACILITY MAINTENANCE	10,000	1,400	-86%
102-511-04-5226 CITY HALL RENOVATIONS	-	1,200	100%
TOTAL MAINTENANCE EXPENSE	59,418	16,300	-73%

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

**102-GENERAL FUND
ADMINISTRATION**

EXPENDITURES	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
UTILITY EXPENSE			
102-511-05-5400 LAND PHONE LINES	2,880	4,020	40%
102-511-05-5401 CELL PHONES	2,400	3,700	54%
102-511-05-5403 INTERNET DSL	14,400	6,950	-52%
102-511-05-5419 NATURAL GAS	1,080	865	-20%
102-511-05-5420 ELECTRICITY	5,500	5,500	0%
TOTAL UTILITY EXPENSE	26,260	21,035	-20%
MISCELLANEOUS EXPENSE			
102-511-09-5180 LICENSES/PERMITS/FILING	50	565	1030%
102-511-09-5220 POSTAGE/COURIER	2,000	1,475	-26%
102-511-09-5240 GENERAL INSURANCE	1,750	1,875	7%
102-511-09-5250 MEMBERSHIPS & DUES	5,600	7,800	39%
102-511-09-5260 COUNCIL EXPENSES	18,000	27,100	51%
102-511-09-5271 MEALS AND ENTERTAINMENT	1,250	1,525	22%
102-511-09-5285 NEW EMPL. HIRING EXPENSE	0	140	100%
102-511-09-5290 LEGAL PUBLICATIONS	750	500	-33%
102-511-09-5405 INTERNET ISP & HOSTING	13,000	13,950	7%
102-511-09-5410 CLEANING (CITY HALL)	2,500	1,450	-42%
102-511-09-5411 CLEANING(COUNCIL CHAM.)	2,000	1,800	-10%
102-511-09-5412 CLEANING (SR. CITIZEN CTR.)	1,000	900	-10%
102-511-09-5415 EQUIPMENT RENTAL	17,604	11,350	-36%
102-511-09-5610 CENTRAL APPRAISAL DIST.	30,070	31,290	4%
102-511-09-5700 EQUIPMENT	-	-	0%
102-511-09-5705 SPECIAL PROJECTS	100,000	242,000	142%
102-511-09-5706 SALES TAX REBATE	10,000	40,210	302%
102-511-09-5750 CAPITAL OUTLAY	101,450	13,720	-86%
TOTAL MISCELLANEOUS EXPENSE	307,024	397,650	30%
TOTAL	1,181,192	1,261,592	7%

Comments/Justification/Notes

a- Interim City Manager costs

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

MUNICIPAL COURT

EXPENDITURES	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
PAYROLL EXPENSE			
102-512-01-5100 SALARIES	74,048	72,750	-1.75%
102-512-01-5105 OVERTIME	4,200	2,700	-35.71%
102-512-01-5110 P/R TAX EXPENSE	5,986	5,986	0.00%
102-512-01-5111 SUTA	540	87	-83.89%
102-512-01-5115 GROUP HEALTH INSURANCE	12,008	12,000	-0.07%
102-512-01-5116 RETIREMENT-TMRS	5,094	4,855	-4.69%
102-512-01-5117 WORKMAN'S COMPENSATION	352	363	3.13%
102-512-01-5120 LONGEVITY PAY	160	164	2.50%
102-512-01-5122 SCHOOL, REGIST. & TUITION	750	685	-8.67%
102-512-01-5123 TRAVEL, MEALS & LODGING	1,000	205	-79.50%
102-512-01-5124 UNIFORMS	200	335	67.50%
TOTAL PAYROLL EXPENSE	104,338	100,130	-4.03%
LEGAL & PROFESSIONAL EXP			
102-512-02-5150 LEGAL	15,000	15,000	0.00%
102-512-02-5162 MUNICIPAL JUDGE FEES	14,400	14,400	0.00%
TOTAL LEGAL & PROFESSIONAL EXP	29,400	29,400	0.00%
MATERIALS & SUPPLIES			
102-512-03-5207 OFFICE FURNITURE			
102-512-03-5208 COMPUTER SOFTWARE / HA	2,250	850	-62.22%
102-512-03-5209 OFFICE SUPPLIES	1,000	1,045	4.50%
102-512-03-5210 MATERIALS/SUPPLIES	1,260	2,000	58.73%
TOTAL MATERIALS & SUPPLIES	4,510	3,895	-13.64%
MAINTENANCE EXPENSE			
102-512-04-5205 MAINTENANCE AGREEMENTS	8,000	6,460	-19.25%
TOTAL MAINTENANCE EXPENSE	8,000	6,460	-19.25%

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

MUNICIPAL COURT

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
EXPENDITURES			
UTILITY EXPENSE			
102-512-05-5400 LAND PHONE LINES	900	1,420	57.78%
102-512-05-5403 INTERNET DSL	1,800	2,410	33.89%
102-512-05-5419 NATURAL GAS	250	142	-43.20%
102-512-05-5420 ELECTRICITY	2,400	3,140	30.83%
TOTAL UTILITY EXPENSE	5,350	7,112	32.93%
MISCELLANEOUS EXPENSE			
102-512-09-5162 CREDIT CARD FEES	-	1,600	100.00%
102-512-09-5220 POSTAGE	950	950	0.00%
102-512-09-5240 GENERAL INSURANCE	250	250	0.00%
102-512-09-5250 MEMBERSHIPS & DUES	200	150	-25.00%
102-512-09-5410 OFFICE CLEANING	1,250	600	-52.00%
102-512-09-5411 MISCELLANEOUS EXPENSE	-	-	
102-512-09-5415 EQUIPMENT RENTAL	500	1,160	132.00%
102-512-09-5600 FINES DUE TO STATE COM	-		
102-512-09-5700 EQUIPMENT	2,000	1,560	-22.00%
TOTAL MISCELLANEOUS EXPENSE	5,150	6,270	21.75%
TOTAL MUNICIPAL COURT	156,748	153,267	-2.22%

Comments/Justification/Notes

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

**102-GENERAL FUND
FIRE & EMS**

EXPENDITURES	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
PAYROLL			
102-513-01-5100 SALARIES	1,175,059	1,122,800	-4.45%
102-513-01-5105 OVERTIME	76,760	177,525	131.27%
102-513-01-5107 SPECIAL EVENTS PAY	11,240	5,500	-51.07%
102-513-01-5110 P/R TAX EXPENSE	96,624	99,125	2.59%
102-513-01-5111 SUTA	5,130	505	-90.16%
102-513-01-5115 GROUP HEALTH INSURANCE	114,120	106,522	-6.66%
102-513-01-5116 RETIREMENT-TMRS	82,225	80,370	-2.26%
102-513-01-5117 WORKMAN'S COMPENSATION	40,797	37,675	-7.65%
102-513-01-5120 LONGEVITY PAY	4,048	3,500	-13.54%
102-513-01-5122 SCHOOL, REGISTRATION &	11,350	10,500	-7.49%
102-513-01-5123 TRAVEL, MEALS & LODGING	13,110	11,505	-12.24%
102-513-01-5124 UNIFORMS	43,131	43,460	0.76%
TOTAL PAYROLL EXPENSE	1,673,594	1,698,987	1.52%
LEGAL & PROFESSIONAL EXP			
102-513-02-5140 CONTRACT LABOR	16,000	17,200	7.50%
102-513-02-5150 LEGAL	-		
102-513-02-5212 MEDICAL CONTROL	20,000	20,000	0.00%
TOTAL LEGAL & PROFESSIONAL EXP	36,000	37,200	3.33%
MATERIALS & SUPPLIES			
102-513-03-5208 COMPUTER SW / HW	24,000	22,185	-7.56%
102-513-03-5209 OFFICE SUPPLIES	2,200	2,190	-0.45%
102-513-03-5210 MATERIALS/SUPPLIES	24,795	22,360	-9.82%
102-513-03-5211 MEDICAL SUPPLIES	53,150	48,060	-9.58%
TOTAL MATERIALS & SUPPLIES	104,145	94,795	-8.98%

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

102-GENERAL FUND
FIRE & EMS

EXPENDITURES	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
MAINTENANCE EXPENSE			
102-513-04-5203 LANDSCAPE MAINTENANCE	15,000	-	-100.00%
102-513-04-5205 MAINTENANCE AGREEMENTS	59,070	49,350	-16.46%
102-513-04-5225 FACILITY MAINTENANCE	3,850	1,130	-70.65%
102-513-04-5230 EQUIPMENT REPAIRS	2,100	1,690	-19.52%
102-513-04-5231 EQUIPMENT O&M	250	-	-100.00%
102-513-04-5279 FLEET FUEL	15,000	17,940	19.60%
102-513-04-5280 VEHICLE O&M	25,570	18,065	-29.35%
102-513-04-5281 VEHICLE REPAIRS	20,000	14,480	-27.60%
TOTAL MAINTENANCE EXPENSE	140,840	102,655	-27.11%
UTILITY EXPENSE			
102-513-05-5400 LAND PHONE LINES	8,500	6,588	-22.49%
102-513-05-5401 CELL PHONES	14,980	14,588	-2.62%
102-513-05-5402 PAGERS	1,750	-	-100.00%
102-513-05-5403 INTERNET DSL	14,000	18,265	30.46%
102-513-05-5419 NATURAL GAS	3,000	2,820	-6.00%
102-513-05-5420 ELECTRICITY	25,000	24,042	-3.83%
TOTAL UTILITY EXPENSE	67,230	66,303	-1.38%
MISCELLANEOUS EXPENSE			
102-513-09-5130 RETIRED FIREMEN FEES	1,300	1,227	-5.62%
102-513-09-5220 POSTAGE	300	54	-82.00%
102-513-09-5240 GENERAL INSURANCE	19,000	19,000	0.00%
102-513-09-5250 MEMBERSHIPS & DUES	7,470	4,920	-34.14%
102-513-09-5285 OTHER EMPLOYEE EXPENSE	-	160	100.00%
102-513-09-5290 ADVERTISING	3,500	752	-78.51%
102-513-09-5415 EQUIPMENT RENTAL	5,600	6,115	9.20%
102-513-09-5700 EQUIPMENT	-	-	
102-513-09-5750 CAPITAL OUTLAY	-	27,450	100.00%
TOTAL MISCELLANEOUS EXPENSE	37,170	59,678	60.55%
TOTAL FIRE & EMS	2,058,979	2,059,618	0.03%

Comments/Justification/Notes

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

**102-GENERAL FUND
STREETS**

EXPENDITURES	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
PAYROLL			
102-514-01-5100 SALARIES	270,764	273,654	1.07%
102-514-01-5105 OVERTIME	5,000	1,100	-78.00%
102-514-01-5107 SPECIAL EVENTS PAY	4,000	720	-82.00%
102-514-01-5110 P/R TAX EXPENSE	21,402	21,380	-0.10%
102-514-01-5111 SUTA	1,620	344	-78.77%
102-514-01-5115 GROUP HEALTH INSURANCE	36,061	32,500	-9.87%
102-514-01-5116 RETIREMENT-TMRS	18,213	17,500	-3.91%
102-514-01-5117 WORKMAN'S COMPENSATION	13,904	8,600	-38.15%
102-514-01-5120 LONGEVITY PAY	688	420	-38.95%
102-514-01-5122 SCHOOL, REGISTRATION &	3,500	895	-74.43%
102-514-01-5123 TRAVEL, MEALS & LODGING	600	415	-30.83%
102-514-01-5124 UNIFORMS	3,000	3,000	0.00%
TOTAL PAYROLL EXPENSE	378,752	360,528	-4.81%
LEGAL & PROFESSIONAL EXP			
102-514-03-5145 ROAD REPAIRS	130,000	139,206	7.08%
102-514-02-5160 DRAINAGE MAINTENANCE	45,000	42,920	-4.62%
102-514-02-5390 ANIMAL CONTROL-SHELTER	23,250	21,327	-8.27%
102-514-02-5395 ANIMAL CONTROL - M&O	16,000	10,700	-33.13%
TOTAL LEGAL & PROFESSIONAL EXP	214,250	214,153	-0.05%
MATERIALS & SUPPLIES			
102-514-03-5208 COMPUTER SW/ HW	1,000	865	-13.50%
102-514-03-5209 OFFICE SUPPLIES	2,180	1,920	-11.93%
102-514-03-5210 MATERIALS/SUPPLIES	5,000	7,000	40.00%
102-514-03-5212 STREET SIGNS & TRAFFIC	35,000	31,950	-8.71%
TOTAL MATERIALS & SUPPLIES	43,180	41,735	-3.35%

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

102-GENERAL FUND STREETS

EXPENDITURES	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
MAINTENANCE EXPENSE			
102-514-04-5205 MAINTENANCE AGREEMENTS	5,380	5,860	8.92%
102-514-04-5225 FACILITIES MAINTENANCE	48,960	44,350	-9.42%
102-514-04-5230 EQUIPMENT REPAIRS	5,200	5,000	-3.85%
102-514-04-5279 FUEL	20,280	19,180	-5.42%
102-514-04-5281 VEHICLE REPAIRS	4,500	4,600	2.22%
102-514-04-5283 TRAFFIC SIGNALIZATION	-	36	100.00%
TOTAL MAINTENANCE EXPENSE	84,320	79,026	-6.28%
UTILITY EXPENSE			
102-514-05-5400 LAND PHONE LINES	960	1,040	8.33%
102-514-05-5401 CELL PHONE	3,600	3,010	-16.39%
102-514-05-5403 INTERNET DSL	4,800	1,240	-74.17%
102-514-05-5420 ELECTRICITY	9,600	4,800	-50.00%
102-514-05-5421 STREET LIGHTS	106,000	96,650	-8.82%
102-514-05-5422 OTHER UTILITIES	-		
TOTAL UTILITY EXPENSE	124,960	106,740	-14.58%
MISCELLANEOUS EXPENSE			
102-514-09-5220 POSTAGE	-	150	100.00%
102-514-09-5240 GENERAL INSURANCE	1,994	1,994	0.00%
102-514-09-5250 MEMBERSHIPS & DUES	550	815	48.18%
102-514-09-5285 NEW EMPLOYEE HIRING	300	250	-16.67%
102-514-09-5290 ADVERTISING	-	260	100.00%
102-514-09-5415 EQUIPMENT RENTAL	3,240	320	-90.12%
102-514-09-5700 EQUIPMENT	-	30	100.00%
102-514-09-5800 TRANSFER TO MAJOR EQUIP FUND			
TOTAL MISCELLANEOUS EXPENSE	6,084	3,819	-37.23%
TOTAL STREETS	851,546	806,001	-5.35%

Comments/Justification/Notes

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

**102-GENERAL FUND
POLICE**

EXPENDITURES	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
PAYROLL EXPENSE			
102-515-01-5100 SALARIES	1,035,253	1,039,855	0.44%
102-515-01-5105 OVERTIME	22,000	26,875	22.16%
102-515-01-5106 SPECIAL EVENT-OVERTIME	-	1,965	100.00%
102-515-01-5107 SPECIAL EVENT PAY	8,000	6,825	-14.69%
102-515-01-5110 P/R TAX EXPENSE	81,859	82,275	0.51%
102-515-01-5111 SUTA	4,860	410	-91.56%
102-515-01-5115 GROUP HEALTH INSURANCE	108,126	98,500	-8.90%
102-515-01-5116 RETIREMENT-TMRS	69,660	66,520	-4.51%
102-515-01-5117 WORKMAN'S COMPENSATION	44,407	39,675	-10.66%
102-515-01-5118 CORPORAL INCENTIVE PAY	4,800	-	-100.00%
102-515-01-5120 LONGEVITY PAY	2,844	2,512	-11.67%
102-515-01-5122 SCHOOL, REGIS. & TUITION	20,200	20,875	3.34%
102-515-01-5123 TRAVEL, MEALS & LODGING	9,050	4,730	-47.73%
102-515-01-5124 UNIFORMS	34,905	31,427	-9.96%
TOTAL PAYROLL EXPENSE	1,445,964	1,422,444	-1.63%
LEGAL & PROFESSIONAL EXP			
102-515-02-5139 TPCA FNDDT BEST PRACTICES	500	500	0.00%
102-515-02-5148 CHILD ADVOCACY-COLLIN CO	6,000	6,000	0.00%
102-515-02-5300 DISPATCH SERVICE-COLLIN CO	58,910	55,310	-6.11%
TOTAL LEGAL & PROFESSIONAL EXP	65,410	61,810	-5.50%
MATERIALS & SUPPLIES			
102-515-03-5208 COMPUTER SW / HW	9,400	9,580	1.91%
102-515-03-5209 OFFICE SUPPLIES	8,200	7,425	-9.45%
102-515-03-5210 MATERIALS/SUPPLIES	8,320	5,380	-35.34%
102-515-03-5211 AMMUNITION AND SUPPLIES	11,900	11,025	-7.35%
102-515-03-5212 CID SUPPLIES	3,000	2,550	-15.00%
102-515-03-5213 CID CRIME LAB FEES	2,000	-	-100.00%
102-515-03-5214 TRAINING SUPPLIES	6,000	5,375	-10.42%
102-515-03-5217 SRT SUPPLIES	-	2,250	100.00%
TOTAL MATERIALS & SUPPLIES	48,820	43,585	-10.72%

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

102-GENERAL FUND
POLICE

EXPENDITURES	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
MAINTENANCE EXPENSE			
102-515-04-5205 MAINTENANCE AGREEMENTS	62,655	23,130	-63.08%
102-515-04-5225 FACILITY MAINTENANCE	20,900	12,050	-42.34%
102-515-04-5230 EQUIPMENT REPAIRS	500	-	-100.00%
102-515-04-5279 FLEET FUEL	65,700	32,325	-50.80%
102-515-04-5280 VEHICLE O&M	14,140	11,120	-21.36%
102-515-04-5281 VEHICLE REPAIRS	4,712	7,250	53.86%
TOTAL MAINTENANCE EXPENSE	168,607	85,875	-49.07%
UTILITY EXPENSE			
102-515-05-5400 LAND PHONE LINE	4,250	5,900	38.82%
102-515-05-5401 CELL PHONE	3,100	1,250	-59.68%
102-515-05-5403 INTERNET DSL	1,000	15,373	1437.30%
102-515-05-5419 NATURAL GAS	-	1,100	100.00%
102-515-05-5420 ELECTRICITY	5,400	5,560	2.96%
TOTAL UTILITY EXPENSE	13,750	29,183	112.24%
MISCELLANEOUS EXPENSE			
102-515-09-5220 POSTAGE	1,000	835	-16.50%
102-515-09-5240 GENERAL INSURANCE	19,000	19,000	0.00%
102-515-09-5250 MEMBERSHIPS & DUES	1,425	1,725	21.05%
102-515-09-5285 NEW EMPLOYEE HIRE COSTS	1,500	2,620	74.67%
102-515-09-5290 ADVERTISING	-	-	
102-515-09-5340 OFFICE RENT	2,000	-	-100.00%
102-515-09-5380 INMATE CARE COLLIN CO	4,000	1,605	-59.88%
102-515-09-5406 VEHICLE WIRELESS	5,240	6,000	14.50%
102-515-09-5407 COMPUTER SOFTWARE O&M	-	415	100.00%
102-515-09-5415 EQUIPMENT RENTAL	4,500	6,000	33.33%
102-515-09-5700 EQUIPMENT	-	-	
102-515-09-5730 DWI BLOOD	750	685	-8.67%
102-515-09-5750 CAPITAL OUTLAY	-	-	
102-515-09-5760 CRIME PREVENTION	-	750	100.00%
102-515-09-5780 COMMUNITY POLICING	5,000	5,000	0.00%
TOTAL MISCELLANEOUS EXPENSE	44,415	44,635	0.50%
TOTAL POLICE	1,786,966	1,687,532	-5.56%

Comments/Justification/Notes

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

**102-GENERAL FUND
PARKS & RECREATION**

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EXPENDITURES	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
102-516-01-5100 SALARIES	275,709	238,300	-13.57%
102-516-01-5105 OVERTIME	2,500	500	-80.00%
102-516-01-5107 SPECIAL EVENT PAY	5,000	3,000	-40.00%
102-516-01-5110 P/R TAX EXPENSE	21,666	19,887	-8.21%
102-516-01-5111 SUTA	1,890	155	-91.80%
102-516-01-5115 GROUP HEALTH INSURANCE	42,041	34,500	-17.94%
102-516-01-5116 RETIREMENT-TMRS	18,437	16,040	-13.00%
102-516-01-5117 WORKMAN'S COMPENSATION	11,923	10,520	-11.77%
102-516-01-5120 LONGEVITY PAY	1,652	1,610	-2.54%
102-516-01-5122 SCHOOL, REGISTRATION &	650	385	-40.77%
102-516-01-5123 TRAVEL, MEALS & LODGING	500	310	-38.00%
102-516-01-5124 UNIFORMS	2,700	1,430	-47.04%
TOTAL PAYROLL EXPENSE	384,668	326,637	-15.09%
LEGAL & PROFESSIONAL EXP			
102-516-02-5140 CONTRACT LABOR	55,000	89,700	63.09%
TOTAL LEGAL & PROFESSIONAL EXP	55,000	89,700	63.09%
MATERIALS & SUPPLIES			
102-516-03-5208 COMPUTER SW/HW	400	165	-58.75%
102-516-03-5209 OFFICE SUPPLIES	250	30	-88.00%
102-516-03-5210 MATERIALS/SUPPLIES	55,000	10,570	-80.78%
102-516-03-5500 CHEMICALS & FERTILIZER	35,000	22,620	-35.37%
102-516-03-5501 IRRIGATION	19,000	19,200	1.05%
102-516-03-5502 HORTICULTURE & LNDSCP	10,000	9,725	-2.75%
TOTAL MATERIALS & SUPPLIES	119,650	62,310	-47.92%

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

102-GENERAL FUND
PARKS & RECREATION

MAINTENANCE EXPENSE			
102-516-04-5205 MAINTENANCE AGREEMENT	2,600	2,790	7.31%
102-516-04-5225 FACILITY MAINTENANCE	60,000	63,450	5.75%
102-516-04-5230 EQUIPMENT REPAIRS	2,000	975	-51.25%
102-516-04-5231 EQUIPMENT O&M	1,000	3,505	250.50%
102-516-04-5279 FLEET FUEL	4,000	3,840	-4.00%
102-516-04-5280 VEHICLE O&M	2,500	635	-74.60%
102-516-04-5281 VEHICLE REPAIRS	1,500	2,220	48.00%
TOTAL MAINTENANCE EXPENSE	73,600	77,415	5.18%
UTILITY EXPENSE			
102-516-05-5400 LAND PHONE LINE	1,300	1,105	-15.00%
102-516-05-5401 CELL PHONE	2,600	2,650	1.92%
102-516-05-5403 INTERNET DSL	1,100	1,100	0.00%
102-516-05-5419 NATURAL GAS	1,500	3,000	100.00%
102-516-05-5420 ELECTRICITY	24,000	21,555	-10.19%
TOTAL UTILITY EXPENSE	30,500	29,410	-3.57%
MISCELLANEOUS EXPENSE			
102-516-09-5220 POSTAGE	50	36	-28.00%
102-516-09-5240 GENERAL LIABILITY INS	6,000	6,000	0.00%
102-516-09-5250 MBRSHIPS, DUES & SUBSCRPT	400	320	-20.00%
102-516-09-5290 ADVERTISING	200	150	-25.00%
102-516-09-5415 EQUIPMENT RENTAL	1,500	1,025	-31.67%
102-516-09-5625 PARK CONCESSION STAND	50,000	12,800	-74.40%
102-516-09-5626 PARKS SPORTS ACTIVITY	100,000	123,450	23.45%
102-516-09-5700 EQUIPMENT	-	260	100.00%
102-516-09-5750 CAPITAL OUTLAY	-	8,300	100.00%
TOTAL MISCELLANEOUS EXPENSE	158,150	152,341	-3.67%
TOTAL PARKS & RECREATION	821,568	737,813	-10.19%

Comments/Justification/Notes

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

**102-GENERAL FUND
MARKETING**

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
EXPENDITURES			
PAYROLL EXPENSE			
102-519-01-5100 SALARIES	65,400	77,300	18%
102-519-01-5105 OVERTIME	-	-	0%
102-519-01-5110 P/R TAX EXPENSE	5,003	6,168	23%
102-519-01-5111 SUTA	270	18	-93%
102-519-01-5115 GROUP HEALTH INSURANCE	6,006	6,510	8%
102-519-01-5116 RETIREMENT-TMRS	4,258	3,540	-17%
102-519-01-5117 WORKMAN'S COMPENSATION	294	440	50%
102-519-01-5120 LONGEVITY PAY	64	64	0%
102-519-01-5122 SCHOOL, REGISTRATION &			
102-519-01-5123 TRAVEL, MEALS & LODGING		945	100%
102-519-01-5124 UNIFORMS		28	100%
TOTAL PAYROLL EXPENSE	81,295	95,013	17%
MATERIALS AND SUPPLIES			
102-519-09-5208 COMPUTER HW/SW		115	100%
102-519-03-5209 OFFICE SUPPLIES		100	100%
102-519-03-5210 MATERIALS/SUPPLIES			
TOTAL MATERIALS & SUPPLIES	-	215	100%
MAINTENANCE EXPENSE			
102-519-04-5205 MAINTENANCE AGREEMENTS	-		
102-519-04-5225 FACILITY MAINTENANCE	-		
TOTAL MAINTENANCE EXPENSE	-	-	

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

**102-GENERAL FUND
MARKETING**

EXPENDITURES	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
UTILITY EXPENSE			
102-519-05-5400 LAND PHONE LINES	-	205	100%
102-519-05-5401 CELL PHONE	-	200	100%
TOTAL UTILITY EXPENSE	-	405	100%
MISCELLANEOUS EXPENSE			
102-519-09-5121 MARKETING EVENTS	1,200	2,040	70%
102-519-09-5220 POSTAGE	400	11	-97%
102-519-09-5240 GENERAL LIABILITY INSURANCE	135	135	0%
102-519-09-5290 ADVERTISING	1,000	2,500	150%
102-519-09-5410 OFFICE CLEANING	-	-	0%
102-519-09-5415 EQUIPMENT RENTAL	-	-	0%
102-519-09-5621 PARK FEST	160,000	64,050	-60%
102-519-09-5622 KEEP CELINA BEAUTIFUL	5,000	525	-90%
102-519-09-5623 4TH OF JULY SPLASH & BLAST	30,000	35,300	18%
102-519-09-5624 CAJUN FEST	50,000	77,275	55%
102-519-09-5700 EQUIPMENT	-	-	0%
102-519-09-5705 SPECIAL PROJECTS	-	-	0%
102-519-09-5706 MAIN STREET MIS. EXPEN	-	-	0%
102-519-09-5707 CHAMBER MARKETING	20,000	20,000	0%
TOTAL MISCELLANEOUS EXPENSE	267,735	201,836	-25%
TOTAL MARKETING	349,030	297,469	-15%

Comments/Justification/Notes

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

102-GENERAL FUND

ENGINEERING

EXPENDITURES	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
PAYROLL EXPENSE			
102-520-01-5100 SALARIES	397,362	375,750	-5.44%
102-520-01-5105 OVERTIME	21,000	21,115	0.55%
102-520-01-5110 P/R TAX EXPENSE	32,005	30,450	-4.86%
102-520-01-5111 SUTA	1,620	400	-75.31%
102-520-01-5115 GROUP HEALTH INSURANCE	36,021	30,000	-16.72%
102-520-01-5116 RETIREMENT-TML	27,235	23,830	-12.50%
102-520-01-5117 WORKMAN'S COMPENSATION	12,425	7,925	-36.22%
102-520-01-5120 LONGEVITY PAY	372	356	-4.30%
102-520-01-5122 SCHOOL, REGISTRATION &	3,050	1,761	-42.26%
102-520-01-5123 TRAVEL, MEALS & LODGING	2,400	1,070	-55.42%
102-520-01-5124 UNIFORMS	1,900	1,865	-1.84%
TOTAL PAYROLL EXPENSE	535,390	494,522	-7.63%
LEGAL & PROFESSIONAL EXP			
102-520-02-5140 CONTRACT LABOR	1,600	-	-100.00%
102-520-02-5209 ENGINEERING	65,000	51,325	-21.04%
TOTAL LEGAL & PROFESSIONAL EXP	66,600	51,325	-22.94%
MATERIALS & SUPPLIES			
102-520-03-5208 COMPUTER SOFTWARE/HDWR	4,980	4,900	-1.61%
102-520-03-5209 OFFICE SUPPLIES	5,250	2,025	-61.43%
102-520-03-5210 MATERIALS/SUPPLIES	1,000	2,415	141.50%
TOTAL MATERIALS & SUPPLIES	11,230	9,340	-16.83%
MAINTENANCE EXPENSE			
102-520-04-5205 MAINTENANCE AGREEMENTS	10,160	14,370	41.44%
102-520-04-5225 FACILITY MAINTENANCE	2,500	1,215	-51.40%
102-520-04-5230 EQUIPMENT REPAIRS	500	-	-100.00%
102-520-04-5279 FLEET FUEL	19,500	9,085	-53.41%
102-520-04-5280 VEHICLE O & M	2,940	2,365	-19.56%
102-520-04-5281 VEHICLE REPAIRS	1,500	8,370	458.00%
TOTAL MAINTENANCE EXPENSE	37,100	35,405	-4.57%

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

102-GENERAL FUND**ENGINEERING**

		FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
EXPENDITURES	FY 2017 BUDGET		
UTILITY EXPENSE			
102-520-05-5400 TELEPHONE	2,880	2,370	-17.71%
102-520-05-5401 CELL PHONES	4,080	4,975	21.94%
102-520-05-5403 INTERNET DSL	14,400	4,480	-68.89%
102-520-05-5419 NATURAL GAS	864	375	-56.60%
102-520-05-5420 ELECTRICITY	14,400	5,550	-61.46%
TOTAL UTILITY EXPENSE	36,624	17,750	-51.53%
MISCELLANEOUS			
102-520-09-5180 LICENSES/PERMITS/FILING	1,250	613	-50.96%
102-520-09-5220 POSTAGE	600	65	-89.17%
102-520-09-5240 GENERAL INSURANCE	1,994	1,994	0.00%
102-520-09-5250 MEMBERSHIPS & DUES	1,900	1,450	-23.68%
102-520-09-5285 HIRING EXPENSE	300	95	-68.33%
102-520-09-5290 ADVERTISING	1,600	-	-100.00%
102-520-09-5410 OFFICE CLEANING	5,400	3,145	-41.76%
102-520-09-5415 EQUIPMENT RENTAL	5,040	5,150	2.18%
102-520-09-5700 EQUIPMENT	-	-	
102-520-09-5750 CAPITAL OUTLAY	-	-	
TOTAL MISCELLANEOUS EXPENSE	18,084	12,512	-30.81%
TOTAL ENGINEERING	705,028	620,854	-11.94%

Comments/Justification/Notes

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

WATER & WASTEWATER FUND

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

WATER & WASTEWATER FUND SUMMARY

REVENUE	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
TOTAL FINES & FEES	1,526,850	1,795,885	17.62%
TOTAL INTEREST INCOME	115,000	171,550	49.17%
TOTAL SALES	7,058,124	8,001,271	13.36%
TOTAL MISCELLANEOUS REVENUE	316,500	432,070	36.52%
TOTAL WATER/WASTEWATER REVENUE	9,016,474	10,400,776	15.35%

EXPENSES	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
WATER DEPARTMENT	4,653,981	4,880,735	4.87%
WASTEWATER DEPARTMENT	3,072,873	2,864,904	-6.77%
TRASH AND RECYCLING	468,000	483,405	3.29%
UTILITY BILLING DEPARTMENT	328,187	196,156	-40.23%
TOTAL DEPARTMENTAL EXPENSES	8,523,041	8,425,200	-1.15%

REVENUE OVER (UNDER) EXPENSES	493,433	1,975,576	
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Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

**202-WATER & WASTEWATER
REVENUE**

REVENUE	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
FINES & FEES			
202-400-01-4027 CREDIT CARD FEES	-	48,725	100%
202-400-01-4072 WATER TOWER RENTAL FEE	58,000	65,640	13.17%
202-400-01-4230 RECONNECT/DISCONNECT FEES	17,000	12,250	-27.94%
202-400-01-4232 CUSTOMER SERVICE FEES	1,600	560	-65.00%
202-400-01-4235 TRANSFER FEES	1,000	950	-5.00%
202-400-01-4240 WATER CONNECTION FEE	821,500	952,530	15.95%
202-400-01-4241 SEWER CONNECTION FEE	627,750	715,230	13.94%
TOTAL FINES & FEES	1,526,850	1,795,885	17.62%
INTEREST			
202-400-05-4220 PENALTIES	90,000	122,435	9.44%
202-400-05-4800 INTEREST INCOME	25,000	49,115	96.00%
TOTAL INTEREST INCOME	115,000	171,550	49.17%
SALES			
202-400-06-4200 WATER SALES	4,546,390	5,132,245	12.89%
202-400-06-4210 SEWER SALES	1,995,734	2,329,145	16.71%
202-400-06-4215 GARBAGE BILLING	516,000	539,881	4.63%
TOTAL SALES	7,058,124	8,001,271	13.36%
MISCELLANEOUS REVENUE			
202-400-09-4236 RADIO READ-METERS	294,500	362,290	23.02%
202-400-09-4850 MISCELLANEOUS INCOME	22,000	69,780	217.18%
202-400-09-4851 W / S CASH OVER (SHORT)	-	-	0.00%
TOTAL MISCELLANEOUS REVENUE	316,500	432,070	36.52%
TOTAL WATER & WASTEWATER REVENUE	9,016,474	10,400,776	15.35%

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

**202-WATER AND WASTEWATER FUND
WATER DEPARTMENT**

REVENUE	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
PAYROLL EXPENSE			
202-521-01-5100 SALARIES	366,718	355,920	-2.94%
202-521-01-5105 OVERTIME	20,000	23,315	16.58%
202-521-01-5107 SPECIAL EVENT PAY	-	300	100.00%
202-521-01-5110 P/R TAX EXPENSE	29,584	29,370	-0.72%
202-521-01-5111 SUTA	2,970	485	-83.67%
202-521-01-5115 GROUP HEALTH INSURANCE	63,051	52,000	-17.53%
202-521-01-5116 RETIREMENT-TMRS	25,175	23,740	-5.70%
202-521-01-5117 WORKMAN'S COMPENSATION	22,004	17,940	-18.47%
202-521-01-5120 LONGEVITY PAY	1,460	860	-41.10%
202-521-01-5122 SCHOOL, REGISTRATION &	5,850	2,460	-57.95%
202-521-01-5123 TRAVEL, MEALS & LODGING	1,000	281	-71.90%
202-521-01-5124 UNIFORMS	6,600	6,390	-3.18%
TOTAL PAYROLL EXPENSE	544,412	513,061	-5.76%
LEGAL & PROFESSIONAL			
202-521-02-5145 ROAD MAINTENANCE	10,000	22,215	122.15%
202-521-02-5149 ENGINEERING	-	11,750	100.00%
202-521-02-5150 LEGAL	-	-	
TOTAL LEGAL & PROFESSIONAL EXP	10,000	33,965	239.65%
MATERIALS & SUPPLIES			
202-521-03-5207 WATER METERS	356,990	437,800	22.64%
202-521-03-5208 COMPUTER SW/HW	3,550	1,680	-52.68%
202-521-03-5209 OFFICE SUPPLIES	2,000	2,770	38.50%
202-521-03-5210 MATERIALS/SUPPLIES	95,000	158,210	66.54%
202-521-03-5500 CHEMICALS	20,000	5,605	-71.98%
TOTAL MATERIALS & SUPPLIES	477,540	606,065	26.91%

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

202-WATER AND WASTEWATER FUND
WATER DEPARTMENT

REVENUE	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
MAINTENANCE EXPENSE			
202-521-04-5205 MAINTENANCE AGREEMENTS	25,570	33,080	29.37%
202-521-04-5225 FACILITY MAINTENANCE	4,180	12,110	189.71%
202-521-04-5230 EQUIPMENT REPAIRS	47,100	38,490	-18.28%
202-521-04-5279 FUEL	27,040	28,695	6.12%
202-521-04-5280 VEHICLE O&M	-	460	100.00%
202-521-04-5281 VEHICLE REPAIRS	4,000	17,725	343.13%
202-521-04-5510 TESTING W/S SAMPLES	8,000	10,660	33.25%
202-521-04-5515 SEWER SLUDGE REMOVAL	-		
TOTAL MAINTENANCE EXPENSE	115,890	141,220	21.86%
UTILITY EXPENSE			
202-521-05-5400 LAND PHONE LINE	960	2,770	188.54%
202-521-05-5401 CELL PHONE	9,900	10,705	8.13%
202-521-05-5403 INTERNET DSL	600	1,260	110.00%
202-521-05-5419 NATURAL GAS	-		
202-521-05-5420 ELECTRICITY	198,000	199,315	0.66%
TOTAL UTILITY EXPENSE	209,460	214,050	2.19%

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

202-WATER AND WASTEWATER FUND
WATER DEPARTMENT

REVENUE	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
MISCELLANEOUS EXPENSE			
202-521-09-5162 CREDIT CARD FEES	-	22,031	100.00%
202-521-09-5180 LICENSES/PERMITS/FILING	6,000	8,065	34.42%
202-521-09-5220 POSTAGE	2,500	92	-96.32%
202-521-09-5240 GENERAL INSURANCE	9,000	9,000	0.00%
202-521-09-5250 MEMBERSHIPS & DUES	7,320	6,075	-17.01%
202-521-09-5285 HIRING EXPENSES	400	372	-7.00%
202-521-09-5415 EQUIPMENT RENTAL	18,960	16,945	-10.63%
202-521-09-5440 PAYING AGENT FEES	6,000	6,285	4.75%
202-521-09-5700 EQUIPMENT	25,600	25,470	-0.51%
202-521-09-5740 UTRWD H2O	1,615,264	1,686,005	4.38%
202-521-09-5741 NTC GROUNDWATER CONSERV	16,000	2,400	-85.00%
202-521-09-5750 CAPITAL OUTLAY			
TOTAL MISCELLANEOUS EXPENSE	1,707,044	1,782,740	4.43%
TRANSFERS			
202-521-99-5144 TRANSFER TO GENERAL FUND	328,000	328,000	0.00%
202-521-99-5801 W/S REVENUE TRANSFER	-		
202-521-99-5805 TRANSFER TO DEBT FUND	1,261,634	1,261,634	0.00%
TOTAL TRANSFERS	1,589,634	1,589,634	0.00%
TOTAL WATER	4,653,980	4,880,735	4.87%

Comments/Justification/Notes

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

202-WATER AND WASTEWATER FUND

WASTEWATER EXPENSES

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
REVENUE			
PAYROLL			
202-522-01-5100 SALARIES	182,707	162,245	-11.20%
202-522-01-5105 OVERTIME	12,000	10,615	-11.54%
202-522-01-5107 SPECIAL EVENTS PAY	-	-	0.00%
202-522-01-5110 P/R TAX EXPENSE	14,895	13,260	-10.98%
202-522-01-5111 SUTA	1,620	124	-92.35%
202-522-01-5115 GROUP HEALTH INSURANCE	36,033	23,000	-36.17%
202-522-01-5116 RETIREMENT - TMRS	12,675	10,630	-16.13%
202-522-01-5117 WORKER'S COMPENSATION	6,932	7,500	8.19%
202-522-01-5120 LONGEVITY PAY	516	436	-15.50%
202-522-01-5122 SCHOOL, REGISTRATION &	3,500	850	-75.71%
202-522-01-5123 TRAVEL, MEALS & LODGIN	100	130	30.00%
202-522-01-5124 UNIFORMS	3,600	3,025	-15.97%
TOTAL PAYROLL EXPENSE	274,578.00	231,815	53.78%
LEGAL & PROFESSIONAL EXP			
202-522-02-5140 CONTRACT SERVICES	-		
202-522-02-5145 ROAD REPAIRS	5,000	750	-85.00%
202-522-02-5146 SEWER IMPACT FEE STUDY	-		
202-522-02-5147 SEWER MASTER PLAN	-		
202-522-02-5149 ENGINEERING	150,000	165,400	10.27%
202-522-02-5150 LEGAL	-		
TOTAL LEGAL & PROFESSIONAL EXP	155,000	166,150	25.81%
MATERIALS & SUPPLIES			
202-522-03-5208 COMPUTER SW / HW	1,000	840	-16.00%
202-522-03-5209 OFFICE SUPPLIES	1,775	1,915	7.89%
202-522-03-5210 MATERIAL AND SUPPLIES	30,000	25,610	-14.63%
202-522-03-5500 CHEMICALS	20,000	10,540	-47.30%
202-522-03-5600 LIFT STATIONS	120,000	116,360	-3.03%
TOTAL MATERIALS & SUPPLIES	172,775	155,265	-27.36%

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

202-WATER AND WASTEWATER FUND

WASTEWATER EXPENSES

REVENUE	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
MAINTENANCE EXPENSE			
202-522-04-5205 MAINTENANCE AGREEMENT	5,220	7,025	34.58%
202-522-04-5225 FACILITY MAINTENANCE	2,000	4,260	113.00%
202-522-04-5230 EQUIPMENT REPAIRS	80,000	81,850	2.31%
202-522-04-5279 FUEL	16,900	13,105	-22.46%
202-522-04-5281 VEHICLE REPAIRS	2,500	7,300	192.00%
202-522-04-5510 TESTING OF SEWER SAMPLES	12,000	10,130	-15.58%
202-522-04-5515 SEWER PLANT SLUDGE REM	22,000	25,050	13.86%
TOTAL MAINTENANCE EXPENSE	140,620	148,720	12.00%
UTILITY EXPENSE			
202-522-05-5400 LAND PHONE LINES	960	665	-30.73%
202-522-05-5401 CELL PHONE	4,500	6,775	50.56%
202-522-05-5403 INTERNET DSL	600	690	15.00%
202-522-05-5419 NATURAL GAS	-	-	0.00%
202-522-05-5420 ELECTRICITY	55,000	60,975	10.86%
TOTAL UTILITY EXPENSE	61,060	69,105	24.47%
MISCELLANEOUS EXPENSE			
202-522-09-5180 LICENSES & PERMITS	5,600	2,920	-47.86%
202-522-09-5240 GENERAL LIABILITY INS	5,420	5,420	0.00%
202-522-09-5250 MBRSHIP, DUES & SUBS.	6,720	3,400	-49.40%
202-522-09-5285 HIRING EXPENSES	150	195	30.00%
202-522-09-5415 EQUIPMENT RENTAL	20,000	265	-98.68%
202-522-09-5700 EQUIPMENT	4,800	4,920	2.50%
202-522-09-5740 UTRWD SEWER	612,313	488,150	-20.28%
202-522-09-5741 UTRWD REGIONAL PLANT D	471,514	446,256	-5.36%
202-522-09-5742 UTRWD MAIN TRUNK DEBT	347,506	347,506	0.00%
-	-	-	
-	-	-	
TOTAL MISCELLANEOUS EXPENSE	1,474,023	1,299,032	-31.06%
TRANSFERS			
202-522-99-5144 TRANSFER TO GENERAL FUND	164,000	164,000	0.00%
202-522-99-5805 TRANSFER TO DEBT FUND	630,817	630,817	0.00%
TOTAL TRANSFERS	794,817	794,817	0.00%
TOTAL WASTEWATER EXPENSES	3,072,873	2,864,904	-35.16%

Comments/Justification/Notes

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

**202-WATER AND WASTEWATER FUND
TRASH AND RECYCLING**

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
REVENUE			
202-523-02-5395 GARBAGE PICKUP EXPENSE	468,000	483,405	3.29%
TOTAL LEGAL & PROFESSIONAL EXP	468,000	483,405	3.29%
TOTAL	468,000	483,405	3.29%

Comments/Justification/Notes

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

**202-WATER AND WASTEWATER FUND
UTILITY BILLING**

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
REVENUE			
PAYROLL			
202-524-01-5100 SALARIES	160,485	100,435	-37.42%
202-524-01-5105 OVERTIME	3,000	1,125	-62.50%
202-524-01-5107 SPECIAL EVENT PAY	-	-	
202-524-01-5110 P/R TAX EXPENSE	12,507	7,835	-37.36%
202-524-01-5111 SUTA	1,080	45	-95.83%
202-524-01-5115 GROUP HEALTH INSURANCE	24,018	11,000	-54.20%
202-524-01-5116 RETIREMENT-TMRS	10,643	6,060	-43.06%
202-524-01-5117 WORKMAN'S COMPENSATION	736	1,100	49.46%
202-524-01-5120 LONGEVITY PAY	830	816	-1.69%
202-524-01-5122 SCHOOL, REGIST/TUITION	500	85	-83.00%
202-524-01-5123 TRAVEL, MEALS & LODGING	1,500	-	-100.00%
202-524-01-5124 UNIFORMS	500	350	-30.00%
TOTAL PAYROLL EXPENSE	215,799	128,851	-40.29%
LEGAL & PROFESSIONAL EXP			
TOTAL LEGAL & PROFESSIONAL EXP	-	-	
MATERIALS & SUPPLIES			
202-524-03-5208 COMPUTER HARDWARE/SFTW	2,250	2,005	-10.89%
202-524-03-5209 OFFICE SUPPLIES	500	1,395	179.00%
202-524-03-5210 MATERIALS/SUPPLIES	500	1,530	206.00%
202-524-03-5244 TRUCK EQUIP & SMALL TO	500	-	-100.00%
TOTAL MATERIALS & SUPPLIES	3,750	4,930	31.47%

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

202-WATER AND WASTEWATER FUND
UTILITY BILLING

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
REVENUE			
MAINTENANCE EXPENSE			
202-524-04-5205 MAINTENANCE AGREEMENTS	7,664	10,085	31.59%
202-524-04-5225 FACILITY MAINTENANCE	2,500	-	-100.00%
202-524-04-5230 EQUIPMENT REPAIRS	500	-	-100.00%
202-524-04-5279 FLEET FUEL	3,380	-	-100.00%
202-524-04-5280 VEHICLE EXPENSE	900	-	-100.00%
202-524-04-5281 VEHICLE REPAIRS	500	-	-100.00%
TOTAL MAINTENANCE EXPENSE	15,444	10,085	-34.70%
UTILITY EXPENSE			
202-524-05-5400 TELEPHONE	1,920	1,250	-34.90%
202-524-05-5401 CELL PHONES	600	-	-100.00%
202-524-05-5403 INTERNET DSL	9,600	3,615	-62.34%
202-524-05-5419 NATURAL GAS	576	150	-73.96%
202-524-05-5420 ELECTRICITY	9,600	5,570	-41.98%
TOTAL UTILITY EXPENSE	22,296	10,585	-52.53%
MISCELLANEOUS EXPENSE			
202-524-09-5162 CREDIT CARD FEES	-	-	
202-524-09-5220 POSTAGE	36,000	38,635	7.32%
202-524-09-5240 GENERAL INSURANCE	1,000	1,000	0.00%
202-524-09-5250 MEMBERSHIPS & DUES	300	-	-100.00%
202-524-09-5290 ADVERTISING	-	-	
202-524-09-5410 OFFICE CLEANING	3,600	900	-75.00%
202-524-09-5415 EQUIPMENT RENTAL	-	1,170	100.00%
202-524-09-5700 EQUIPMENT	-	-	
202-524-09-5750 CAPITAL OUTLAY	30,000	-	-100.00%
TOTAL MISCELLANEOUS EXPENSE	70,900	41,705	-41.18%
TOTAL UTILITY BILLING	328,189	196,156	-40.23%

Comments/Justification/Notes

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

DEBT SERVICE FUND

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

**103-I & S FUND
DEBT SERVICE**

REVENUE	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
103-400-02-4050 PROPERTY TAXES	1,547,931	1,850,605	19.55%
103-400-02-4060 PROPERTY TAXES-DELINQUENT	40,000	37,390	-6.53%
TOTAL TAXES	1,587,931	1,887,995	18.90%
103-400-04-4061 CEDC CONTRIBUTION		-	0.00%
103-400-04-4062 CCDC CONTRIBUTION	200,000	200,000	0.00%
TOTAL CONTRIBUTIONS	200,000	200,000	0.00%
103-400-05-4800 INTEREST	5,000	13,075	161.50%
TOTAL INTEREST	5,000	13,075	161.50%
103-400-09-4402 CONTRIBUTIONS	-	154,690	100.00%
TOTAL MISCELLANEOUS REVENUE	-	154,690	100.00%
103-400-99-4600 TRANSFERS IN	-	-	0.00%
TOTAL TRANSFERS	-	-	0.00%
TOTAL REVENUE	\$ 1,792,931	\$ 2,255,760	25.81%

EXPENDITURES	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
103-500-09-5800 GENERAL FUND DEBT SERVICE	1,787,938	1,787,938	0.00%
TOTAL EXPENDITURES	\$ 1,787,938	\$ 1,787,938	0.00%
REVENUE OVER/(UNDER) EXPENDITURES	\$ 4,993	\$ 467,822	

Comments/Justification/Notes

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

MAIN STREET FUND

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

112-MAIN STREET FUND

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
REVENUE			
112-400-04-4051 MAIN STREET-SPECIAL EVENTS	22,750	24,711	7.94%
112-400-04-4052 GOLF TOURNAMENT	42,000	41,915	-0.20%
TOTAL CONTRIBUTIONS/DONATIONS	64,750	66,626	2.82%
112-400-05-4800 INTEREST INCOME	-	160	100.00%
TOTAL INTEREST	-	160	100.00%
112-400-99-4600 TRANSFERS IN	-	880	100.00%
TOTAL TRANSFERS	-	880	100.00%
TOTAL REVENUE	\$ 64,750	\$ 67,666	4.31%

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
EXPENDITURES			
112-517-01-5122 SCHOOL, REGISTRATION, TRAINING	1,000	720	-28.00%
112-517-01-5123 TRAVEL, MEALS, LODGING	2,500	685	-72.60%
TOTAL PAYROLL EXPENSE	3,500	1,405	-59.86%
112-517-03-5208 COMPUTER HDWR/SFWR	1,615	1,515	-6.19%
112-517-03-5209 OFFICE SUPPLIES	500	292	-41.60%
112-517-03-5210 MATERIALS/SUPPLIES	750	602	-19.73%
TOTAL MATERIALS AND SUPPLIES	2,865	2,409	-15.92%
112-517-04-5205 MAINTENANCE AGREEMENTS	2,500	1,900	-24.00%
TOTAL MAINTENANCE AGREEMENTS	2,500	1,900	-24.00%
112-517-05-5400 TELEPHONE	1,111	1,165	4.86%
112-517-05-5401 CELL PHONE	915	1,100	20.22%
112-517-05-5403 INTERNET	528	305	-42.23%
112-517-05-5419 NATURAL GAS	434	455	4.84%
TOTAL UTILITY EXPENSE	2,988	3,025	1.24%
112-517-09-5121 GOLF TOURNAMENT	20,000	18,690	-6.55%

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

112-MAIN STREET FUND

REVENUE	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
112-517-09-5220 POSTAGE	100	84	-16.00%
112-517-09-5240 GENERAL INSURANCE	135	135	0.00%
112-517-09-5250 MEMBERSHIPS & DUES	1,500	1,500	0.00%
112-517-5290 ADVERTISING	1,500	1,477	-1.53%
112-517-09-5340 OFFICE CLEANING	413	450	8.96%
112-517-09-5415 EQUIPMENT RENTAL	1,500	1,497	-0.20%
112-517-09-5705 SPECIAL PROJECTS	29,593	22,597	-23.64%
112-517-09-5706 MISC EXPENSE	-	23	0.00%
TOTAL MISCELLANEOUS EXPENDITURES	54,741	46,453	-15.14%
TOTAL EXPENDITURES	\$ 66,594	\$ 55,192	-17.12%
REVENUE OVER/(UNDER) EXPENDITURES	\$ (1,844)	\$ 12,474	

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

CAPITAL PROJECTS FUNDS

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

105-FIRE IMPROVEMENT FUND

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
REVENUE			
105-400-09-4405 2017 BOND PROCEEDS		835,000	100%
105-400-09-4700 SALE OF FIXED ASSETS	-	595,432	100%
TOTAL MISCELLANEOUS REVENUE	-	1,430,432	100%
105-400-09-4403 INTEREST INCOME	-	14,395	100%
	-		
TOTAL INTEREST	-	14,395	100%
TOTAL REVENUE	\$ -	\$ 1,444,827	100%

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
EXPENDITURES			
105-777-00-8504 EQUIPMENT	-	393,503	100%
105-777-00-8507 VEHICLES	-	62,905	100%
105-777-00-8600 LAND ACQUISITION	-	416,940	100%
			100%
TOTAL EXPENDITURES	\$ -	\$ 873,348	100%
TOTAL REVENUE OVER/(UNDER) EXPENDITURES	\$ -	\$ 571,479	

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

106-STREET CONSTRUCTION FUND

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
REVENUE			
106-400-09-4404 2017 BOND PROCEEDS	-	2,420,000	100%
TOTAL MISCELLANEOUS REVENUE	-	2,420,000	100%
207-400-05-4800 INTEREST INCOME	25,000	46,235	100.00%
TOTAL INTEREST	25,000	46,235	85%
TOTAL REVENUE	\$ 25,000	\$ 2,466,235	9765%

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
EXPENDITURES			
106-777-00-8501 ENGINEERING/DESIGN	33,146	264,355	698%
106-777-00-8502 CONSTRUCTION	918,747	1,377,785	50%
106-777-00-8507 VEHICLES	-	157,232	100%
TOTAL EXPENDITURES	\$ 951,893	\$ 1,799,372	89.03%
TOTAL REVENUE OVER/(UNDER) EXPENDITURES	(926,893)	\$ 666,863	

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

107-ROADWAY IMPACT FEES FUND

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
REVENUE			
107-400-01-4081 ROADWAY IMPACT FEES	-	262,900	100%
TOTAL MISCELLANEOUS REVENUE	-	262,900	100%
107-400-05-4800 INTEREST INCOME	-	1,025	100%
TOTAL INTEREST	-	1,025	100%
TOTAL REVENUE	\$ -	\$ 263,925	100%

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
EXPENDITURES			
107-500-09-5700 REFUND ROADWAY IMPACT FEES	-	80,920	0%
TOTAL EXPENDITURES	\$ -	\$ 80,920	0%
TOTAL REVENUE OVER/(UNDER) EXPENDITURES	-	\$ 183,005	

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

108-PARK CONSTRUCTION FUND

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
REVENUE			
108-400-09-4401 BOND PROCEEDS	-	475,000	100%
TOTAL MISCELLANEOUS REVENUE	-	475,000	100%
108-400-09-44401 INTEREST INCOME		290	100%
TOTAL INTEREST	-	290	100%
TOTAL REVENUE	\$ -	\$ 475,290	100%

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
EXPENDITURES			
108-777-00-8507 VEHICLES AND EQUIPMENT	-	63,360	100.00%
TOTAL EXPENDITURES	\$ -	\$ 63,360	100.00%
TOTAL REVENUE OVER/(UNDER) EXPENDITURES	-	\$ 411,930	

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

109-PARK FEES FUND

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
REVENUE			
109-400-01-4081 PARK FEES/DEVELOP. CONTR	-	1,011,625	100%
TOTAL MISCELLANEOUS REVENUE	-	1,011,625	100%
109-400-09-4403 INTEREST INCOME	-	30,095	100%
TOTAL INTEREST	-	30,095	100%
TOTAL REVENUE	\$ -	\$ 1,041,720	100%

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
EXPENDITURES			
109-500-00-5441 PARK LAND EXPENSE	-	230,000	100%
TOTAL EXPENDITURES	\$ -	\$ 230,000	100%
TOTAL REVENUE OVER/(UNDER) EXPENDITURES	-	\$ 811,720	

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

111-FACILITIES IMPROVEMENT FUND

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
REVENUE			
111-400-09-4405 2017 BOND PROCEEDS	-	658,000	100%
TOTAL MISCELLANEOUS REVENUE	-	658,000	100%
111-400-09-4403 INTEREST INCOME	200	4,650	2225%
TOTAL INTEREST	200	4,650	2225%
TOTAL REVENUE	\$ 200	\$ 662,650	331225%

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
EXPENDITURES			
111-777-00-8501 ENGINEERING/DESIGN		73,280	100%
111-777-00-8502 CONSTRUCTION	-	84,680	100%
111-777-00-8503 MISCELLANEOUS	-	8,207	100%
111-777-00-8504 RENOVATIONS	106,000	162,685	53%
111-777-00-8505 COMPUTER/HDWR/SFWR	-	49,815	100%
111-777-00-8506 PROFESSIONAL SVCS	-	22,000	100%
TOTAL EXPENDITURES	106,000	400,667	277.99%
TOTAL REVENUE OVER/(UNDER) EXPENDITURES	(105,800)	\$ 261,983	

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

205-UTILITY CONSTRUCTION FUND

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
REVENUE			
205-400-09-4401 CERT OF OBLIG PROCEEDS	-	5,241,960	100%
205-400-09-4402 MISC INCOME	-	379,687	100%
TOTAL MISCELLANEOUS REVENUE	-	5,621,647	100%
113-400-05-4800 INTEREST INCOME	-	67,944	100.00%
TOTAL INTEREST	-	67,944	100.00%
TOTAL REVENUE	\$ -	\$ 5,689,591	100.00%

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
EXPENSES			
205-777-00-8501 ENGINEERING/DESIGN	-	1,902,794	100%
205-777-00-8502 CONSTRUCTION	-	4,053,894	100%
205-777-00-8503 MISC EXPENSE	-	66,830	100%
205-777-00-8504 EQUIPMENT	-	1,200	100%
205-777-00-8505 COMPUTER HDWR/SFWR	-	59,166	100%
205-777-00-8506 EASEMENTS	-	1,084,256	100%
205-777-00-8507 BOND ISSUANCE COSTS	-	90,000	100%
205-777-00-8508 VEHICLES WATER/WW	-	770,270	100%
TOTAL CAPITAL EXPENSES	\$ -	\$ 8,028,410	100%
NET INCOME/(LOSS)	\$ -	\$ (2,338,819)	

ANY INCOME LOSS AT YEAR END IS COVERED BY THE UTILITY CONSTRUCTION FUND BALANCE

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

206-UTILITY IMPACT FEES

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
REVENUE			
206-400-01-4081 WATER IMPACT FEES	-	690,300	100%
206-400-01-4082 SEWER IMPACT FEES	-	796,500	100%
206-400-01-4083 SEWER CAP FEES			
TOTAL MISCELLANEOUS REVENUE	-	1,486,800	100%
206-400-05-4800 INTEREST INCOME	-	30,652	100.00%
TOTAL INTEREST	-	30,652	100.00%
TOTAL REVENUE	-	1,517,452	100.00%

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
EXPENSES			
206-500-00-5441 IMPACT FEES EXPENSE	-	1,486,800	100%
206-500-00-5444 REFUND TO DEVELOPERS	800,000	800,100	100%
TOTAL EXPENSES	800,000	2,286,900	100%
NET INCOME/(LOSS)	\$ (800,000)	\$ (1,490,400)	

ANY INCOME LOSS AT YEAR END IS COVERED BY THE UTILITY IMPACT FEES FUND BALANCE

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

208- STORMWATER DRAINAGE FUND

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
REVENUE			
208-400-01-4081 STORMWATER DRAINAGE FEE	299,000	327,225	9%
TOTAL MISCELLANEOUS REVENUE	299,000	327,225	9%
207-400-05-4800 INTEREST INCOME	200	750	100.00%
TOTAL INTEREST	200.00	750	100.00%
TOTAL REVENUE	299,200	327,975	9.62%

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
EXPENSES			
208-500-00-8501 ENGINEERING/DESIGN	250,000	186,005	-25.60%
208-500-00-8502 CONSTRUCTION	-	49,646	100%
TOTAL EXPENSES	250,000	235,651	-5.74%
NET INCOME/(LOSS)	49,200	92,324	

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

OTHER GOVERNMENTAL FUNDS

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

113-MAJOR EQUIPMENT REPLACEMENT FUND

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
REVENUE			
113-400-01-4001 FIRE FEES	-	-	0%
113-400-01-4002 POLICE FEES	-	-	0%
TOTAL FINES AND FEES	-	-	0%
113-400-05-4800 INTEREST INCOME	-	6,162	100.00%
TOTAL INTEREST	-	6,162	100.00%
113-400-99-4601 TRANSFER FROM GEN FUND	-	509,046	100.00%
TOTAL TRANSFERS	-	509,046	100.00%
TOTAL REVENUE	\$ -	\$ 515,208	100.00%

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
EXPENDITURES			
113-500-09-5700 EQUIPMENT	126,054	111,956	-11.18%
113-500-09-5701 VEHICLES	278,946	256,106	-8.19%
113-500-09-5702 PROFESSIONAL SERVICES	-	500	100.00%
TOTAL MISCELLANEOUS EXPENDITURES	\$ 405,000	\$ 368,562	-95.93%
REVENUE OVER/(UNDER) EXPENDITURES	\$ (405,000)	\$ 146,646	-136.21%

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

207- SPECIAL ASSESSMENT REVENUE FUND

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
REVENUE			
207-400-00-4002 CONTRIBUTIONS	287,798	287,798	0%
TOTAL MISCELLANEOUS REVENUE	287,798	287,798	0%
207-400-05-4800 INTEREST INCOME	-	3,210	100.00%
TOTAL INTEREST	-	3,210	100.00%
TOTAL REVENUE	287,798	291,008	1.12%

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
EXPENDITURES			
207-500-99-5800 TRANSFERS TO DEBT SERVICE	287,798	287,798	100%
TOTAL EXPENDITURES	287,798	287,798	100%
TOTAL REVENUE OVER/(UNDER) EXPENDITURES	-	\$ 3,210	

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

COMPONENT UNITS

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

CELINA ECONOMIC DEVELOPMENT CORPORATION

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
REVENUE			
SALES TAX	319,848	319,848	0.00%
OTHER REVENUES	-	-	
TOTAL MISCELLANEOUS REVENUE	319,848	319,848	0.00%
INTEREST	1,500	1,500	0.00%
TOTAL INTEREST	1,500	1,500	0.00%
TOTAL REVENUE	321,348	321,348	0.00%

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
EXPENDITURES			
PERSONNEL	157,839	157,839	0.00%
LEGAL & PROFESSIONAL	17,500	17,500	0.00%
MATERIALS & SUPPLIES	725	725	0.00%
MAINTENANCE	2,500	2,500	0.00%
UTILITIES	6,075	6,075	0.00%
OTHER EXPENSES	97,425	97,425	0.00%
TOTAL EXPENSES	282,064	282,064	0.00%
NET INCOME/(LOSS)	39,284	39,284	

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)

**CITY OF CELINA, TEXAS
AMENDED BUDGET
FY 2017**

CELINA COMMUNITY DEVELOPMENT CORPORATION

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
REVENUE			
SALES TAX	319,879	319,879	0.00%
TOTAL MISCELLANEOUS REVENUE	319,879	319,879	0.00%
INTEREST	1,200	1,200	0.00%
TOTAL INTEREST	1,200	1,200	0.00%
TOTAL REVENUE	321,079	321,079	0.00%

	FY 2017 BUDGET	FY 2017 AMENDED BUDGET	% CHANGE FROM ORIGINAL BUDGET
EXPENDITURES			
TRANSFERS OUT	200,000	200,000	0.00%
TOTAL EXPENSES	200,000	200,000	0.00%
NET INCOME/(LOSS)	121,079	121,079	

Attachment: FY 17 AMENDED BUDGET FOR COUNCIL 11-14-17 (Amend Budget)



Finance Department
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Jay Toutounchian, Finance Director
CC: Jason Laumer, City Manager
Date: November 14, 2017
Re: Approve

Action Requested:

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, Garbage Collection. (Toutounchian)

Background Information:

This change better reflects the actual costs incurred by the City in accordance with recent billing agreements.

Financial Considerations:

Legal Review:

Reviewed by City Attorney

Supporting Documents:

Fee Schedule Update Ordinance

Staff Recommendation:

Approve

**CITY OF CELINA, TEXAS
ORDINANCE 2017-_____**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING THE CITY'S CODE OF ORDINANCES, APPENDIX A: FEE SCHEDULE RELATED TO GARBAGE COLLECTION; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR FINDINGS; PROVIDING FOR AMENDMENT TO THE CODE OF ORDINANCES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin County and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, the Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety and general welfare; and

WHEREAS, the City has enacted a schedule of fees in order to recover costs attributable to waste services provided by the City; and

WHEREAS, the City has determined it is in the public interest to adjust its fee schedule to make said fees consistent with the cities actual costs including administrative and overhead costs.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
THE CITY OF CELINA, TEXAS**

**SECTION 1
INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

**SECTION 2
FINDINGS**

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety and welfare

SECTION 3

Attachment: Appendix A Fee Schedule 11.07.17 (Fee Schedule Garbage Collection)

AMENDMENTS

3.01 That the Celina Code of Ordinances, Appendix A: Fee Schedule; Article A5.000: Utility Rates and Charges; Section A5.004: Garbage Collection shall be amended to read as follows:

"Sec. A5.004 Garbage Collection.

"The City will charge an administrative fee of \$1.00 above the contract rate. In the event the fee is collected by a provider other than the City and the City is charged a collection fee, the customer shall pay a fee equal to the fee charged to the City in addition to the administrative fee."

3.02 All other articles, chapters, divisions, sections, paragraphs, sentences, subsections, phrases and words are not amended but are hereby ratified and affirmed.

SECTION 4 CUMULATIVE REPEALER CLAUSE

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 5 SAVINGS CLAUSE

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting fees which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 6 SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 7
PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date Clause of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 8
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 9
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage in accordance with law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this ____ day of November, 2017.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas

Attachment: Appendix A Fee Schedule__11.07.17 (Fee Schedule Garbage Collection)



Planning and Zoning Commission
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Senior Planner
 CC: Jason Laumer, City Manager
 Date: November 14, 2017
 Re: Dickerson Annexation Public Hearing

Action Requested:

The Celina City Council will conduct two public hearings at 5:00 p.m. and 5:05 p.m. to consider testimony on the proposed annexation of an approximate approximately 53.154 acre tract of land situated in the I.C. Williams Survey, Abstract No. 943, Collin County, Texas, and an approximately 10 acre tract of land situated in the I.C. Williams Survey, Abstract No. 943, both properties are generally located north of CR 51, east of Dallas Parkway, west of Preston Road, and south of FM 428 (Glendenning Parkway). (Dickerson Annexation) (Rodriguez)

Background Information:

Below is the anticipated annexation schedule for the property:

~~Tuesday, October 10, 2017 - City Council acts on a resolution to set the public hearing dates;~~

Tuesday, November 14, 2017 - Two separate public hearings are held on the same night (Tuesday, November 14, 2017 at 5:00 p.m. and Tuesday, November 14, 2017 at 5:05 p.m.); and

Tuesday, December 12, 2017 - City Council acts on an ordinance annexing the property.

Board Review/Citizen Input:

Notice was published in the Celina Record and notification was mailed.

Alternatives:

n/a

Financial Considerations:

n/a

Legal Review:

The City attorney reviewed the proposed annexation.

Supporting Documents:

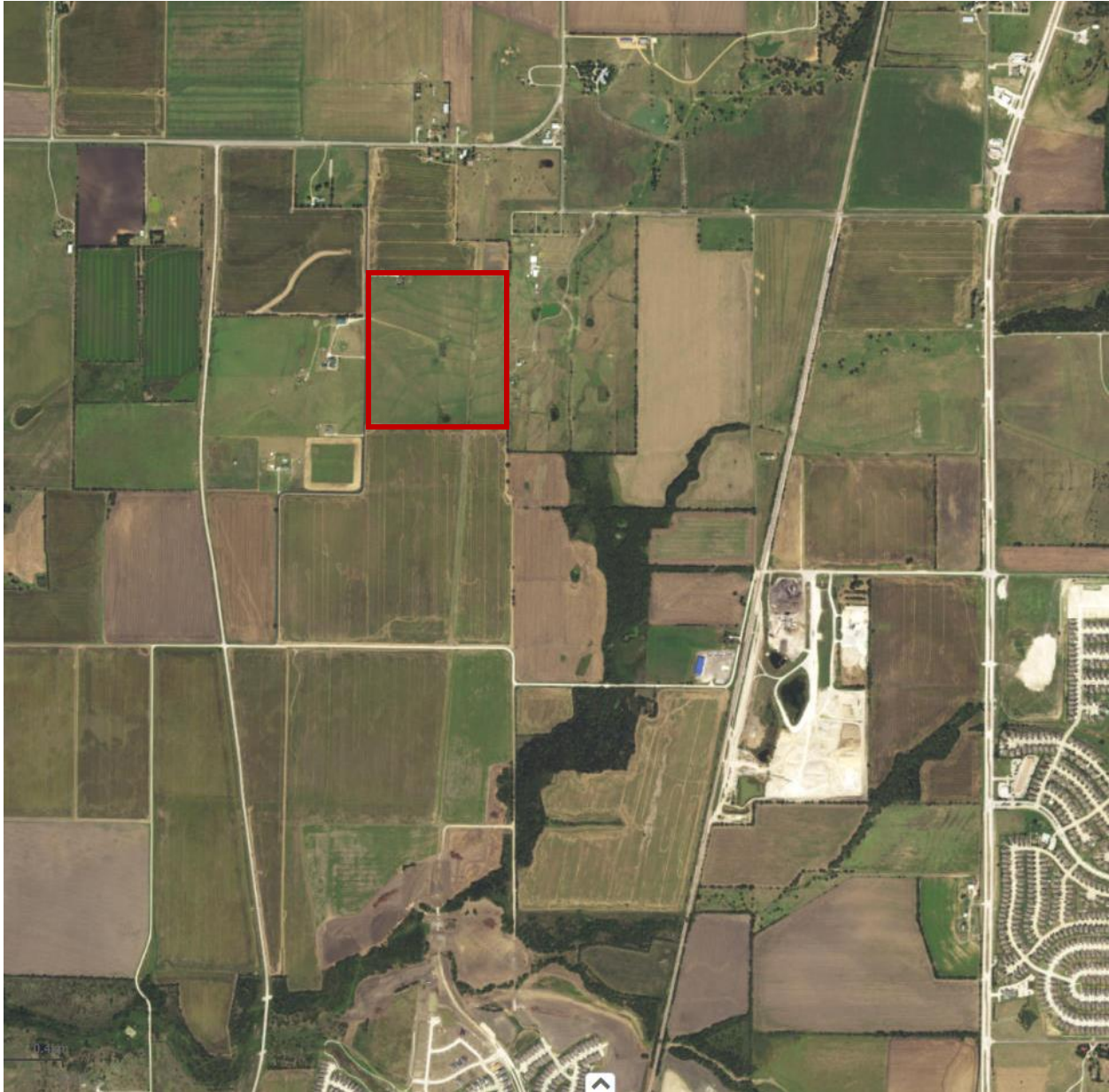
Aerial

Staff Recommendation:

Staff recommends approval as presented.

Location Map

Legal Description: Approximately 53.154 acre tract of land situated in the I.C. Williams Survey, Abstract No. 943, Collin County, Texas, and an approximately 10 acre tract of land situated in the I.C. Williams Survey, Abstract No. 943.



Attachment: Dickerson Annexation Location Map (Dickerson Annexation Public Hearing)



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Robyn Miga, Planner
 CC: Jason Laumer, City Manager
 Date: November 14, 2017
 Re: Celina Crossing PD

Action Requested:

The Celina City Council will conduct a public hearing to consider testimony and act upon a rezoning 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 request for an ±18.604 acre tract of land situated in the Collin County School Land Survey, Sheet 1, Tract 30, Abstract No. 167, from a zoning designation of C-1, retail district, to PD, Planned Development with a base zoning designation of C-1, the property is generally located at the southwest corner of Preston Road and Ash Street. (Celina Crossing Zoning) (Rodriguez)

Background Information:

The property owner has requested that this property be rezoned from its current zoning of C-1, retail district, to PD, Planned Development with a base zoning of C-1 to allow for a quasi-public street to serve the overall development.

The applicant encountered many challenges with this site to ensure that all lots had public street access and had road frontage. The quasi-public street serves this purpose, however, our code does not currently define such a road.

The purpose of this Planned Development is to add the following definition:

Quasi-public streets are privately owned and maintained drives open to public access. Lots may derive required street frontage from quasi-public streets and may be platted to the centerline of quasi-public streets. A quasi-public street easement shall be dedicated for all quasi-public streets, and a fire lane shall be located within all quasi-public street easements. Sidewalks shall be provided along quasi-public streets and shall be located within the quasi-public street easement. Quasi-public streets are to be owned and maintained by a property owners association.

In addition, the entire tract would be required to meet the Preston Road Overlay District, have a required quasi-public street easement width of 50 feet, pavement width of 30 feet, sidewalk width of 5 feet, parkway width of 5 feet, and a fire lane easement of 26 feet within the easement.

Board Review/Citizen Input:

The City received one letter of support for this zoning case. The Planning & Zoning Commission unanimously approved this Planned Development at the October 17, 2017 meeting.

Alternatives:

n/a

Financial Considerations:

n/a

Legal Review:

n/a

Supporting Documents:

Concept Plan

Development Regulations

Staff Recommendation:

Staff recommends approval as presented.

PD Regulations for Celina Crossing

Quasi-Public Street definition:

Quasi-public streets are privately owned and maintained drives open to public access. Lots may derive required street frontage from quasi-public streets and may be platted to the centerline of quasi-public streets. A quasi-public street easement shall be dedicated for all quasi-public streets, and a fire lane shall be located within all quasi-public street easements. Sidewalks shall be provided along quasi-public streets and shall be located within the quasi-public street easement. Quasi-public streets are to be owned and maintained by a property owners association.

Quasi-Public Street standards:

Width: 50 feet

Pavement width: 30 feet

Sidewalk width: 5 feet

Parkway: 5 feet

Fire lane easement: 26 feet

Preston Road Overlay:

This tract, in its entirety, shall comply with the Preston Road Overlay District as found in section 14.03.009 of the Celina Code of Ordinances.

Development regulations at development

Unless amended by this PD ordinance, this development shall comply with the Celina Code of Ordinances at the time that it is developed.



- A. ALL FIRE LANES HAVE INTERNAL RADII NOT LESS THAN 20'.
- B. ANY LOSS OF PROTECTED TREE SPECIES AS DEFINED BY SUBMITTED TREE SURVEY WILL BE MITIGATED APPROPRIATELY ON A LOT BY LOT BASIS.
- C. PRIOR TO DEVELOPMENT OF ANY LOT, A DOWNSTREAM ASSESSMENT IS REQUIRED AND A DETENTION POND IS PROVIDED. ONCE 3.5% OF THE SITE IS DEVELOPED THE DETENTION POND MUST BE CONSTRUCTED.
- D. ONCE 3.5% OF THE SITE IS DEVELOPED, A LOOPED WATERLINE PRESTON RD. (SH 289) MUST BE CONSTRUCTED TO SERVE THE SITE.
- E. ALL LOTS SHALL MEET THE FIRE CODE REQUIREMENT AT THE TIME OF CONSTRUCTION.
- F. AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AND THEREFORE FLOODING MAY BE DATED 12/22/2009 COMMUNITY PANEL NO. 44895051101J. SUBJECT LAND IS LOCATED IN ZONES 'X' AND 'X-SHADED'.
- G. CONNECTION OF THE DEVELOPMENT TO ASH STREET AT THE S. ARKANSAS DR. INTERSECTION SHALL BE ANALYZED & RECONCILED BEFORE DEVELOPMENT OF LOT 5 AND MUST BE COORDINATED WITH THE CITY AT THAT TIME.
- H. ALL DRIVEWAY DIMENSIONS SHALL COMPLY WITH THE CURRENT VERSION AT THE TIME OF SITE PLANNING) OF THE CITY DESIGN STANDARDS (CITY OF CELINA, TEXAS CITY DESIGN STANDARDS, SECTION 4.06 DRIVEWAY DESIGN).
- I. DUMPSTER LOCATIONS FOR EACH BUILDING SHALL BE DETERMINED & REVIEWED/APPROVED BY THE CITY DURING THE SITE PLAN PROCESS.
- J. FINAL PLACEMENT OF ALL WATER AND SEWER APPURTENANCES SHOWN SHALL BE DETERMINED AND REVIEWED/APPROVED BY THE CITY DURING THE CONSTRUCTION PLATTING PROCESS.
- K. PRESTON ROAD/HWY 289 IS 'TxDOT' RIGHT-OF-WAY WITHIN THE CITY OF CELINA. REQUEST FOR A 'TxDOT' CONSTRUCTION MUST BE APPROVED AND SUBMITTED BY THE CITY TO TxDOT.
- L. ALL INTERNAL STREETS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.

THIS DOCUMENT IS RELEASED ON
SEPTEMBER 27, 2017 FOR THE PURPOSE
OF INTERIM REVIEW UNDER THE
AUTHORITY OF KENDRA M HANFELD, P.E.,
TEXAS LICENSE #118983. IT IS NOT TO BE
USED FOR REGULATORY APPROVAL,
CONSTRUCTION, BIDDING OR PERMIT
PURPOSES.
PARKHILL SMITH & COOPER, INC. F-560

CELINA CROSSING

OWNER CONTACT

JIM LESLIE
WOLVERINE INVESTMENTS LLC
16250 KNOLL TRAIL DRIVE, SUITE 210
DALLAS, TX 75248
T: 972-250-0903

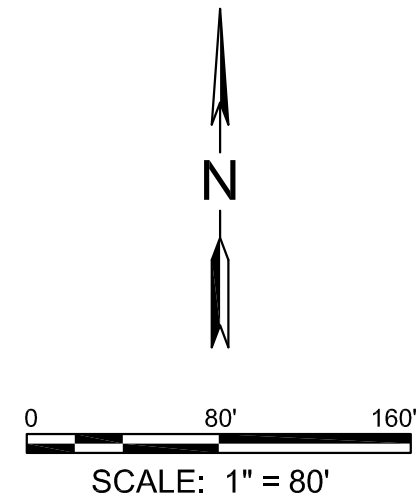
PREPARER

KENDRA M. HANFELD, P.E.
PARKHILL, SMITH & COOPER, INC.
2600 NETWORK BLVD. SUITE 190
FRISCO, TX 75034
T: 325-696-7336

**ASH ST BETWEEN
OKLAHOMA DR
& PRESTON RD**

**STATE HWY 289
CELINA, TX
75009**

KEY PLAN



-	08/25/2017	CITY OF CELINA GDP
NO	DATE	DESCRIPTION
ISSUING OFFICE: FRISCO		PROJECT NO: 9545.17

GENERAL DEVELOPMENT PLAN

LEGAL DESCRIPTION OF LAND:
ABS A0167 COLLIN COUNTY SCHOOL, LAND #14 SURVEY,
SHEET 1, TRACT 30, 18.604 ACRES, CC#115285, ZONE C-1
RETAIL DISTRICT, ROAD OVERLAY DISTRICT.

GDP



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Jason Laumer, City Manager
 Date: November 14, 2017
 Re: <Insert Subject/RE Here>

Action Requested:

The Celina City Council will conduct a public hearing to consider testimony and act upon a resolution of the City Council of the City of Celina, Texas, hereby authorizing the Mayor to execute a development agreement by and between the City of Celina and Celina 52 East, L.P. The property is ±63.156 acres, and is generally located north of CR 51, east of Dallas Parkway, west of Preston Road, and south of FM 428 (Glendenning Parkway). (Greenway 63 Development Agreement) (Laumer)

Background Information:

This item approves a development agreement between the City of Celina and Celina 52 East, L.P., contingent on approval by Planning and Zoning Commission and City zoning regulations.

Major deal points of Greenway 63 agreement:

- 12' trail through gas line easement
- 10' sidewalk with 30' landscape buffer
- Dedicated ROW for Celina Pkwy, but developer not required to build it
- No PID, no TIRZ

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

The proposed development agreement has been reviewed by the City Attorney.

Supporting Documents:

- Proposed Development Agreement
- Property Depiction
- Greenway 63 Concept Plan

- Development Standards

Staff Recommendation:

Staff recommends approval.

DEVELOPMENT AGREEMENT

This Development Agreement (this “Agreement”) is entered into by and between **Celina 52 East, L.P.**, a Texas limited partnership, (the “Developer”) and the **City of Celina** (the “City”), to be effective on the date upon which the last of all of the Parties has approved and duly executed this Agreement (“Effective Date”).

ARTICLE I RECITALS

WHEREAS, certain terms used herein are defined in Article II; and

WHEREAS, the City is a home-rule municipality of the State of Texas located within Denton County and Collin County; and

WHEREAS, the Developer and the City (which are sometimes individually referred to as a “Party” and collectively as the “Parties”) desire to enter into this Agreement; and

WHEREAS, Lewis D. Dickerson and Jerry Dickerson collectively own an approximately 53.156 acre tract of land (the “53 Acre Tract”) and Jennifer Hunt owns an approximately 10 acre tract of land (the “10 Acre Tract”) (collectively, the 53 Acre Tract of land and the 10 Acre Tract of land are referred to as the “Property”); and

WHEREAS, the Property is located wholly within the extraterritorial jurisdiction (the “ETJ”) of the City and described by metes and bounds in **Exhibit A** and depicted on **Exhibit B**; and

WHEREAS, the Developer intends to purchase and develop the Property as a master planned residential development, which consists of approximately 265 single-family homes; and

WHEREAS, the Parties intend for this Agreement to establish certain restrictions and impose certain commitments in connection with the development of the Property; and

WHEREAS, the Parties intend that the Property will be developed in accordance with the agreed concept plan (the “Concept Plan”), attached hereto as **Exhibit C**, and the development standards set forth in certain proposed development zoning standards (the “Development Standards”), which Development Standards are attached hereto as **Exhibit D**; and

WHEREAS, the Developer intends to construct and/or make financial contributions to certain on-site and/or off-site public improvements to serve the development of the Property (the “Public Infrastructure”); and

WHEREAS, in consideration of the Developer’s agreements contained herein to develop the Property envisioned by the Parties and to provide economic incentives for the development of the Property, the City intends to (a) set roadway capital recovery fees not to exceed \$2,500.00 per single-family residential lot, (b) set water capital recovery fees not to exceed \$2,000.00 per single-

family residential lot, (c) set wastewater capital recovery fees not to exceed \$2,000.00 per single-family residential lot, and (d) waive the requirement for payment of any Impact Fees; and

WHEREAS, the Parties agree upon a fixed payment for the Technology Fees, to be collected upon the issuance of a single-family residential lot's building permit, not to exceed \$500.00 per lot; and

WHEREAS, the Parties agree upon a fixed payment for Park Fees, which includes recreation and open space, to be collected upon the issuance of a single-family residential lot's building permit, not to exceed \$1,500.00 per lot, in lieu of any dedications of land; and

WHEREAS, the City holds the certificates of convenience and necessity (the "CCNs") to provide retail water and wastewater service to the Property and the Parties intend for the City to provide water and wastewater service to the Property; and

WHEREAS, as the Property is within the City's extraterritorial jurisdiction, the Parties have the authority to enter into this Agreement pursuant to Section 212.171 *et seq* of the Texas Local Government Code; and

WHEREAS, the Parties intend that this Agreement is a development agreement as provided for by state law in Section 212.171 *et seq* of the Texas Local Government Code; and

WHEREAS, this Agreement shall constitute a "permit" under Chapter 245 of the Texas Local Government Code and as allowed pursuant to Section 212.172(g) of the Texas Local Government Code.

NOW, THEREFORE, for and in consideration of the mutual covenants of the Parties set forth in this Agreement and for other good and valuable consideration, the receipt and adequacy of which are acknowledged, the Parties agree as follows:

ARTICLE II **GENERAL TERMS AND DEFINITIONS**

The recitals to this Agreement are incorporated herein for all purposes.

Unless the context requires otherwise, the following terms shall have the meanings hereinafter set forth:

City Council means the city council of the City.

City Regulation(s) means any ordinance, rule, regulation, standard, policy, order, guideline or other City-adopted or City-enforced requirement.

Concept Plan means the concept plan as shown in **Exhibit C**.

Developer means **Celina 52 East, L.P.**, a Texas limited partnership.

Impact Fees means as defined in Chapter 395 of the Texas Local Government Code.

Park Fees means the fees paid in lieu of a donation of property to be used as a park, which fees are assessed, imposed, and/or collected by City in accordance with Section 4.4.

Property means the real property described by metes and bounds in **Exhibit A** and depicted on **Exhibit B**.

Public Infrastructure means water, wastewater, drainage, roadway, and other public infrastructure necessary to serve the full development of the Property.

Technology Fees means the fees charged for telephone, cable, internet, or similar utility connections in accordance with Section 4.3.

ARTICLE II **PUBLIC INFRASTRUCTURE**

2.1 Public Infrastructure. Except as otherwise expressly provided for in this Agreement, all Public Infrastructure shall be designed, constructed and installed in compliance with the City Regulations in effect on the Effective Date and the City's uniform engineering design standards in effect on the Effective Date. Construction and/or installation of Public Infrastructure shall not begin until complete and accurate plans and specifications have been approved by the City. Each of such contracts shall require a two-year maintenance bond following completion, which bond shall run in favor of the Party responsible for maintenance of the completed Public Infrastructure. The Public Infrastructure will be installed within the public right-of-way or in easements granted to the City.

2.2 Inspections, Acceptance of Public Infrastructure.

(a) Roadway and Storm Infrastructure. The City shall have the right to inspect, at any time, the construction of all roadway and storm water Public Infrastructure, and any related Public Infrastructure necessary to support the proposed development within the Property, which shall be inspected, designed and constructed in compliance with all statutory and regulatory requirements, including design and construction criteria, and the City Regulations in effect on the Effective Date.

(b) Water and Wastewater Infrastructure. The City shall have the right to inspect the construction of all water and wastewater Public Infrastructure at any time, which water and wastewater shall be inspected, designed and constructed in compliance with all statutory and regulatory requirements, including design and construction criteria, and the City Regulations in effect on the Effective Date.

(c) The City's inspections shall not release the Developer from its responsibility to construct, or ensure the construction of, adequate Public Infrastructure in accordance with approved engineering plans, construction plans, and other approved plans related to development of the Property.

(d) From and after the inspection and acceptance by the City of the Public Infrastructure and any other dedications required under this Agreement, such improvements and dedications shall be owned by the City.

(e) Approval of Plats/Plans. Approval by the City, the City's engineer or other City employee or representative, of any plans, designs or specifications submitted by the Developer pursuant to this Agreement or pursuant to City Regulations shall not constitute or be deemed to be a release of the responsibility and liability of the Developer, his engineer, employees, officers or agents for the accuracy and competency of their design and specifications. Further, any such approvals shall not be deemed to be an assumption of such responsibility and liability by the City for any defect in the design and specifications prepared by the Developer or the Developer's engineer, or engineer's officers, agents, servants or employees, it being the intent of the parties that approval by the City's engineer signifies the City's approval on only the general design concept of the improvements to be constructed. All plats and plans of the Developer related to the Property shall meet the requirements of the City Regulations in effect on the Effective Date.

2.3 Eminent Domain. The Developer agrees to use commercially reasonable efforts to obtain all third-party rights-of-way, consents, or easements, if any, required for the Public Infrastructure. If, however, the Developer is unable to obtain such third-party rights-of-way, consents, or easements within ninety (90) days of commencing efforts to obtain the needed easements and right of way, the City agrees to take reasonable steps to secure same (subject to City Council authorization after a finding of public necessity) through the use of the City's power of eminent domain. The Developer shall be responsible for funding all reasonable and necessary legal proceeding/litigation costs, attorney's fees and related expenses, and appraiser and expert witness fees (collectively, "Eminent Domain Fees") paid or incurred by the City in the exercise of its eminent domain powers and shall escrow with a mutually agreed upon escrow agent the City's reasonably estimated Eminent Domain Fees both in advance of the initiations of each eminent domain proceeding and as funds are needed by the City. Provided that the escrow fund remains appropriately funded in accordance with this Agreement, the City will use all reasonable efforts to expedite such condemnation procedures so that the Public Infrastructure can be constructed as soon as reasonably practicable. If the City's Eminent Domain Fees exceed the amount of funds escrowed in accordance with this paragraph, the Developer shall deposit additional funds as requested by the City into the escrow account within ten (10) days after written notice from the City. City is not required to continue pursuing the eminent domain unless and until the Developer deposits addition Eminent Domain Fees with the City. Any unused escrow funds will be refunded to the Developer with thirty (30) days after any condemnation award or settlement becomes final and non-appealable. Nothing in this subsection is intended to constitute a delegation of the police powers or governmental authority of the City, and the City reserves the right, at all times, to control its proceedings in eminent domain.

2.4 Operation and Maintenance.

(a) Upon inspection, approval, and acceptance of the water and wastewater Public Infrastructure or any portion thereof, the City shall maintain and operate the accepted water and wastewater infrastructure or any accepted portion thereof and provide water and wastewater service to the Property.

(b) Upon inspection, approval, and acceptance of the roadway and storm water Public Infrastructure or any portion thereof, the City shall maintain and operate the roadways and storm water infrastructure or any accepted portion thereof.

(c) If a homeowner's association is established, it shall maintain and operate the open spaces, trails, common areas, right-of-way irrigation systems, right-of-way landscaping, screening walls, and any other common improvements or appurtenances. Said improvements shall not be maintained and operated by the City unless the Parties agree in writing to the terms and conditions of maintenance and operation by the City.

ARTICLE III **DEVELOPMENT REGULATIONS**

3.1 Full Compliance with City Standards.

(a) Development of the Property shall be subject to the City Regulations and uniform engineering design standards in effect on the Effective Date, except to the extent that the Concept Plan, attached as **Exhibit C** and the Development Standards, attached as **Exhibit D**, may vary from those terms, then the Concept plan and the Development Standards shall control, and future amendments to the City Regulations and uniform engineering design standards shall not apply to the Property, unless Developer elects to apply the future amendments.

(b) The Parties agree the Concept Plan was created by the Developer for illustrating the boundary, lot mix, and general layout of the project. Any amendment to the Concept Plan shall be considered an amendment to this Agreement, and shall replace the attached Concept Plan and become a part of this Agreement.

3.2 Development Standard Revisions. The City Manager of the City may administratively approve the following "minor revisions" to the Development Standards: (a) an increase in the height of any structure by five percent (5%) or less; (b) a setback reduction of ten percent (10%) or less; (c) an increase in lot coverage of five percent (5%) or less; and (d) a reduction in off-street parking of five percent (5%) or less. The City Council may permit exceptions to strict compliance with the Development Standards when the Developer demonstrates, to the reasonable satisfaction of the City Council, that the requested exception: (a) is not contrary to the public interest; (b) does not cause injury to adjacent property; and (c) does not materially adversely affect the quality of the development.

3.3 Replat. The Developer may submit a replat for all or any portion of the Property. Any replat shall be in general conformance with the Concept Plan, including any amendments.

3.4 Vested Rights. This Agreement shall constitute a "permit" under Chapter 245 of the Texas Local Government Code that is deemed filed with the City on the Effective Date. The Developer does not, by entering into this Agreement, waive any rights or obligations arising under Chapter 245 of the Texas Local Government Code.

3.5 Conflicts. In the event of any conflict between this Agreement and any City Regulation, this Agreement, including any exhibit or attachment, shall control.

ARTICLE IV DEVELOPMENT PROCESS AND CHARGES

4.1 Development, Review and Inspection Fees. Except for any fees related to zoning of the Property as provided in Section 6.2, development of any portion of the Property shall be subject to payment to the City of the applicable fees according to the City Regulation's, including without limitation fees relating to platting and any other charges and fees not expressly exempted or altered by the terms of this Agreement.

4.2 Capital Recovery Fees. The Developer is responsible for the construction of all on-site and off-site Public Infrastructure, to the extent such Public Infrastructure is necessitated by and attributable to the development of the Property. The Parties agree that such improvements will include all of the capital improvements and facility expansions necessitated by and attributable to the Property; therefore, pursuant to Section 395.001(4) of the Texas Local Government Code, **no Impact Fees levied by the City will apply to the Property.** Instead, the Developer agrees to pay and City agrees to set (a) roadway capital recovery fees not to exceed \$2,500.00 per single-family residential lot, (b) water capital recovery fees not to exceed \$2,000.00 per single-family residential lot, (c) wastewater capital recovery fees not to exceed \$2,000.00 per single-family residential lot, and (d) waive the requirement for payment of any Impact Fees. All capital recovery fees applicable to individual lots will be due and payable by the Developer at the time building permits are issued for each single-family residential lot.

4.3 Technology Fees. The Parties agree upon a fixed payment for the Technology Fees, to be collected upon the issuance of a single-family residential lot's building permit, not to exceed \$500.00 per lot.

4.4 Park Fees. The Parties agree upon a fixed payment for the Park Fees, which includes recreation and open space, in lieu of a dedication of land, to be collected upon the issuance of a single-family residential lot's building permit, not to exceed \$1,500.00 per lot.

4.5 Development Agreement Fees. The Parties agree the Developer shall pay at the time of request for each development agreement application related to the Property (a) a \$2,500.00 fee, plus the cost of fees for professional review, including but not limited to legal, engineering, land planning, and financial analysis and (b) a \$5,000.00 deposit for legal review, development analysis, and engineering consultant review.

4.6 Celina Parkway.

(a) The Developer shall not be required to make or fund any improvements to Celina Parkway, including any landscaping, paving, or other improvements in the Celina Parkway right-of-way. At the request of the City, the Developer shall be required to provide landscaping, irrigation, and a ten feet (10 feet) wide sidewalk located in the Property's setback and adjacent to the Celina Parkway right-of-way. Any requirements to escrow fees for road improvements pursuant to Section 10.03.122(r)(4) of the City Regulations or other provisions of the City Regulations shall be waived.

(b) The Parties agree that upon the request of the City, the Developer will dedicate half the right-of-way (a dedication of 60 feet) required for construction of the Celina Parkway and the right-of-way (a dedication of 10 feet) required for two potential right turn lanes, which future dedications of rights-of-way are located on the western portion of Property as depicted on **Exhibit C**.

4.7 INDEMNIFICATION AND HOLD HARMLESS. THE DEVELOPER AND ITS SUCCESSORS AND ASSIGNS SHALL INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICIALS, EMPLOYEES, OFFICERS, REPRESENTATIVES AND AGENTS (EACH AN “INDEMNIFIED PARTY”), FROM AND AGAINST ALL ACTIONS, DAMAGES, CLAIMS, LOSSES OR EXPENSE OF EVERY TYPE AND DESCRIPTION TO WHICH THEY MAY BE SUBJECTED OR PUT: (I) BY REASON OF, OR RESULTING FROM THE BREACH OF ANY PROVISION OF THIS AGREEMENT BY THE DEVELOPER; (II) THE NEGLIGENT DESIGN, ENGINEERING AND/OR CONSTRUCTION BY THE DEVELOPER OR ANY ARCHITECT, ENGINEER OR CONTRACTOR HIRED BY THE DEVELOPER OF ANY OF THE PUBLIC IMPROVEMENTS ACQUIRED FROM THE DEVELOPER HEREUNDER; (III) THE DEVELOPER’S NONPAYMENT UNDER CONTRACTS BETWEEN THE DEVELOPER AND ITS CONSULTANTS, ENGINEERS, ADVISORS, CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS IN THE PROVISION AND/OR CONSTRUCTION OF THE PUBLIC IMPROVEMENTS; (IV) ANY CLAIMS OF PERSONS EMPLOYED BY THE DEVELOPER OR ITS AGENTS TO CONSTRUCT THE PUBLIC INFRASTRUCTURE; OR (V) ANY CLAIMS AND SUITS OF THIRD PARTIES, INCLUDING BUT NOT LIMITED TO DEVELOPER’S RESPECTIVE PARTNERS, OFFICERS, DIRECTORS, EMPLOYEES, REPRESENTATIVES, AGENTS, SUCCESSORS, ASSIGNEES, VENDORS, GRANTEEES, AND/OR TRUSTEES, REGARDING OR RELATED TO THE PUBLIC IMPROVEMENTS OR ANY AGREEMENT OR RESPONSIBILITY REGARDING THE PUBLIC INFRASTRUCTURE, INCLUDING CLAIMS AND CAUSES OF ACTION WHICH MAY ARISE OUT OF THE PARTIAL NEGLIGENCE OF AN INDEMNIFIED PARTY (THE “CLAIMS”). NOTWITHSTANDING THE FOREGOING, NO INDEMNIFICATION IS GIVEN HEREUNDER FOR ANY ACTION, DAMAGE, CLAIM, LOSS OR EXPENSE DETERMINED BY A COURT OF COMPETENT JURISDICTION TO BE DIRECTLY ATTRIBUTABLE TO THE WILLFUL MISCONDUCT OR SOLE NEGLIGENCE OF ANY INDEMNIFIED PARTY. DEVELOPER IS EXPRESSLY REQUIRED TO DEFEND CITY AGAINST ALL SUCH CLAIMS, AND CITY IS REQUIRED TO REASONABLY COOPERATE AND ASSIST DEVELOPER IN PROVIDING SUCH DEFENSE.

IN ITS REASONABLE DISCRETION, CITY SHALL HAVE THE RIGHT TO APPROVE OR SELECT DEFENSE COUNSEL TO BE RETAINED BY DEVELOPER IN FULFILLING ITS OBLIGATIONS HEREUNDER TO DEFEND AND INDEMNIFY THE INDEMNIFIED PARTIES, UNLESS SUCH RIGHT IS EXPRESSLY WAIVED BY CITY IN WRITING. THE INDEMNIFIED PARTIES RESERVE THE RIGHT TO PROVIDE A PORTION OR ALL OF THEIR/ITS OWN DEFENSE, AT THEIR/ITS SOLE COST; HOWEVER, INDEMNIFIED PARTIES ARE UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY AN INDEMNIFIED PARTY IS NOT TO BE CONSTRUED AS A WAIVER OF DEVELOPER’S OBLIGATION TO DEFEND INDEMNIFIED PARTIES

OR AS A WAIVER OF DEVELOPER'S OBLIGATION TO INDEMNIFY INDEMNIFIED PARTIES PURSUANT TO THIS AGREEMENT. DEVELOPER SHALL RETAIN CITY-APPROVED DEFENSE COUNSEL WITHIN SEVEN BUSINESS DAYS OF WRITTEN NOTICE FROM AN INDEMNIFIED PARTY THAT IT IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS AGREEMENT. IF DEVELOPER FAILS TO RETAIN COUNSEL WITHIN SUCH TIME PERIOD, INDEMNIFIED PARTIES SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON THEIR OWN BEHALF, AND DEVELOPER SHALL BE JOINTLY AND SEVERALLY LIABLE FOR ALL REASONABLE COSTS INCURRED BY INDEMNIFIED PARTIES.

THIS SECTION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

THE PARTIES AGREE AND STIPULATE THAT THIS INDEMNIFICATION COMPLIES WITH THE CONSPICUOUSNESS REQUIREMENT AND THE EXPRESS NEGLIGENCE TEST, AND IS VALID AND ENFORCEABLE AGAINST THE DEVELOPER.

4.8 DEVELOPER'S ACKNOWLEDGEMENT OF THE CITY'S COMPLIANCE WITH FEDERAL AND STATE CONSTITUTIONS, STATUTES AND CASE LAW AND FEDERAL, STATE AND LOCAL ORDINANCES, RULES AND REGULATIONS/DEVELOPERS' WAIVER AND RELEASE OF CLAIMS FOR OBLIGATIONS IMPOSED BY THIS AGREEMENT.

(a) THE DEVELOPER ACKNOWLEDGES AND AGREES THAT:

(i) THE PUBLIC INFRASTRUCTURE TO BE CONSTRUCTED UNDER THIS AGREEMENT, AND THE FEES TO BE IMPOSED BY THE CITY PURSUANT TO THIS AGREEMENT, REGARDING THE PROPERTY, IN WHOLE OR IN PART, DO NOT CONSTITUTE A:

(A) TAKING UNDER THE TEXAS OR UNITED STATES CONSTITUTION;

(B) VIOLATION OF THE TEXAS LOCAL GOVERNMENT CODE, AS IT EXISTS OR MAY BE AMENDED; AND/OR

(C) NUISANCE.

(ii) ASSUMING NO DEFAULTS UNDER THIS AGREEMENT, THE AMOUNT OF THE DEVELOPER'S FINANCIAL AND INFRASTRUCTURE CONTRIBUTION FOR THE PUBLIC INFRASTRUCTURE IS ROUGHLY PROPORTIONAL TO THE DEMAND THAT THE DEVELOPER'S ANTICIPATED IMPROVEMENTS AND DEVELOPER'S DEVELOPMENT PLACES ON THE CITY'S INFRASTRUCTURE.

(iii) ASSUMING NO DEFAULTS UNDER THIS AGREEMENT, THE DEVELOPER HEREBY AGREES AND ACKNOWLEDGES, WITHOUT WAIVING CLAIMS RELATED SOLELY TO EXACTIONS NOT CONTEMPLATED BY THIS AGREEMENT, THAT: (A) ANY PROPERTY WHICH IT CONVEYS TO THE CITY OR ACQUIRES FOR THE CITY PURSUANT TO THIS AGREEMENT IS ROUGHLY PROPORTIONAL TO THE BENEFIT RECEIVED BY THE

DEVELOPER FOR SUCH LAND, AND THE DEVELOPER HEREBY WAIVES ANY CLAIM THEREFOR THAT IT MAY HAVE; AND (B) ALL PREREQUISITES TO SUCH DETERMINATION OF ROUGH PROPORTIONALITY HAVE BEEN MET, AND ANY VALUE RECEIVED BY THE CITY RELATIVE TO SAID CONVEYANCE IS RELATED BOTH IN NATURE AND EXTENT TO THE IMPACT OF THE DEVELOPMENT OF THE PROPERTY ON THE CITY'S INFRASTRUCTURE. ASSUMING NO DEFAULTS UNDER THIS AGREEMENT, THE DEVELOPER FURTHER AGREES TO WAIVE AND RELEASE ALL CLAIMS IT MAY HAVE AGAINST THE CITY UNDER THIS AGREEMENT RELATED TO ANY AND ALL: (A) CLAIMS OR CAUSES OF ACTION BASED ON ILLEGAL OR EXCESSIVE EXACTIONS; AND (B) ROUGH PROPORTIONALITY AND INDIVIDUAL DETERMINATION REQUIREMENTS MANDATED BY THE UNITED STATES SUPREME COURT IN *DOLAN V. CITY OF TIGARD*, 512 U.S. 374 (1994), AND ITS PROGENY, AS WELL AS ANY OTHER REQUIREMENTS OF A NEXUS BETWEEN DEVELOPMENT CONDITIONS AND THE PROJECTED IMPACT OF THE PUBLIC INFRASTRUCTURE.

(b) THIS SECTION 4.8 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

ARTICLE V **TERM**

The term of this Agreement shall be for a period of thirty (30) years after the Effective Date and shall automatically be extended once for a fifteen (15) year period, unless either Party makes a written objection to the extension. The Parties may extend the term of this Agreement beyond the term of the automatic extension if they execute an agreement in writing. Notwithstanding anything to the contrary in this Agreement, this Agreement shall automatically terminate and shall be of no further force or effect if the Developer does not purchase the Property by February 28, 2018.

ARTICLE VI **ANNEXATION AND POST-ANNEXATION MATTERS**

6.1 Annexation. The City has received and accepted a voluntary annexation application for the 53 Acre Tract and the 10 Acre Tract. The Developer agrees to execute and supply any and all instruments and/or other documentation necessary for the City to annex the Property into the City's corporate limits and the Parties agree that the annexation of the Property shall occur promptly and as soon as reasonably practicable after the execution of this Agreement, in accordance with statutory requirements. Prior to annexation of the Property, the City shall have considered this Agreement, shall have submitted to the Developer, and the Developer shall review and approve, an annexation service plan which service plan shall be considered a binding, and mutually agreed upon, contractual obligation between the City and the Developer.

6.2 Zoning of Property. While the Parties expressly acknowledge that the Property will be voluntarily annexed in accordance with Section 6.1 of this Agreement, the Parties agree that the Concept Plan, the Development Standards, and the applicable provisions of this Agreement memorialize the plan for development of the Property as provided for in Section 212.172 of the Texas Local Government Code. The City shall consider zoning the Property consistent with the

Development Standards, Concept Plan, and applicable provisions of this Agreement contemporaneously with annexation of the Property. Through this Agreement, the Developer expressly consents and agrees to the zoning of the Property consistent with and as contemplated by this Section.

ARTICLE VII **EVENTS OF DEFAULT; REMEDIES**

7.1 Events of Default. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given in writing (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time to be determined based on the nature of the alleged failure, but in no event more than 30 days after written notice of the alleged failure has been given). Notwithstanding the foregoing, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured and within such 30-day period gives written notice to the non-defaulting Party of the details of why the cure will take longer than 30 days with a statement of how many days are needed to cure.

7.2 Remedies. If a Party is in default, the aggrieved Party may, at its option and without prejudice to any other right or remedy under this Agreement, seek any relief available at law or in equity, including, but not limited to, an action under the Uniform Declaratory Judgment Act, or actions for specific performance, mandamus, or injunctive relief. NOTWITHSTANDING THE FOREGOING, HOWEVER, NO DEFAULT UNDER THIS AGREEMENT SHALL ENTITLE THE AGGRIEVED PARTY TO TERMINATE THIS AGREEMENT OR LIMIT THE TERM OF THIS AGREEMENT.

ARTICLE VIII **ASSIGNMENT AND ENCUMBRANCE**

8.1 Assignment. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the Parties hereto. The obligations, requirements, or covenants to develop the Property in this Agreement shall be able to be assigned to any affiliate or related entity of the Developer, or any lien holder on the Property, without the prior written consent of the City. The obligations, requirements or covenants to the development of the Property shall not be assigned by Developer to a non-affiliate or non-related entity of the Developer without the prior written consent of the City Manager, which consent shall not be unreasonably withheld if the assignee demonstrates financial ability to perform. An assignee shall be considered a “Party” for the purposes of this Agreement. Each assignment shall be in writing executed by Developer and the assignee and shall obligate the assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned, and shall contain a representation by the assignee acknowledged by a notary public that the assignee has the financial ability to timely perform the assigned obligations. A copy of each fully executed assignment to an assignee shall be provided to all Parties within 15 days after execution. No assignment by Developer shall release Developer from any liability that resulted from an act or omission by Developer that occurred prior to the effective date of the assignment unless the City

approves the release in writing. Developer shall maintain written records of all assignments made by Developer to assignees, including a copy of each executed assignment and, upon written request from any Party or assignee, shall provide a copy of such records to the requesting person or entity, and this obligation shall survive the assigning Party's sale, assignment, transfer, or other conveyance of any interest in this Agreement or the Property.

8.2 Encumbrance by City. The City shall not collaterally assign, pledge, grant a lien or security interest in, or otherwise encumber any of its rights, title, or interest under this Agreement, except for the fees and charges to be collected under Article IV, without the Developer's prior written consent, which consent shall not be unreasonably withheld.

8.3 Assignees as Parties. An assignee authorized in accordance with this Agreement and for which notice of assignment has been provided in accordance with this Agreement shall be considered a "Party" for the purposes of this Agreement. With the exception of the End-Buyer (as defined in Section 9.1 below) of a lot within the Property, any person or entity upon becoming an owner of land or upon obtaining an ownership interest in any part of the Property shall be deemed to be a "Developer" and have all of the obligations of the Developer as set forth in this Agreement and all related documents to the extent of said ownership or ownership interest.

8.4 No Third-Party Beneficiaries. This Agreement only inures to the benefit of, and may only be enforced by, the Parties. No other person or entity shall have any right, title, or interest under this Agreement or otherwise be deemed to be a third-party beneficiary of this Agreement.

8.5 Notice of Assignment. In addition to the other requirements in this Agreement, the following requirements shall apply in the event that the Developer sells, assigns, transfers, or otherwise conveys the Property or any part thereof and/or any of its rights or benefits under this Agreement:

- (a) within 30 days after the effective date of any such sale, assignment, transfer, or other conveyance, the Developer must provide written notice of same to the City;
- (b) the notice must describe the extent to which any rights or benefits under this Agreement have been sold, assigned, transferred, or otherwise conveyed;
- (c) the notice must state the name, mailing address, and telephone contact information of the person(s) acquiring any rights or benefits as a result of any such sale, assignment, transfer, or other conveyance; and
- (d) the notice must be signed by a duly authorized person representing the Developer.

ARTICLE IX

RECORDATION AND ESTOPPEL CERTIFICATES

9.1 Binding Obligations. This Agreement and all amendments hereto (including amendments to the Concept Plan as allowed in this Agreement) and assignments hereof shall be

recorded in the deed records of Collin County. This Agreement binds and constitutes a covenant running with the Property. Upon the Effective Date, this Agreement shall be binding upon the Parties and their successors and assigns permitted by this Agreement and forms a part of any other requirements for development within the Property. This Agreement, when recorded, shall be binding upon the Parties and their successors and assigns as permitted by this Agreement and upon the Property; however, this Agreement shall not be binding upon, and shall not constitute any encumbrance to title as to, any end-buyer/homebuyer of a fully developed and improved lot (“an End-Buyer”) and shall not negate the End-Buyer’s obligation to comply with the City’s Regulations, including but not limited to zoning ordinances, as they currently exist or may be amended.

9.2 Estoppel Certificates. From time to time upon written request of the Developer, if needed to facilitate a sale of all or a portion of the Property or a loan secured by all or a portion of the Property, the City will execute to its reasonable knowledge and belief, a written estoppel certificate in a form and substance satisfactory to the City identifying any obligations of the Developer under this Agreement that are in default. The Developer shall pay the City \$1,000 at the time of the Developer’s requests for an estoppel certificate for each request in excess of one per calendar year.

ARTICLE X **ADDITIONAL PROVISIONS**

10.1 Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the City Council of the City; and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

10.2 Notices. Any notice, payment or instrument required or permitted by this Agreement to be given or delivered to any party shall be deemed to have been received when personally delivered or transmitted by telecopy or facsimile transmission (which shall be immediately confirmed by telephone and shall be followed by mailing an original of the same within 24 hours after such transmission) or 72 hours following deposit of the same in any United States Post Office, registered or certified mail, postage prepaid, addressed as follows:

To the City:

Attn: City Manager
City of Celina
142 North Ohio
Celina, TX 75009

With a copy to: Attn: Julie Fort
Messer, Rockefeller & Fort, PLLC
6371 Preston Road, Suite 200
Frisco, Texas 75034

To the Developer: Attn: Rylan Yowell
Celina 52 East, L.P.
10210 N. Central Expressway, Suite 300
Dallas, Texas 75231

With a copy to: Attn: J. Prabha Cinclair
Miklos Law, PLLC
1800 Valley View Lane, Suite 360
Farmers Branch, Texas 75234
E-mail: cinclair@mikloslegal.com

Any party may change its address or addresses for delivery of notice by delivering written notice of such change of address to the other party.

10.3 Interpretation. The Parties acknowledge that each has been actively involved in negotiating this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Agreement. In the event of any dispute over the meaning or application of any provision of this Agreement, the provision will be interpreted fairly and reasonably and neither more strongly for nor against any Party, regardless of which Party originally drafted the provision.

10.4 Time. In this Agreement, time is of the essence and compliance with the times for performance herein is required.

10.5 Authority and Enforceability. The City represents and warrants that this Agreement has been approved by official action by the City Council of the City in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the City has been duly authorized to do so. The Developer represents and warrants that this Agreement has been approved by appropriate action of the Developer, and that the individual executing this Agreement on behalf of the Developer has been duly authorized to do so. Each Party respectively acknowledges and agrees that this Agreement is binding upon such Party and is enforceable against such Party, in accordance with its terms and conditions and to the extent provided by law.

10.6 Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes all prior agreements, whether oral or written, covering the subject matter of this Agreement. This Agreement shall not be modified or amended except in writing signed by the Parties.

10.7 Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, then: (a) such unenforceable provision

shall be deleted from this Agreement; (b) the unenforceable provision shall, to the extent possible and upon mutual agreement of the parties, be rewritten to be enforceable and to give effect to the intent of the Parties; and (c) the remainder of this Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

10.8 Applicable Law; Venue. This Agreement is entered into pursuant to, and is to be construed and enforced in accordance with, the laws of the State of Texas, and all obligations of the Parties are performable in Collin County. Exclusive venue for any action to enforce or construe this Agreement shall be in the Collin County District Court.

10.9 Non-Waiver. Any failure by a Party to insist upon strict performance by the other Party of any material provision of this Agreement shall not be deemed a waiver thereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this Agreement. No provision of this Agreement may be waived except by writing signed by the Party waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any Party of any term or condition of this Agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

10.10 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

10.11 Further Documents. The Parties agree that at any time after execution of this Agreement, they will, upon request of another Party, execute and deliver such further documents and do such further acts and things as the other Party may reasonably request in order to effectuate the terms of this Agreement. This provision shall not be construed as limiting or otherwise hindering the legislative discretion of the City Council seated at the time that this Agreement is executed or any future City Council.

10.12 Exhibits. The following exhibits are attached to this Agreement and are incorporated herein for all purposes:

Exhibit A	Metes and Bounds of the Property
Exhibit B	Property Depiction
Exhibit C	Concept Plan
Exhibit D	Development Standards

10.13 Governmental Powers; Waivers of Immunity. By its execution of this Agreement, the City does not waive or surrender any of its respective governmental powers, immunities, or rights except as provided in this section. The Parties acknowledge that the City waives its sovereign immunity as to suit solely for the purpose of adjudicating a claim under this Agreement. This is an agreement for the provision of goods or services to the City under Section 271.151 et seq. of the Texas Local Government Code.

10.14 Force Majeure. Each Party shall use good faith, due diligence and reasonable care in the performance of its respective obligations under this Agreement, and time shall be of the

essence in such performance; however, in the event a Party is unable, due to force majeure, to perform its obligations under this Agreement, then the obligations affected by the force majeure shall be temporarily suspended. Within three business days after the occurrence of a force majeure, the Party claiming the right to temporarily suspend its performance, shall give notice to all the Parties, including a detailed explanation of the force majeure and a description of the action that will be taken to remedy the force majeure and resume full performance at the earliest possible time. The term “force majeure” shall include events or circumstances that are not within the reasonable control of Party whose performance is suspended and that could not have been avoided by such Party with the good faith exercise of good faith, due diligence and reasonable care.

10.15 Amendments. This Agreement cannot be modified, amended, or otherwise varied, except in writing signed by the City and Developer expressly amending the terms of this Agreement.

10.16 Consideration. This Agreement is executed by the Parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is hereby acknowledged.

[signatures on following pages]

EXECUTED by the City and Developer on the respective dates stated below.

Date: _____

CITY OF CELINA

By: _____
Sean Terry, Mayor

ATTEST:

Vicki Faulkner, City Secretary

APPROVED AS TO FORM

Julie Fort, Attorney for City

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the __ day of _____, 2017 by Sean Terry, the Mayor of the City of Celina, Texas on behalf of said City.

(SEAL)

Notary Public, State of Texas

Name printed or typed

Commission Expires:_____

Attachment: Celina 52 East, LP Development Agreement (Resolution to approve Dickerson Pre-Annexation Dev Agreement)

DEVELOPER:

Celina 52 East, L.P.,
a Texas limited partnership

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

§

COUNTY OF _____ §

This instrument was acknowledged before me on the ___ day of _____, 2017 by _____, the _____ of Celina 52 East, L.P., a Texas limited partnership on behalf of said limited partnership.

(SEAL)

Notary Public, State of Texas

Name printed or typed

Commission Expires: _____

EXHIBIT A

Property Metes and Bounds

BEING a tract of land situated in the I. C. Williamson Survey, Abstract No. 943, Coffin County, Texas, and being part of a called 63.156 acre tract conveyed to Lewis Dickerson as recorded in County Clerks No. 97-0014408, Land Records of Coffin County, Texas and being all of a called 10.000 acre tract conveyed to Jennifer Hunt as recorded in Volume 5122, Page 89, Land Records of Coffin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a capped 1/2" iron rod stamped "4613" found for corner at the southwest corner of said 63.156 acre tract, said iron rod being in the east Line of County Road No. 52;

THENCE N 00°45'17" E following the east fine of CR. No. 52 a distance of 1715.93' to a capped 1/2" iron rod stamped "4613" found for corner, at the northwest corner of a called 10.000 acre tract conveyed to Jennifer Hunt as recorded in Volume 5122, Page 89, L.R.C.C. T.;

THENCE S 89°18'42" E following the north fine of said 10.000 acres a distance of 1619.74' to a capped 1/2" iron rod stamped "4613" found for corner;

THENCE S 01°06'19" W a distance of 282.31' to a 1/2" iron rod found for corner;

THENCE S 00°30'06" W a distance of 202.62' to a 5/8" iron rod found for corner;

THENCE S 13°16'08" W a distance of 108.03' to a 5/8" iron rod found for corner;

THENCE S 00°02'29" W a distance of 952. 13' to a 5/8" iron rod found for corner;

THENCE S 32°39'37" E a distance of 31.73' to a 5/8" iron rod found for corner;

THENCE S 00°30'44" W a distance of 147.06' to a 1/2" iron rod found for corner;

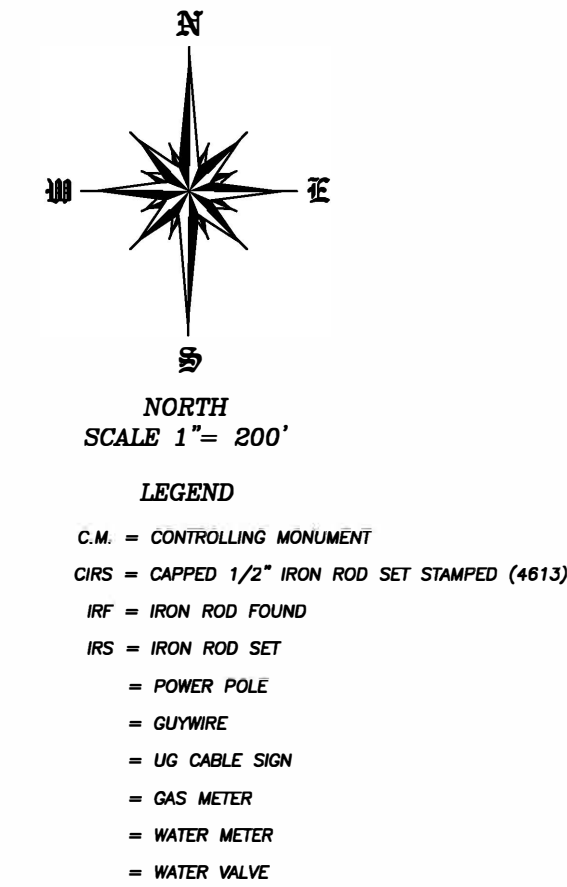
THENCE N 89°18'33" W a distance of 1619.74' to the POINT OF BEGINNING and containing 2,751,052 Square Peet or 63.156 Acres of land.

EXHIBIT B
Property Depiction

Attachment: Celina 52 East, LP Development Agreement (Resolution to approve Dickerson Pre-Annexation Dev Agreement)

EXHIBIT C
Concept plan

EXHIBIT D
Development Standards



FLOOD NOTE:
Said described property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48085C0120 J, with a date of identification of June 2, 2009, in Collin County, State of Texas, which is the current Flood Insurance Rate Map for the community in which the Premises is situated.

BEING a tract of land situated in the I. C. Williamson Survey, Abstract No. 943, Collin County, Texas, and being part of a called 63.156 acre tract conveyed to Lewis Dickerson as recorded in County Clerk's No. 97-0014408, Land Records of Collin County, Texas and being all of a called 10,000 acre tract conveyed to Jennifer Hunt as recorded in Volume 5122, Page 89, Land Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a capped 1/2" iron rod stamped "4613" found for corner at the southwest corner of said 63.156 acre tract, said iron rod being in the east Line of County Road No. 52;

THENCE N 00°45'17" E following the east line of CR. No. 52 a distance of 1715.93' to a capped 1/2" iron rod stamped "4613" found for corner, at the northwest corner of a called 10,000 acre tract conveyed to Jennifer Hunt as recorded in Volume 5122, Page 89, L.R.C.C.T.;

THENCE S 89°18'42" E following the north line of said 10,000 acres a distance of 1619.74' to a capped 1/2" iron rod stamped "4613" found for corner;

THENCE S 01°06'19" W a distance of 282.31' to a 1/2" iron rod found for corner;

THENCE S 00°30'06" W a distance of 202.62' to a 5/8" iron rod found for corner;

THENCE S 31°16'08" W a distance of 108.03' to a 5/8" iron rod found for corner;

THENCE S 00°02'29" W a distance of 952.13' to a 5/8" iron rod found for corner;

THENCE S 32°39'37" E a distance of 31.73' to a 5/8" iron rod found for corner;

THENCE S 00°30'44" W a distance of 147.06' to a 1/2" iron rod found for corner;

THENCE N 89°18'33" W a distance of 1619.74' to the POINT OF BEGINNING and containing 2,751,052 Square Feet or 63.156 Acres of land.

1. The surveyor has not abstracted subject property.
2. This survey is subject to all easements of record.
3. Copyright 2016, Surdukan Surveying, Inc.
4. The survey is being provided solely for the use of the current parties and that no licenses has been granted to express or permit to copy the survey except as is necessary in conjunction with the original transaction which shall take place within 3 months of the date of this survey.
5. The original copy will have original signatures, stamp and seal and an impression seal.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 7, 8, 9, 11 (as to utilities, surface matters only), 13, 14, 16, 17, 18, and 19 of Table A thereof. The fieldwork was completed on December 15, 2016.

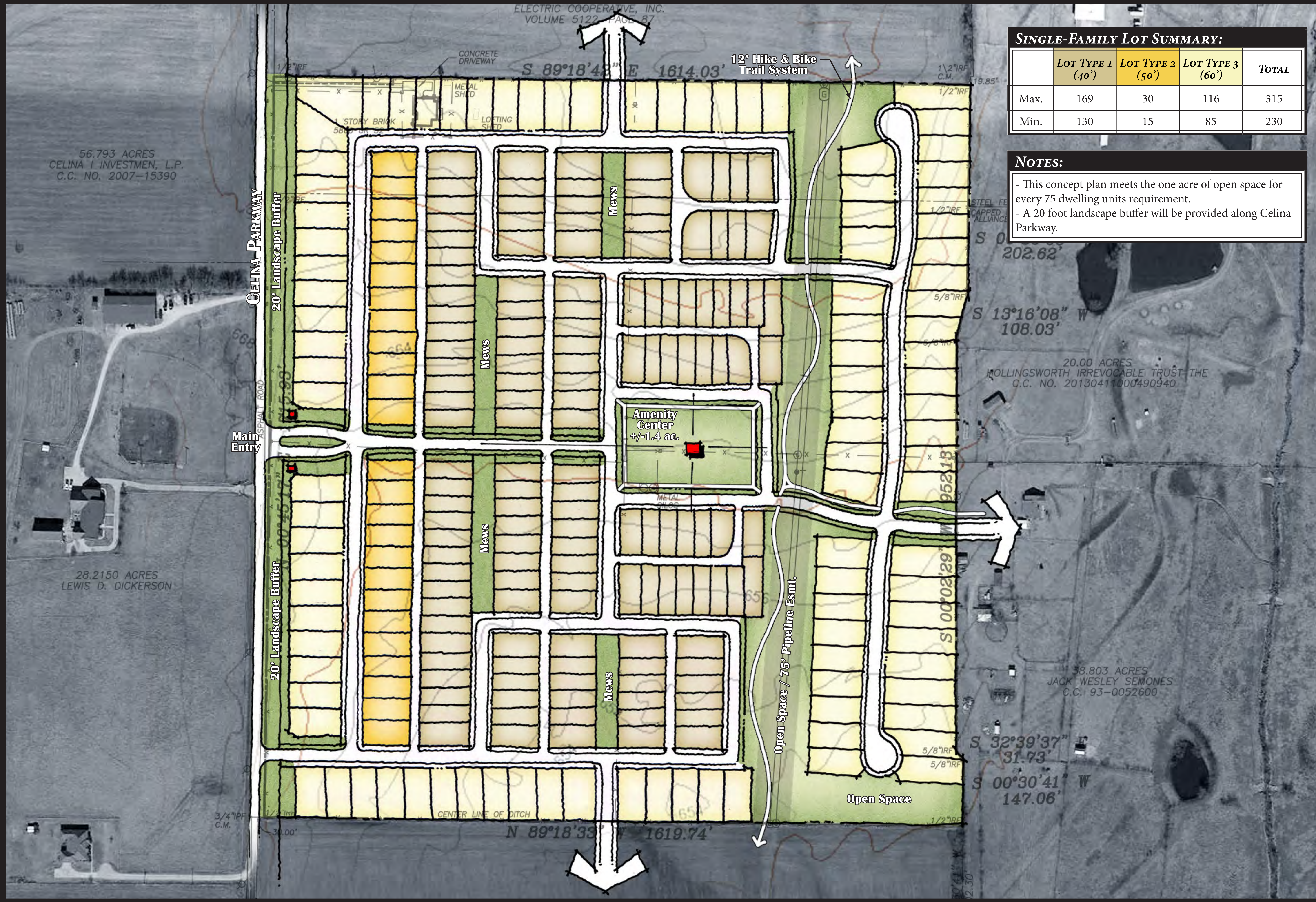
Date of Plat or Map: December 20, 2016

DAVID J. SURDUKAN
R.P.L.S. NO. 4613



**BOUNDARY SURVEY
63.156 ACRES
I.C. WILLIAMSON SURVEY
ABSTRACT NO. 943
COLLIN COUNTY, TEXAS**

G.F. No. 2018-208314-RU



SINGLE-FAMILY LOT SUMMARY:

	LOT TYPE 1 (40')	LOT TYPE 2 (50')	LOT TYPE 3 (60')	TOTAL
Max.	169	30	116	315
Min.	130	15	85	230

NOTES:

- This concept plan meets the one acre of open space for every 75 dwelling units requirement.
- A 20 foot landscape buffer will be provided along Celina Parkway.

GREENWAY 63
CELINA, TX
CONCEPTUAL MASTER PLAN

Scale 1"=100'

0' 100' 200'

November 09, 2017

KLS

KNAPP LAND SOLUTIONS

This drawing is a pictorial representation for presentation purposes only and is subject to change without notice. Additionally, no warranty is made to the accuracy, completeness, or of the information contained herein.



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Paul DeBuff, Assistant to the City Manager
 CC: Jason Laumer, City Manager
 Date: November 14, 2017
 Re: <Insert Subject/RE Here>

Action Requested:

The Celina City Council will conduct a public hearing to consider testimony and take action upon a resolution authorizing and creating The Columns Public Improvement District (PID) in accordance with Chapter 372 of the Texas Local Government Code; a ±48.784 acre tract of land generally located east of Dallas Parkway and south of County Road 51. (The Columns) (DeBuff)

Background Information:

City Council received a petition to create a Public Improvement District (PID) for ±48.784 acres of land (The Columns) on September 29, 2017. The proposed resolution authorizes the creation of The Columns Public Improvement District PID and provides for items associated with the PID.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

This resolution has been reviewed by the City Attorney.

Supporting Documents:

- Resolution Authorizing the creation of The Columns PID
- Property Depiction of The Columns PID

Staff Recommendation:

Staff recommends approval.

CITY OF CELINA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF CELINA, TEXAS AUTHORIZING AND CREATING THE COLUMNS PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina, Texas (the “City” or “Celina”), is authorized under Chapter 372 of the Texas Local Government Code (the “Act”), to create a public improvement district within its City limits or its extraterritorial jurisdiction; and

WHEREAS, on September 29, 2017, *CADG Celina Outer Loop, LLC, a Texas limited liability company*, the owner of (1) taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located and (2) record owner of real property liable for assessment under the proposal who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal (the “Petitioner”), within the corporate limits of the City, submitted and filed with the City Secretary of Celina (the “City Secretary”) a petition (“Petition”) requesting the establishment of a public improvement district for property within the City; and

WHEREAS, the Petition requested the creation of The Columns Public Improvement District (the “District”), which District is located within the corporate limits of the City and more particularly described by metes and bounds in **Exhibit A** and depicted in **Exhibit B** (the “Property”) each attached hereto and incorporated herein for all purposes; and

WHEREAS, the City Council of Celina, Texas (the “City Council”) has investigated and determined that the facts contained in the Petition are true and correct; and

WHEREAS, after publishing notice in a newspaper of general circulation in the City and mailing notice of the hearing, all as required by and in conformity with the Act, the City Council

conducted a public hearing on the advisability of the improvements and services on *November 14, 2017*.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

Section 1. The findings set forth in the recitals of this Resolution are found to be true and correct.

Section 2. The Petition submitted to Celina by the Petitioner was filed with the City Secretary and complies with Section 372.005 of the Act.

Section 3. Pursuant to the requirements of the Act, including, without limitation, Sections 372.006, 372.009(a), and 372.009(b), the City Council, after considering the Petition and the evidence and testimony presented at the public hearing on *November 14, 2017*, hereby finds and declares:

- (a) **Advisability of the Proposed Improvements.** It is advisable to create the District to provide the Authorized Improvements (as described below). The Authorized Improvements are feasible and desirable and will promote the interests of Celina and will confer a special benefit on the Property.
- (b) **General Nature of the Authorized Improvements.** The general nature of the proposed public improvements (collectively, the "Authorized Improvements") may include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special

supplemental services for improvement and promotion of the district approved by the City; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (vii) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (vii) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

(c) Estimated Costs of the Authorized Improvements and Apportionment of Costs.

The estimated total costs of the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District, is \$14,000,000.00, which costs shall be paid by assessment of the property owners within the proposed District. The developer of the Property (the “Developer”) will be obligated for the costs of certain specified Authorized Improvements within the District. The City will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on real property within the District, and possible tax increment reinvestment zone revenue, if created. The City and the Developer may be reimbursed for the costs of certain specified Authorized Improvements from assessments levied within the District. No municipal property in the District shall be assessed. The Developer may also pay certain costs of the Authorized Improvements from other funds available to the Developer.

(d) Boundaries of the District. The District shall include approximately 48.784 acres of land generally located East of Dallas Parkway and South of County Road 51, located within the City, as more properly described by metes and bounds in **Exhibit A** attached hereto, and as more particularly depicted in **Exhibit B** attached hereto.

(e) Proposed Method of Assessment. The City shall levy an assessment on each parcel of the Property within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments, including interest, may be paid in full at any time, and certain assessments may be paid in annual installments,

with interest. If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessments, and must continue for a period necessary to retire the indebtedness for those Authorized Improvements (including interest).

(f) **Management of the District.** The District shall be managed by the City, with the assistance of a consultant, who shall, from time to time, advise the City regarding certain operations of the District.

(g) **Advisory Board.** The District shall be managed without the creation of an advisory body.

Section 4. The Columns Public Improvement District is hereby authorized and created as a public improvement district under the Act in accordance with the findings of the City Council as to the advisability of the Authorized Improvements contained in this Resolution, the nature and the estimated costs of the Authorized Improvements, the boundaries of the District, the method of assessment, and the apportionment of costs as described herein; and the conclusion that the District is needed to fund such Authorized Improvements.

Section 5. The City Secretary is hereby authorized and directed to give notice of this Resolution authorizing the District by publishing such notice once in a newspaper of general circulation in the City. Effective upon the publication of such notice, such authorization shall take effect and the District shall be established.

Section 6. This Resolution shall take effect immediately from and after its passage and publication as required by law.

PASSED, APPROVED AND ADOPTED on the *14th day of November, 2017*.

ATTEST:

Chad Anderson, Mayor Pro Tem

Vicki Faulkner, City Secretary

Jason Laumer, City Manager

APPROVED AS TO FORM:

Julie Fort, Attorney for the City

Attachment: The Columns PID Creation Resolution (Creation of The Columns PID)

EXHIBIT A
PROPERTY METES AND BOUNDS

48.784 ACRES

BEING a tract of land situated in the John Ragsdale Survey, Abstract No.734, City of Celina, Collin County, Texas and being a portion of those tracts of land conveyed to Lucas Celina 209, LTD, according to the documents recorded in Document Number 20070109000040530 and Document Number 20071114001544500, Deed Records Collin County, Texas, said tract of land being more particularly described as follows:

BEGINNING at a point in the east line of said Lucas Celina 209 tract recorded in Document Number 20071114001544500, same being common with the west line of that tract of land conveyed to LFC Land Company, LLC, according to the document filed of record in Document Number 20120423000464780, Deed Records Collin County, Texas, said point being the northeast corner of this tract, from which the most easterly northeast corner of said Lucas Celina 209 tract, same being the northwest corner of said LFC Land Company tract bears, North 4°54'11" East, 387.12 feet and North 3°21'11" East, 52.02 feet;

THENCE South 4°54'11" West, with said common line, a distance of 1543.09 feet to a point for the southeast corner of this tract;

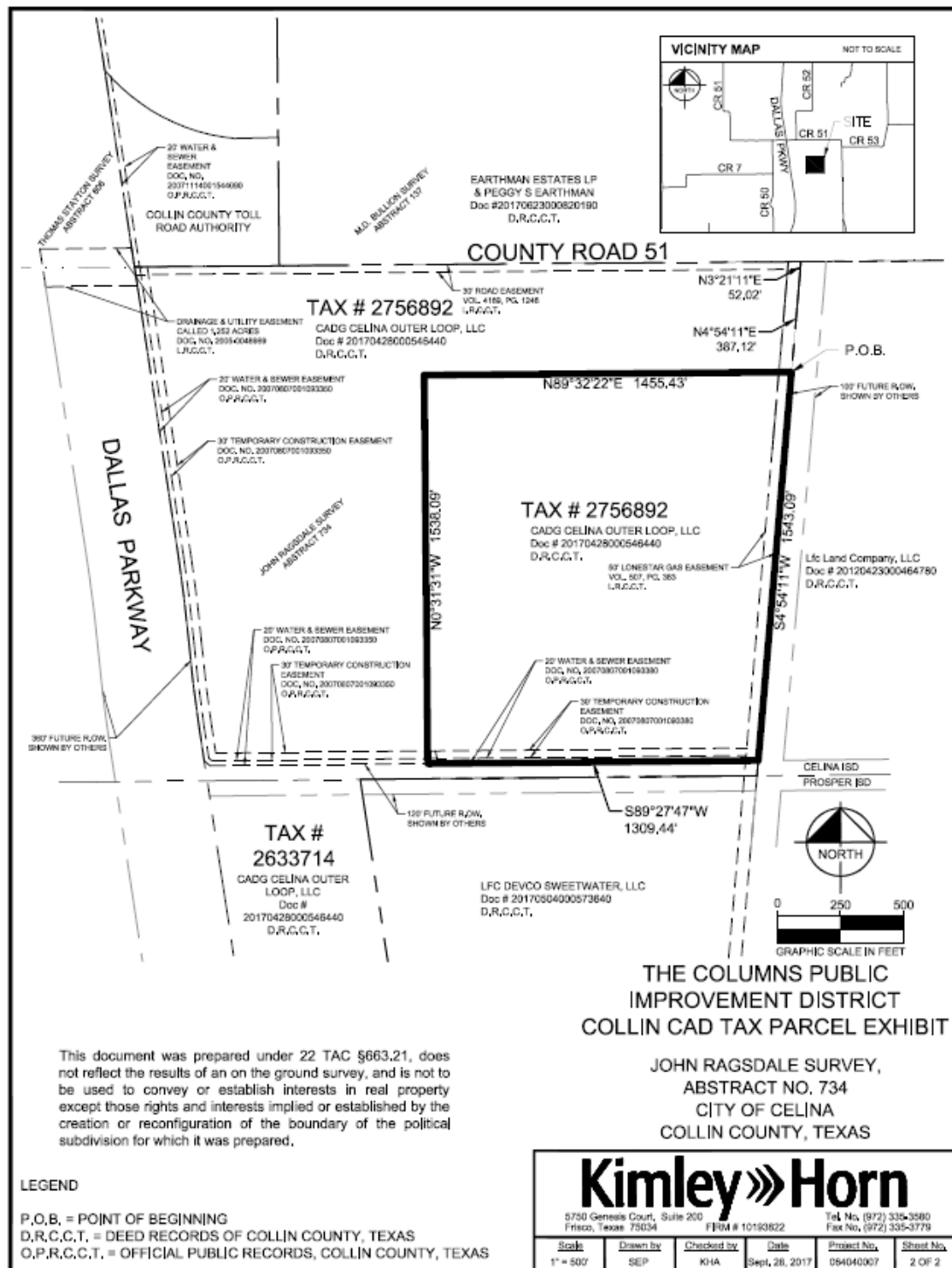
THENCE South 89°27'47" West, leaving said common line, a distance of 1309.44 feet to a point for the southwest corner of this tract;

THENCE North 0°31'31" West, over and across both Lucas Celina 209 tracts, a distance of 1538.09 feet to a point for the northwest corner of this tract;

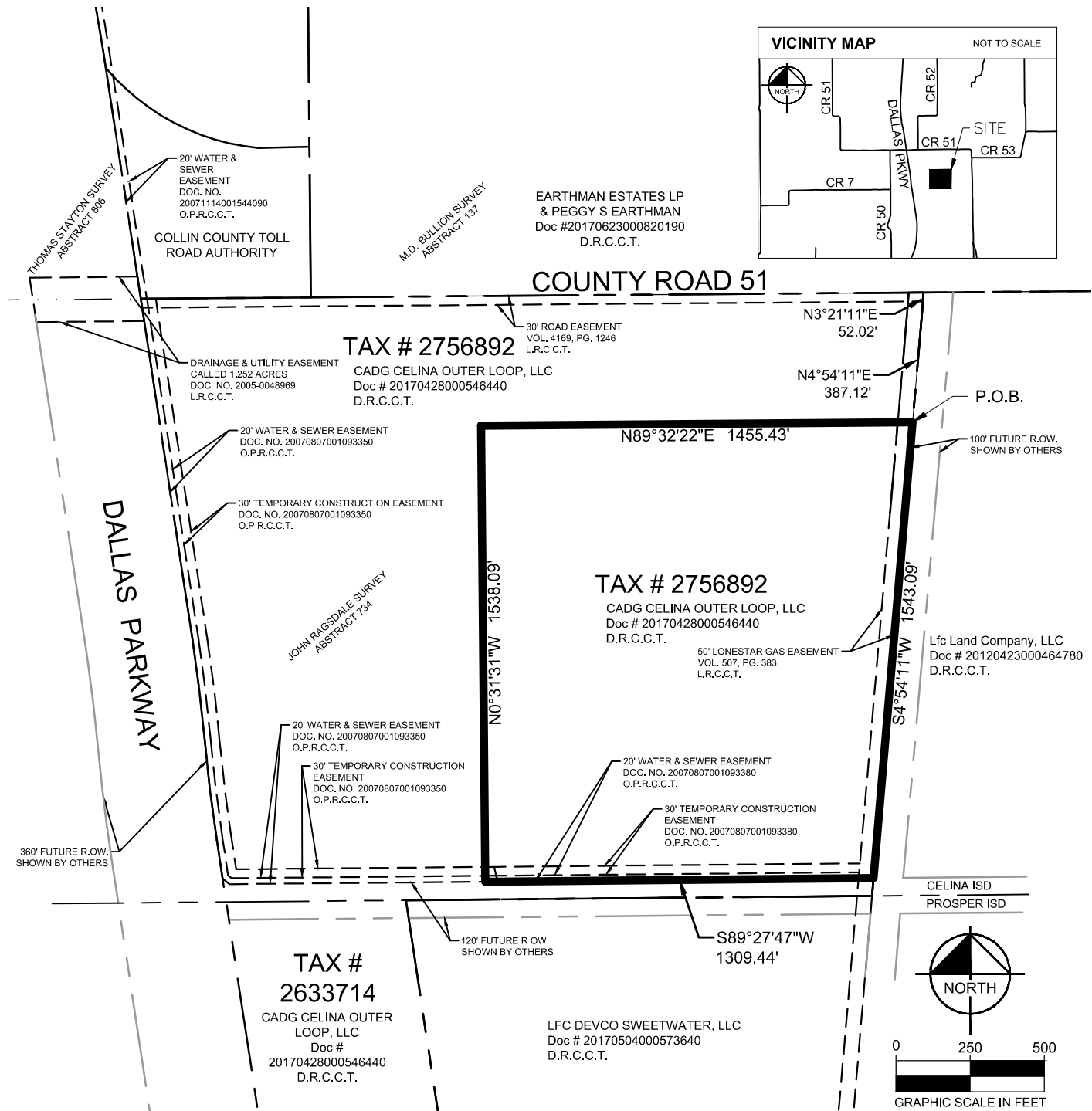
THENCE North 89°32'22" East, over and across the above mentioned Lucas Celina 209 tract recorded in Document Number 20070109000040530, a distance of 1455.43 feet to the POINT OF BEGINNING and containing 48.784 acres or 2,125,033 square feet of land, more or less.

Attachment: The Columns PID Creation Resolution (Creation of The Columns PID)

EXHIBIT B **PROPERTY DEPICTION**



Attachment: The Columns PID Creation Resolution (Creation of The Columns PID)



Attachment: Property Depiction The Columns PID (Creation of The Columns PID)

**THE COLUMNS PUBLIC
IMPROVEMENT DISTRICT
COLLIN CAD TAX PARCEL EXHIBIT**

JOHN RAGSDALE SURVEY,
ABSTRACT NO. 734
CITY OF CELINA
COLLIN COUNTY, TEXAS

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034

FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 500'	SEP	KHA	Sept. 28, 2017	064040007	2 OF 2



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Paul DeBuff, Assistant to the City Manager
 CC: Jason Laumer, City Manager
 Date: November 14, 2017
 Re: <Insert Subject/RE Here>

Action Requested:

The Celina City Council will conduct a public hearing to consider testimony on the creation of a Tax Increment Reinvestment Zone consisting of approximately ± 48.784 acres generally located east of Dallas Parkway and south of County Road 51, and act upon an ordinance of the City Council of the City of Celina, Texas, designating a contiguous geographic area within the city as a Tax Increment Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Tax Increment Reinvestment Zone Number Nine, City of Celina, describing the boundaries of the zone; creating a Board of Directors for the Zone; establishing a Tax Increment Fund of the Zone; containing Findings related to the creation of the Zone; providing a date for the termination of the Zone; providing that the Zone take effect immediately upon passage of the Ordinance. (The Columns) (DeBuff)

Background Information:

This ordinance enacts a TIRZ in accordance to The Columns Development Agreement between the City of Celina and CADG Celina Outer Loop, LLC.

Major deal points of The Columns Development Agreement include:

- Establishes a \$14M PID
- Establishes a \$6.4M/31 year TIRZ; 34.2% of the City's collected ad valorem tax increment (matches I&S rate)
- Developer is building all infrastructure:
 - o Water lines
 - o Sewer lines
 - o Punk Carter Parkway (2 lanes)
 - o Light Farms Way (2 lanes)
 - o Amenities: Pool, playground
- Developer is responsible for fees:
 - o Roadways: \$2,500 per SFR
 - o Water: \$2,000 per SFR
 - o Sewer: \$2,000 per SFR
 - o Technology: \$500 per SFR
 - o Park: \$1,500 per SFR
 - o All inspection and permitting

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

The attached ordinance has been reviewed by the City Attorney.

Supporting Documents:

- Proposed Ordinance
- Preliminary Project and Finance Plan

Staff Recommendation:

Staff recommends approval.

CITY OF CELINA, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA WITHIN THE CITY AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER NINE, CITY OF CELINA; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina, Texas (the “City”), pursuant to Chapter 311 of the Texas Tax Code, as amended (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, the Act provides that the governing body of a municipality by ordinance may designate a contiguous or noncontiguous geographic area that is in the City limits of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Council of the City (the “City Council”) desires for the City to consider the creation of a tax increment reinvestment zone with the boundaries described in the metes and bounds attached hereto as **Exhibit A** and more generally depicted in **Exhibit B** attached hereto (the “Zone”); and

WHEREAS, pursuant to and as required by the Act, the City has prepared a *Preliminary Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number Nine, City of Celina*, dated November 2017, attached as **Exhibit C** (hereinafter referred to as the “Preliminary Project and Finance Plan”) for a proposed tax increment reinvestment zone containing the real property within the Zone; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in the official newspaper of the City on or before November 7, 2017, which date is the seventh (7th) day before the public hearing held on November 14, 2017; and

WHEREAS, on November 14, 2017, the City Council opened a public hearing in accordance with Section 311.003(c) of the Act, and interested persons were allowed to speak for or against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment

financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on November 14, 2017; and

WHEREAS, the public hearing was held in full accordance with Section 311.003(c) of the Act; and

WHEREAS, the City has taken all actions required to create the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone; and

WHEREAS, the percentage of the property in the proposed zone, excluding property that is public owned, that is used for residential purposes is less than thirty percent; and

WHEREAS, a Preliminary Project and Finance plan has been prepared for the proposed reinvestment zone.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

SECTION 1. RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are incorporated and adopted as part of this Ordinance for all purposes.

SECTION 2. FINDINGS.

That the City Council, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

- (a) That the public hearing on the creation of the proposed reinvestment zone has been properly called, held and conducted and that notice of such hearing has been published as required by applicable law, including the Act; and
- (b) That creation of the proposed reinvestment zone with boundaries as described and depicted in ***Exhibits A and B*** will result in benefits to the City, its residents and property owners, in general, and to the property, residents and property owners in the reinvestment zone; and
- (c) That the proposed reinvestment zone, as described and depicted in ***Exhibits A and B***, meets the criteria for the creation of a reinvestment zone set forth in the Act in that:

- 1. It is a geographic area located wholly within the City limits; and

2. The area is predominately open, undeveloped or underdeveloped, and the lack of necessary public improvements impairs sound growth of the City; and
- (d) That 30 percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes; and
- (e) That the total appraised value of taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 50 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and
- (f) That the improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City; and
- (g) That the development or redevelopment of the Property in the proposed reinvestment zone will not occur solely through private investment in the reasonably foreseeable future; and
- (h) The City Council has prepared the Preliminary Project and Finance Plan prior to the execution of this Ordinance; and
- (i) The City Council finds that the Preliminary Project and Finance Plan is feasible.

SECTION 3. DESIGNATION AND NAME OF THE ZONE.

Pursuant to the authority of, and in accordance with the requirements of the Act, the City Council hereby designates the area described and depicted in ***Exhibits A*** and ***B*** hereto as a tax increment reinvestment zone. The name assigned to the zone for identification is **Reinvestment Zone Number Nine, City of Celina** (hereinafter referred to as the “Zone”).

SECTION 4. BOARD OF DIRECTORS.

- (a) The City Council hereby creates a board of directors for the Zone (hereinafter referred to as the “Board”) consisting of six (6) members all appointed by the City Council. Council Members may serve as Board members.
- (b) The Board members appointed to the Board shall be eligible to serve on the Board if that person is at least 18 years of age, and is a resident of the county in which the Zone is located or a county adjacent to that county.
- (c) The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare or cause to be prepared and adopt a project plan and a reinvestment zone financing plan for the Zone (hereinafter referred

to as the “Project and Finance Plan”) as required by the Act, and shall submit the Project and Finance Plan to the City Council for approval. The Board shall consider amendments to the Project and Finance Plan on its own initiative or upon submission by the City Council, but amendments considered by Board shall not take effect unless and until adopted by City Council.

- (e) Directors shall not receive any salary or other compensation for their services as directors.
- (f) Members of the Board shall be appointed for terms of two years. The terms of the Board members may be staggered. The City Council may remove and replace Board members at any time during a term.
- (g) The initial Board shall be six members and the following shall be members:
 1. City Councilmember, Place 1
 2. City Councilmember, Place 2
 3. City Councilmember, Place 3
 4. City Councilmember, Place 4
 5. City Councilmember, Place 5
 6. City Councilmember, Place 6

The City Council hereby appoints Mayor Pro-Tem to serve as chairman of the Board during the time the initial Board is serving. Each year the City shall appoint one member of the Board to serve as chairman for a term of one year that begins on January 1 of the year. If City Council does not appoint a chairman during that period, the Mayor Pro-Tem is automatically appointed to serve as chairperson for the term that begins on January 1 of the following year. The Board may elect a vice-chairman to preside in the absence of the chairman or when there is a vacancy in the office of chairman. The Board may elect other officers as it considers appropriate.

SECTION 5. DURATION OF THE ZONE.

That the Zone shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone shall occur upon any of the following: (i) on December 31, 2048; or (ii) the cumulative amount of the City’s contribution of the Tax Increment into the Tax Increment Fund since the effective date of the Zone equals \$6,403,309; or (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act; (iv) at a time designated by subsequent ordinance; or (v) at such time that the obligation, if any, to support indebtedness of The Columns Public Improvement District has been satisfied.

SECTION 6. TAX INCREMENT BASE AND TAX INCREMENT.

Pursuant to Section 311.012(c) of the Act, the tax increment base of the City, or any other taxing unit participating in the Zone, is the total taxable value, as of January 1, 2017, of all real property taxable by the City or other taxing unit participating in the Zone, and located in the Zone for the

year in which the Zone was designated as a reinvestment zone (the “Tax Increment Base”). That consistent with Section 311.012(a) of the Act, the amount of the tax increment for a year is thirty-four and 20/100 (34.20%) of real property taxes levied, assessed, and collected by the City and all or a portion of property taxes of other taxing units participating in the Zone and located in the Zone (as set forth in an agreement to participate in the Zone) for that year on the Captured Appraised Value (defined below) of real property taxable by City or other taxing unit participating in the Zone and located in the Zone (the “Tax Increment”). Consistent with Section 311.012(b) of the Texas Tax Code, as amended, the Captured Appraised Value of real property taxable by the City or other taxing unit participating in the Zone for a year is the total appraised value of all real property taxable by the unit and located in the Zone for that year less the Tax Increment Base (the “Captured Appraised Value”).

SECTION 7. TAX INCREMENT FUND.

There is hereby created and established a “Tax Increment Fund” for the Zone that may be divided into subaccounts as authorized by subsequent ordinances, into which the Tax Increment of the City, as such increments are described in the Project and Finance Plan and includes administration costs, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts shall be maintained at the affiliated depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition, all revenues to be dedicated to and used in the Zone shall be deposited into the Tax Increment Fund from which money will be disbursed to pay project costs, plus interest, for the Zone, however excess funds may be transferred to the City’s general fund as determined by the City.

SECTION 8. SEVERABILITY CLAUSE.

Should any provision, section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City of Celina hereby declares that it would have passed this Ordinance, and each provision, section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more provisions, sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 9. OPEN MEETINGS.

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 10. **EFFECTIVE DATE.**

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THIS THE 14TH DAY OF NOVEMBER, 2017.

Chad Anderson, Mayor Pro Tem

ATTEST:

Vicki Faulkner, City Secretary

APPROVED AS TO FORM:

Julie Fort, Attorney for City of Celina

Exhibit A
Metes and Bounds Description of the Zone

48.784 ACRES

BEING a tract of land situated in the John Ragsdale Survey, Abstract No.734, City of Celina, Collin County, Texas and being a portion of those tracts of land conveyed to Lucas Celina 209, LTD, according to the documents recorded in Document Number 20070109000040530 and Document Number 20071114001544500, Deed Records Collin County, Texas, said tract of land being more particularly described as follows:

BEGINNING at a point in the east line of said Lucas Celina 209 tract recorded in Document Number 20071114001544500, same being common with the west line of that tract of land conveyed to LFC Land Company, LLC, according to the document filed of record in Document Number 20120423000464780, Deed Records Collin County, Texas, said point being the northeast corner of this tract, from which the most easterly northeast corner of said Lucas Celina 209 tract, same being the northwest corner of said LFC Land Company tract bears, North 4°54'11" East, 387.12 feet and North 3°21'11" East, 52.02 feet;

THENCE South 4°54'11" West, with said common line, a distance of 1543.09 feet to a point for the southeast corner of this tract;

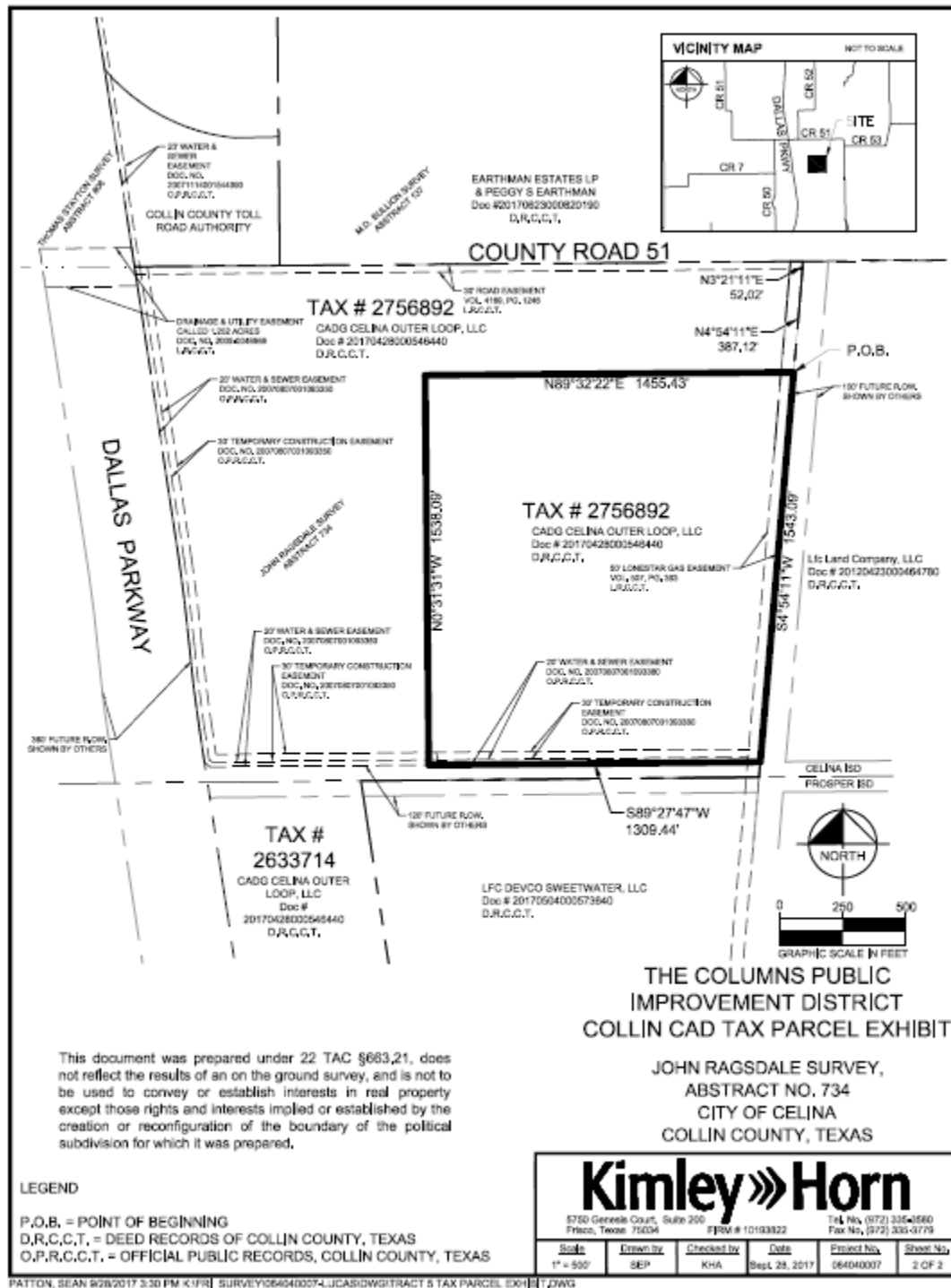
THENCE South 89°27'47" West, leaving said common line, a distance of 1309.44 feet to a point for the southwest corner of this tract;

THENCE North 0°31'31" West, over and across both Lucas Celina 209 tracts, a distance of 1538.09 feet to a point for the northwest corner of this tract;

THENCE North 89°32'22" East, over and across the above mentioned Lucas Celina 209 tract recorded in Document Number 20070109000040530, a distance of 1455.43 feet to the POINT OF BEGINNING and containing 48.784 acres or 2,125,033 square feet of land, more or less.

Attachment: Ordinance Establishing TIRZ #9: The Columns (The Columns TIRZ #9 Public Hearing & Creation)

Exhibit B
Depiction of Zone

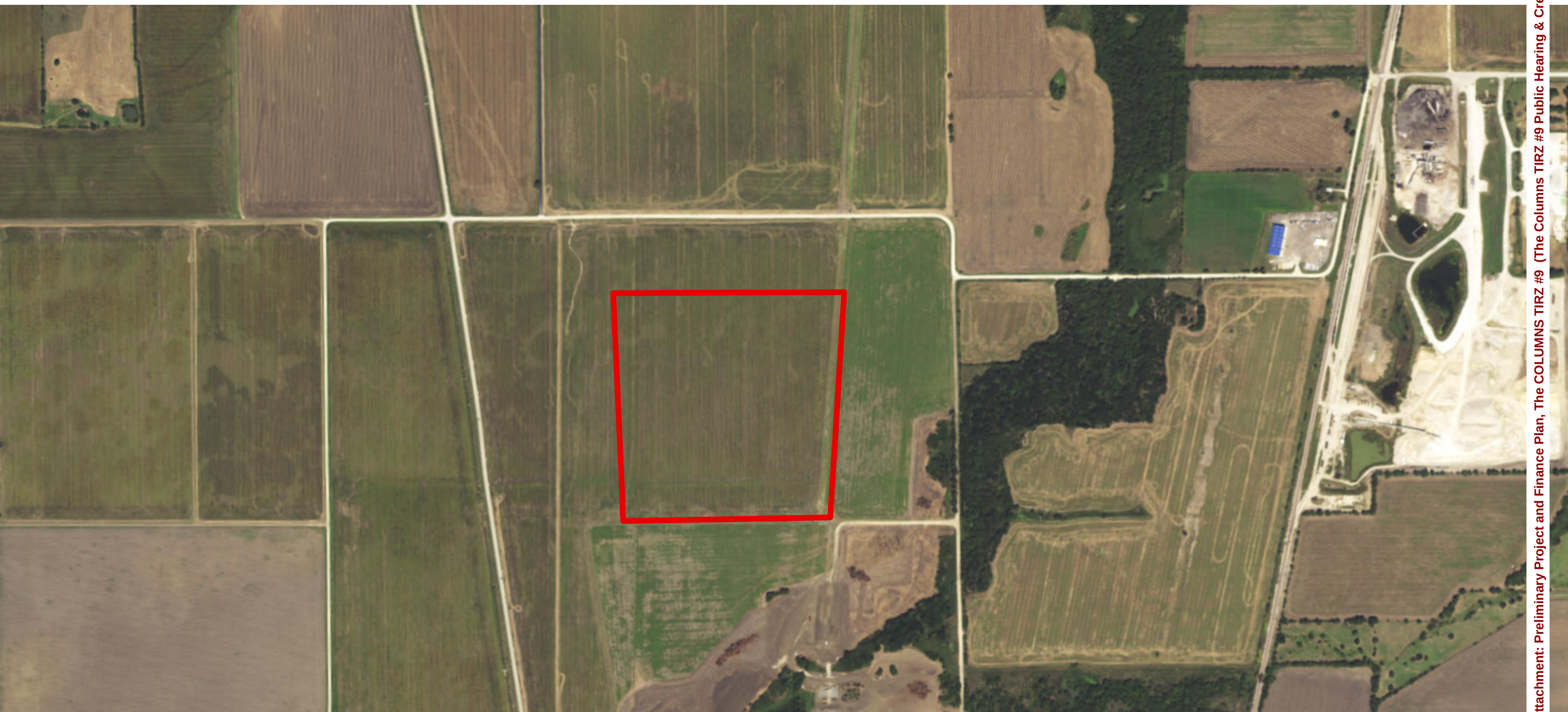


Attachment: Ordinance Establishing TIRZ #9: The Columns (The Columns TIRZ #9 Public Hearing & Creation)

Exhibit C
Preliminary Project Plan and Finance Plan

City of Celina TIRZ Number Nine

City of Celina Tax Increment Reinvestment Zone #9



Attachment: Preliminary Project and Finance Plan, The COLUMNS TIRZ #9 (The Columns TIRZ #9 Public Hearing & Creation)

1

Introduction.....

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Legal Boundary

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Current Conditions

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Financial Feasibility Analysis.....

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Terms and Conditions.....

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Exhibit A.....

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DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.

Creating a Reinvestment Zone

Pursuant to Section 311.011 of the Texas Tax Code, a project and finance plan for an area to be designated a reinvestment zone must:

Sec. 311.011. PROJECT AND FINANCING PLANS.

(b) The project plan must include:

- (1) a description and map showing existing uses and conditions of real property in the zone and proposed uses of that property;
- (2) 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, if applicable;
- (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.

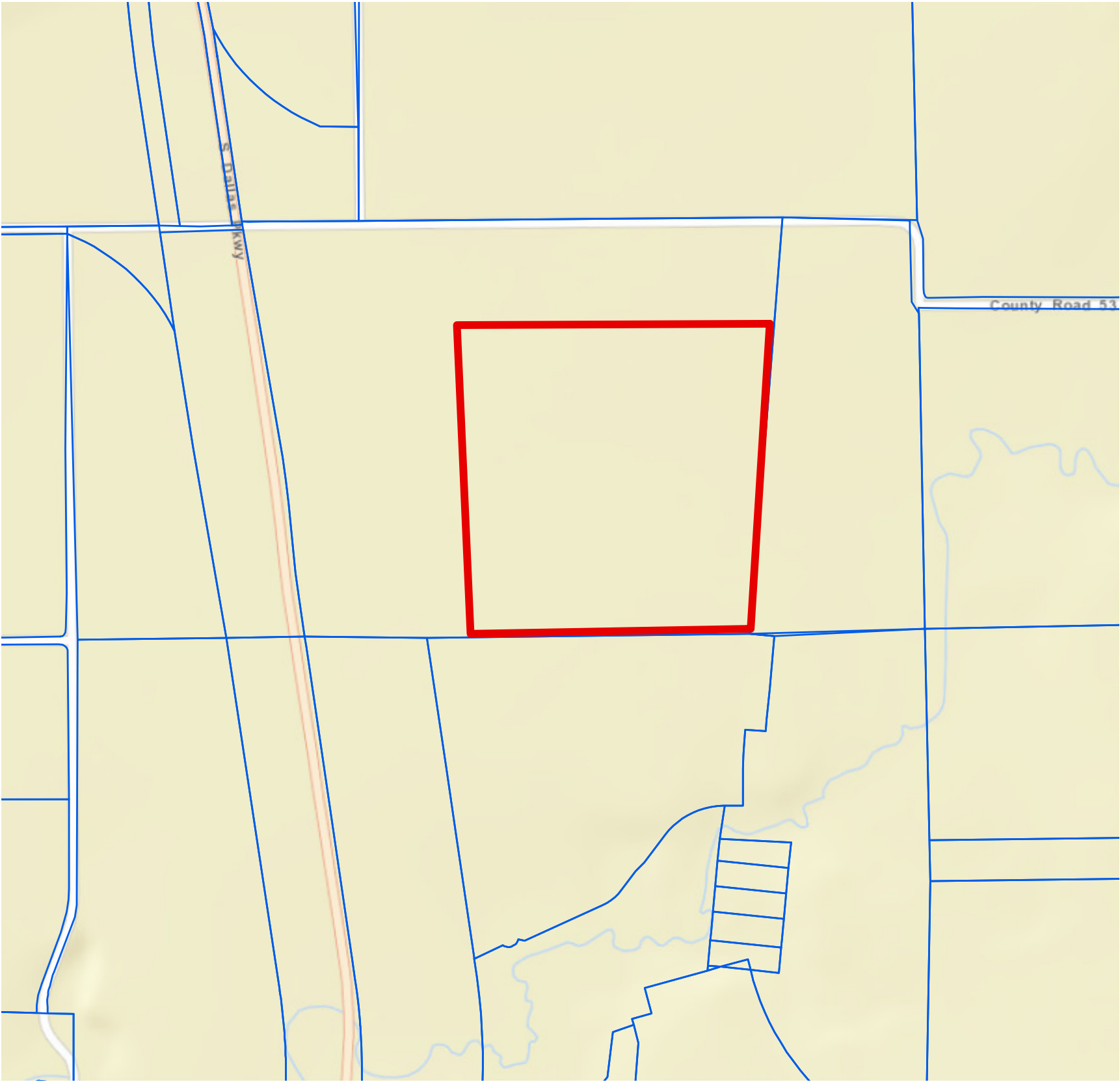
(c) The reinvestment zone financing plan must include:

- (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 feasibility study;
- (4) the estimated amount of bonded 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 value of the zone during each year of its existence; and
- (9) the duration of the zone.



Every year hundreds of families are discovering the wholesome, country lifestyle; the excellent school system, and the warm, friendly community of Celina. Many retail and commercial businesses are considering Celina for their next location and development is moving fast. With a trade population of approximately 69,000 and an ideal location just north of Frisco, Texas, in the coveted 'Golden Corridor', Celina is Open for Business!



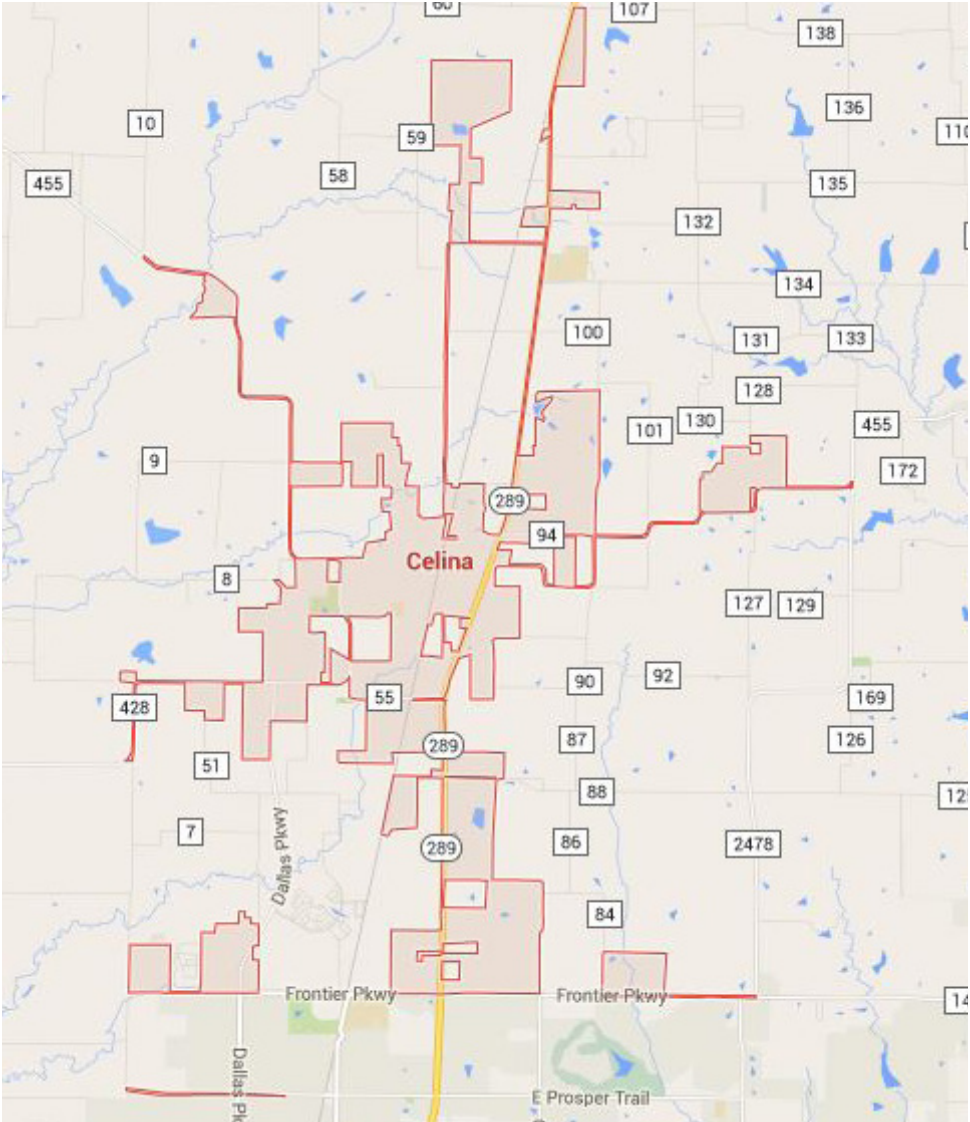


Tax Increment Reinvestment Zone Number Nine, City of Celina

The City of Celina Tax Increment Reinvestment Zone Number Nine (TIRZ #9) is approximately 48.784 acres and is located near the intersection of South Dallas Parkway and County Road 53.

The goal of the TIRZ is to facilitate development and encourage private investment while maintaining the high development standards within the City. The TIRZ will support these developments through the contribution of 34.20% of the City’s real property increment generated within the zone up to a maximum contribution amount of \$6,460,479. The source of the City’s contribution shall come first from the City’s Debt Service Interest and Sinking (I&S) tax rate and if necessary then from the City’s Maintenance and Operations (M&O) tax rate.

Without the implementation of the TIRZ, the delineated property would continue to impair the sound growth of the municipality.



Legal Description

BEING a tract of land situated in the John Ragsdale Survey, Abstract No.734, City of Celina, Collin County, Texas and being a portion of those tracts of land conveyed to Lucas Celina 209, LTD, according to the documents recorded in Document Number 20070109000040530 and Document Number 20071114001544500, Deed Records Collin County, Texas, said tract of land being more particularly described as follows:

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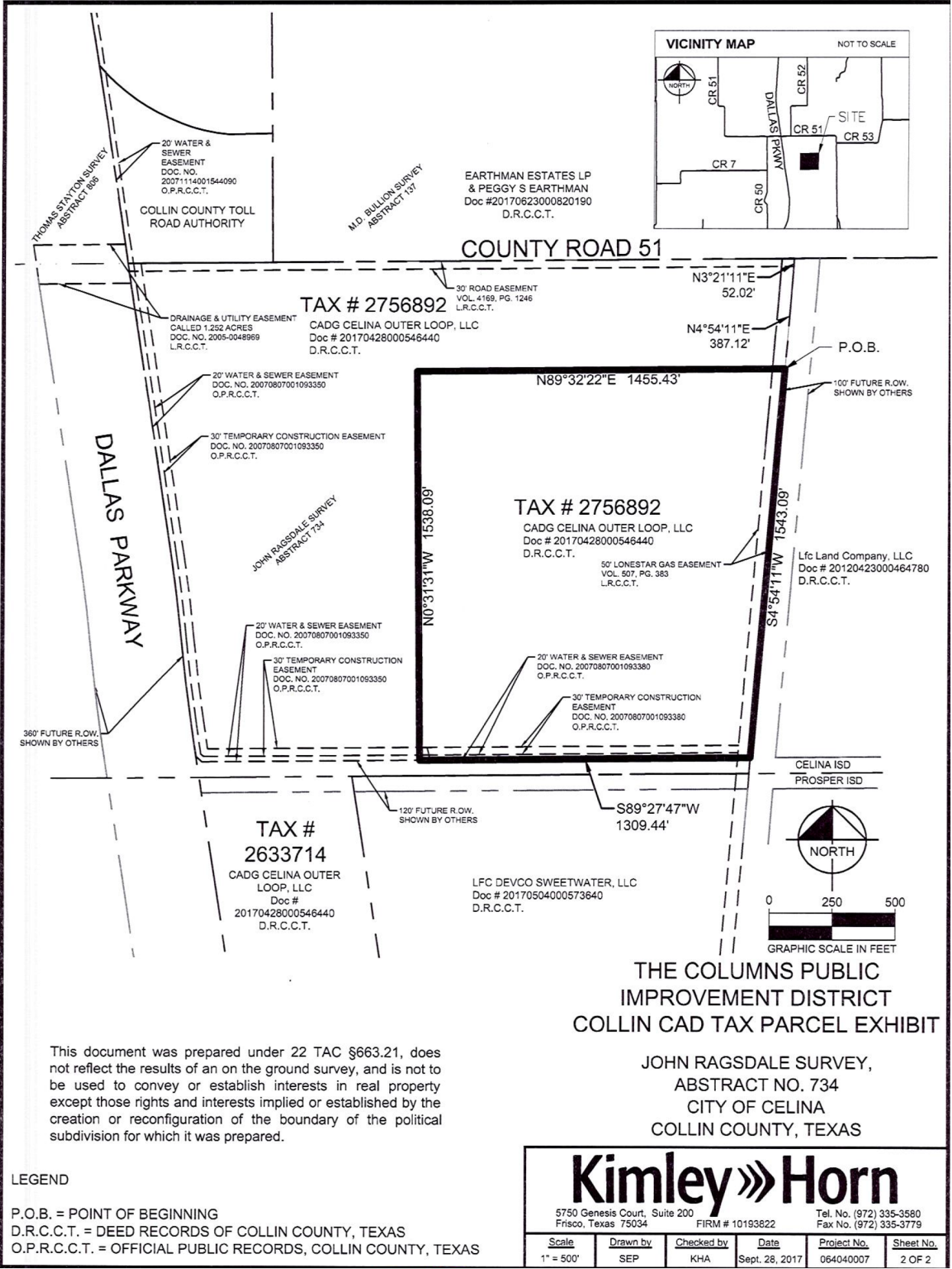
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THENCE South 89° 27' 47" West, leaving said common line, a distance of 1309.44 feet to a point for the southwest corner of this tract;

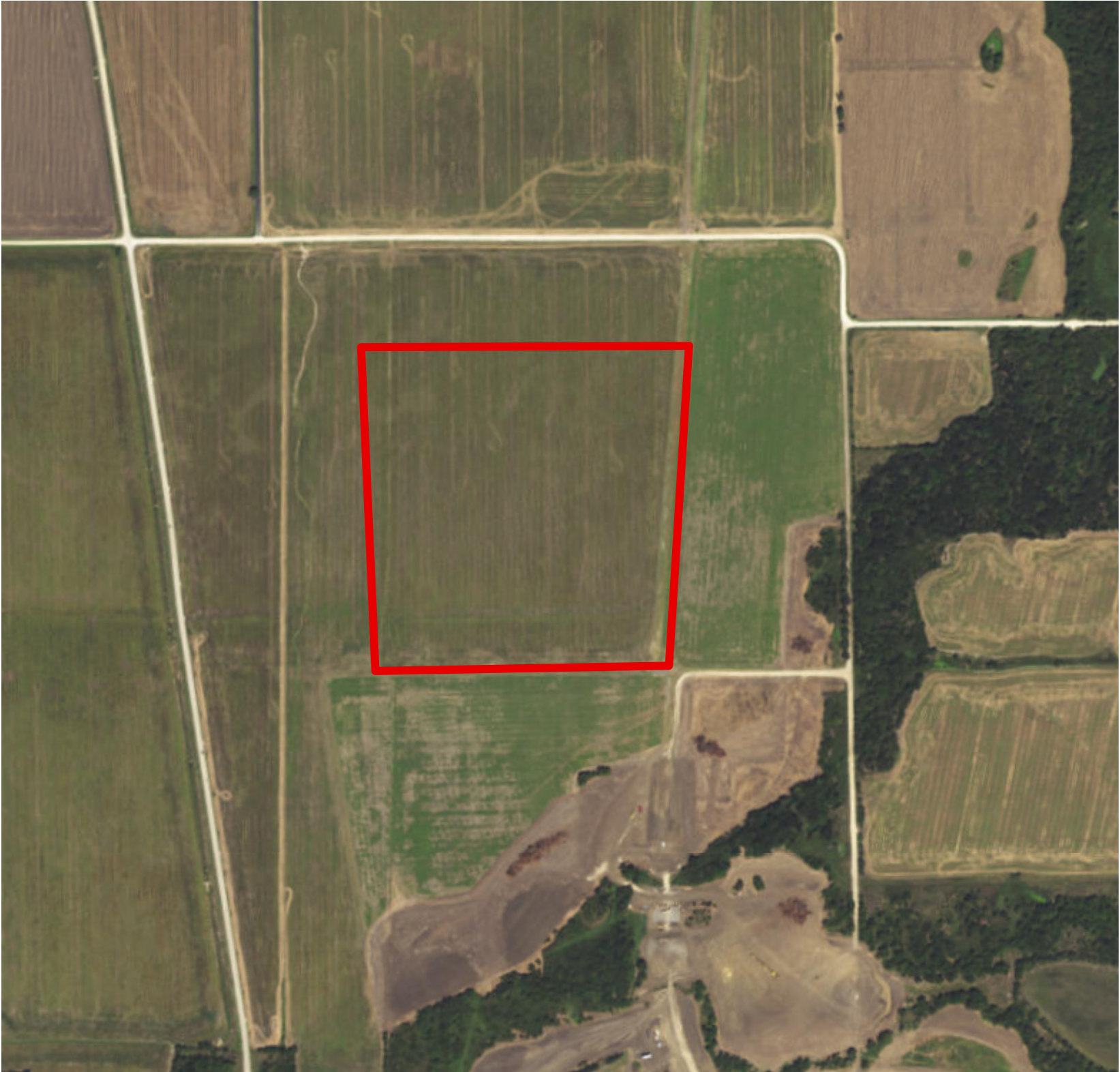
THENCE North 0° 31' 31" West, over and across both Lucas Celina 209 tracts, a distance of 1538.09 feet to a point for the northwest corner of this tract;

THENCE North 89° 32' 22" East, over and across the above mentioned Lucas Celina 209 tract recorded in Document Number 20070109000040530, a distance of 1455.43 feet to the POINT OF BEGINNING and containing 48.784 acres or 2,125,033 square feet of land, more or less.

Legal TIRZ Boundary Map



Attachment: Preliminary Project and Finance Plan, The COLUMNS TIRZ #9 (The Columns TIRZ #9 Public Hearing & Creation)

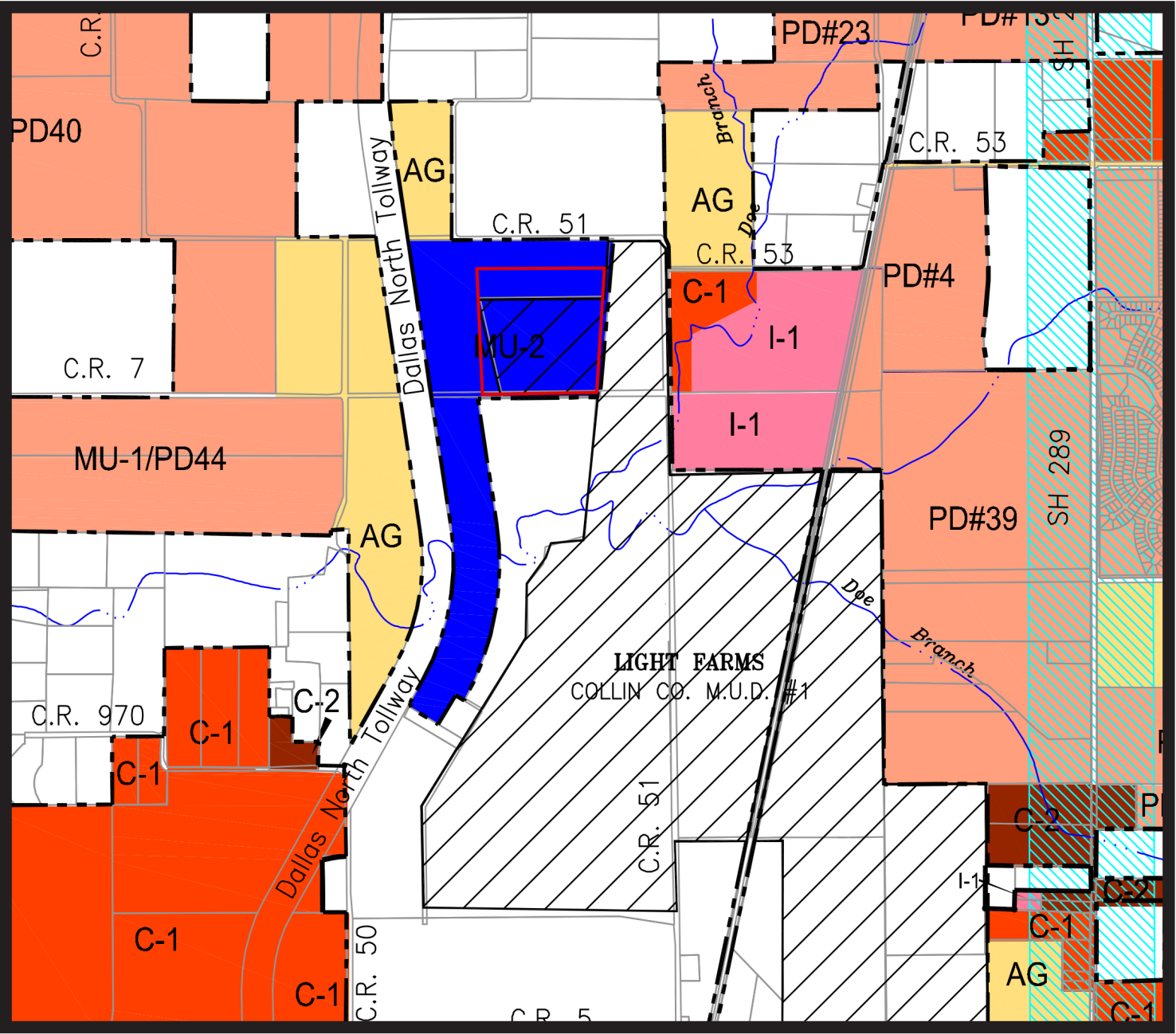
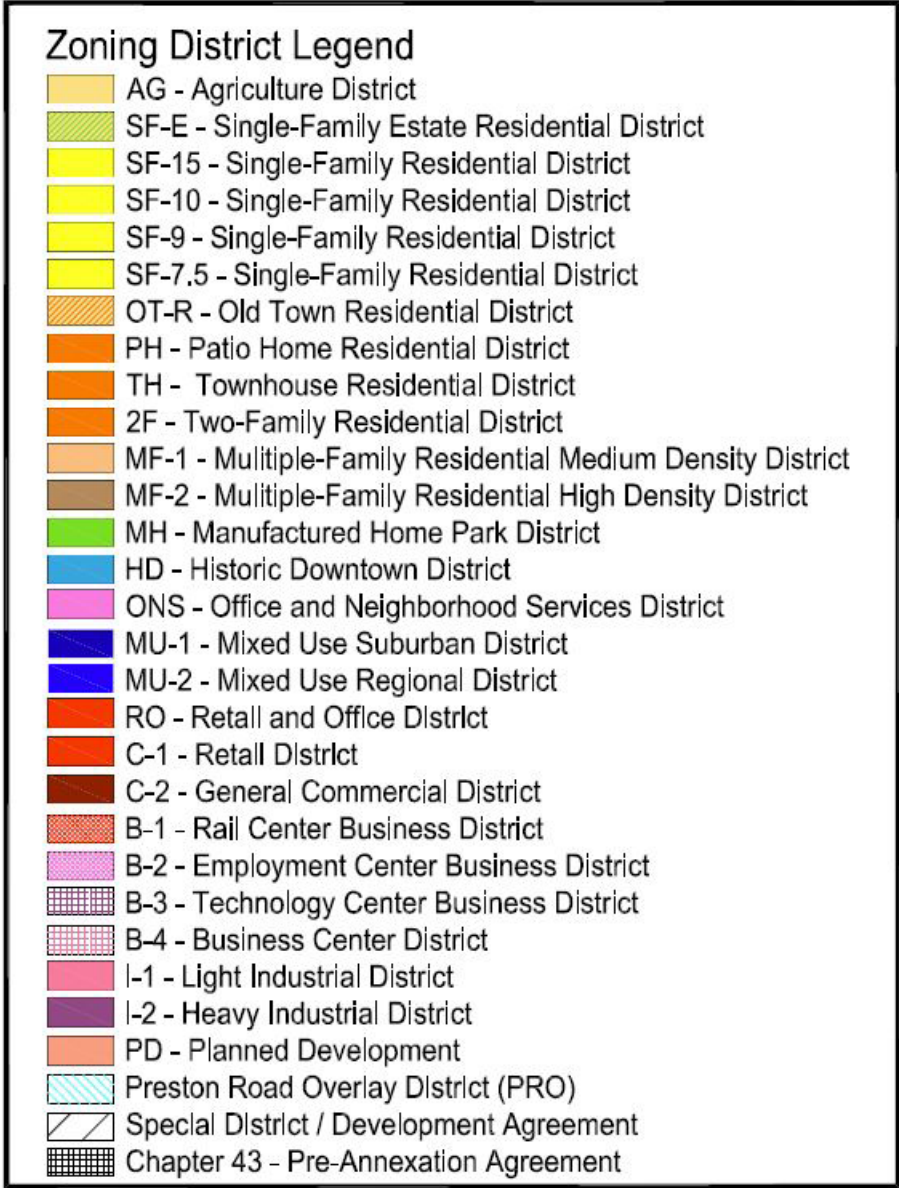


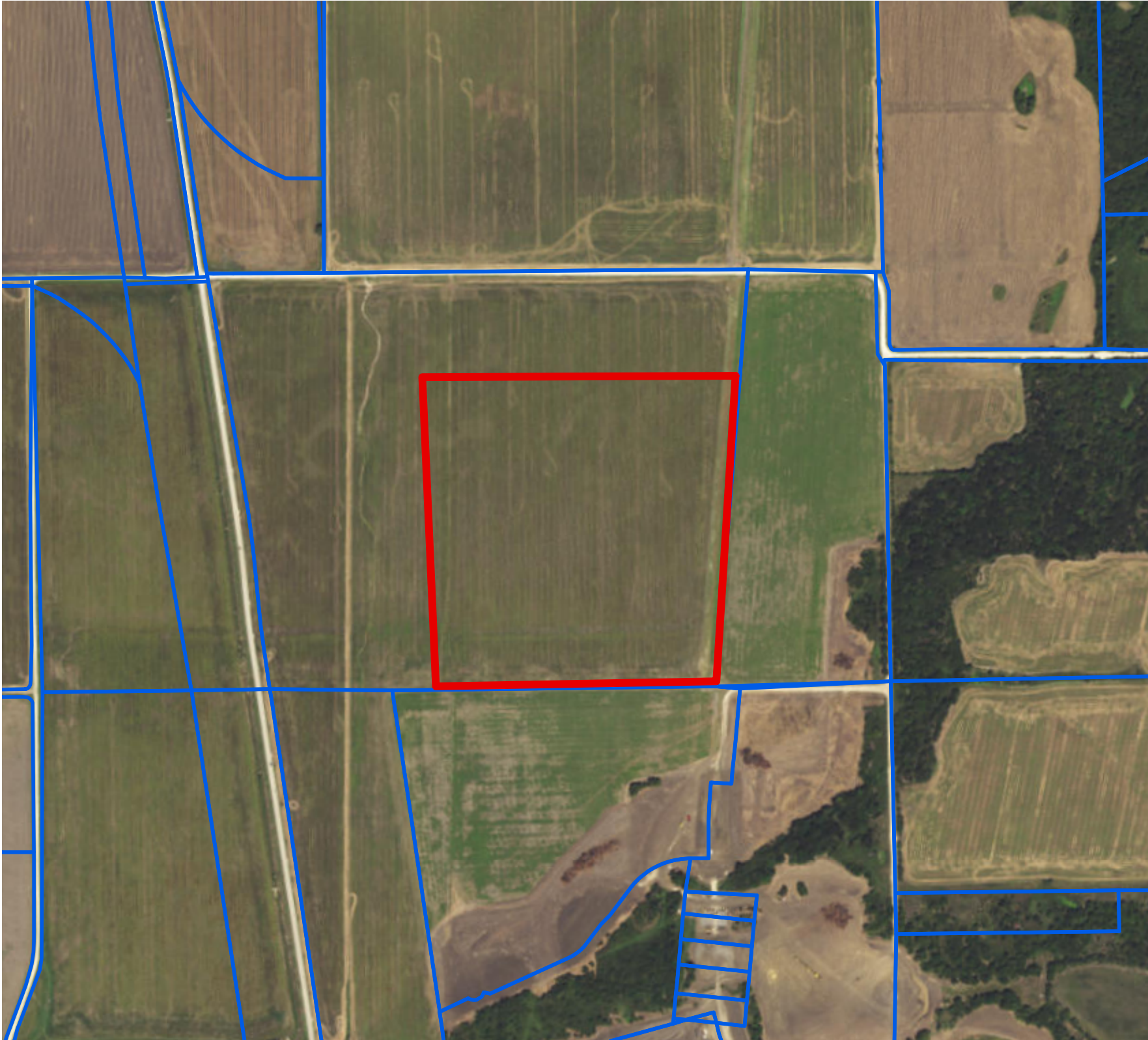
Land Use
The land within the TIRZ is currently vacant.

Method of Relocating Persons to be Displaced
It is not anticipated that any persons will be displaced or need to be relocated as result of implementing the TIRZ.

Zoning

The proposed TIRZ is zoned PD No. 84 (Ordinance No. 2017-33 adopted on July 11, 2017) partially overlaid by a Special District/ Development Agreement It is not anticipated that there will be any changes to the zoning ordinance, the master plan of the municipality, building codes, subdivision regulations, or other municipal ordinances as a result of the implementation of the TIRZ.





Current Ownership Information

TIRZ #9 is approximately 48.784 acres and encompasses a portion of one parcel. For more information on ownership of property within TIRZ #9, see Exhibit A. The TIRZ has an estimated 2017 taxable base value of \$18,356.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) “Project costs” means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. “Project costs” include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #9 that will be financed by in part by incremental real property tax generated within the TIRZ. Administrative costs are built into the project costs below.

Project Costs	
Water	\$ 333,557
Sewer	\$ 280,909
Storm	\$ 912,712
Paving	\$ 1,099,618
Contingency	\$ 180,627
Interest Cost	\$ 3,653,056
	\$ 6,460,479

The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

Non TIRZ Projects	
Water	\$ 461,578
Sewer	\$ 414,047
Storm	\$ 1,536,527
Paving	\$ 2,146,050
Clearing and Excavation	\$ 1,426,854
Erosion Control	\$ 209,641
Miscellaneous	\$ 477,922
District Formation Costs	\$ 450,516
Retaining Walls	\$ 157,905
Amenities Landscape Screening	\$ 1,148,980
Franchise	\$ 694,782
	\$ 9,124,802

Anticipated Development

Anticipated development within TIRZ #9 consists of 261 single family residential lots. The table below provides an overview of potential developments that we believe will occur during the life of the TIRZ along with estimated project completion dates and anticipated stabilization years.

Anticipated Revenue Summary

Based upon the assumptions below, the anticipated gross revenue of TIRZ #9 over its 31 year life is \$6,460,479.

Tract	Name	Type	Acres	Lots	Delivery Year	Stabilization Year	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
COLUMNS										
1	40' Lots	SFR		261	2019	2021	\$300,000	\$78,300,000		
	Total			261				\$78,300,000		

Attachment: Preliminary Project and Finance Plan, The COLUMNS TIRZ #9 (The Columns TIRZ #9 Public Hearing & Creation)

Method of Financing

To fund the public improvements outlined on the previous pages, it is anticipated that the City of Celina will contribute 34.20% of its real property increment up to a max of \$6,460,479 or 31 years.

Debt Service

It is anticipated that the TIRZ funds will be pledged to offset any public improvement district assessments.

Monetary Obligations Timeline

It is anticipated that final agreements for pledge of revenues will occur within the next twelve to twenty-four months.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated unit size and the anticipated taxable value per unit can be found on the previous page.

The taxable value analysis shows the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions. Utilizing the information outlined in this feasibility study, we have found that the TIRZ is economically feasible and will provide the City with economic benefits that would not occur without its implementation.

City of Celina TIRZ #9 Participation Overview

Global Tax, Inflation, and Discount Rate Assumptions

INFLATION RATE	2.00%
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DISCOUNT RATE	6.00%
---------------	-------

REAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.64500000	34.20%	0.2205900
COLLIN COUNTY	0.19224600	0%	0.0000000
COLLIN COLLEGE	0.07981000	0%	0.0000000
CELINA ISD	1.64000000	0%	0.0000000
	2.55705600		0.2205900

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.64500000	0%	0.0000000
COLLIN COUNTY	0.19224600	0%	0.0000000
COLLIN COLLEGE	0.07981000	0%	0.0000000
CELINA ISD	1.64000000	0%	0.0000000
	2.55705600		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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31 YEAR - COLUMNS: INPUT & OUTPUT

► INPUT

INFLATION RATE	2.00%
----------------	-------

DISCOUNT RATE	6.00%
---------------	-------

REAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.64500000	34.20%	0.2205900
COLLIN COUNTY	0.19224600	0%	0.0000000
COLLIN COLLEGE	0.07981000	0%	0.0000000
CELINA ISD	1.64000000	0%	0.0000000
	2.55705600		0.2205900

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.64500000	0%	0.0000000
COLLIN COUNTY	0.19224600	0%	0.0000000
COLLIN COLLEGE	0.07981000	0%	0.0000000
CELINA ISD	1.64000000	0%	0.0000000
	2.55705600		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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Tract		TYPE	COMPLETION YEAR	STABILIZED YEAR	# UNITS	REAL PROPERTY	
						PER UNIT	TAX VALUE
1	40' Lots	SFR	2019	2021	261	\$ 300,000.00	\$ 78,300,000

TOTAL	261	78,300,000
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►

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	
CITY OF CELINA	26.4%	\$ 18,888,859	=	\$ 18,888,859
COLLIN COUNTY	3.3%	\$ 2,337,240	=	\$ 2,337,240
COLLIN COLLEGE	3.3%	\$ 2,337,240	=	\$ 2,337,240
CELINA ISD	67.1%	\$ 48,027,487	=	\$ 48,027,487
	100.0%	\$ 71,590,826		\$ 71,590,826
		100.0%		100.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	
CITY OF CELINA	100.0%	\$ 6,459,990	=	\$ 6,459,990
COLLIN COUNTY	0.0%	\$ -	=	\$ -
COLLIN COLLEGE	0.0%	\$ -	=	\$ -
CELINA ISD	0.0%	\$ -	=	\$ -
	100.0%	\$ 6,459,990		\$ 6,459,990
		100.0%		100.0%

NET BENEFIT		TOTAL	REAL PROPERTY	
CITY OF CELINA	19.1%	\$ 12,428,869	=	\$ 12,428,869
COLLIN COUNTY	3.6%	\$ 2,337,240	=	\$ 2,337,240
COLLIN COLLEGE	3.6%	\$ 2,337,240	=	\$ 2,337,240
CELINA ISD	73.7%	\$ 48,027,487	=	\$ 48,027,487
	100.0%	\$ 65,130,836		\$ 65,130,836
				100.0%

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TOTAL TAX REVENUE																		
		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Home Sale Schedule	Total																	
40' Lots	261			75	163	23	0											
	261																	
Taxable Value - Real Property																		
40' Lots		0	0	0	22,500,000	48,900,000	6,900,000	0	0	0	0	0	0	0	0	0	0	0
N/A		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Taxable Value		0	0	0	22,500,000	71,850,000	80,187,000	81,790,740	83,426,555	85,095,086	86,796,988	88,532,927	90,303,586	92,109,658	93,951,851	95,830,888	97,747,506	99,702,456
REAL PROPERTY	Taxable Value	-	-	-	22,500,000	71,850,000	80,187,000	81,790,740	83,426,555	85,095,086	86,796,988	88,532,927	90,303,586	92,109,658	93,951,851	95,830,888	97,747,506	99,702,456
CITY OF CELINA		-	-	-	145,125	463,433	517,206	527,550	538,101	548,863	559,841	571,037	582,458	594,107	605,989	618,109	630,471	643,081
COLLIN COUNTY		-	-	-	43,255	138,129	154,156	157,239	160,384	163,592	166,864	170,201	173,605	177,077	180,619	184,231	187,916	191,674
COLLIN COLLEGE		-	-	-	17,957	57,343	63,997	65,277	66,583	67,914	69,273	70,658	72,071	73,513	74,983	76,483	78,012	79,573
CELINA ISD		-	-	-	369,000	1,178,340	1,315,067	1,341,368	1,368,195	1,395,559	1,423,471	1,451,940	1,480,979	1,510,598	1,540,810	1,571,627	1,603,059	1,635,120
Total		-	-	-	575,338	1,837,245	2,050,426	2,091,435	2,133,264	2,175,929	2,219,448	2,263,837	2,309,113	2,355,296	2,402,401	2,450,449	2,499,458	2,549,448
SUMMARY																		
CITY OF CELINA		-	-	-	145,125	463,433	517,206	527,550	538,101	548,863	559,841	571,037	582,458	594,107	605,989	618,109	630,471	643,081
COLLIN COUNTY		-	-	-	43,255	138,129	154,156	157,239	160,384	163,592	166,864	170,201	173,605	177,077	180,619	184,231	187,916	191,674
COLLIN COLLEGE		-	-	-	17,957	57,343	63,997	65,277	66,583	67,914	69,273	70,658	72,071	73,513	74,983	76,483	78,012	79,573
CELINA ISD		-	-	-	369,000	1,178,340	1,315,067	1,341,368	1,368,195	1,395,559	1,423,471	1,451,940	1,480,979	1,510,598	1,540,810	1,571,627	1,603,059	1,635,120
Total		-	-	-	575,338	1,837,245	2,050,426	2,091,435	2,133,264	2,175,929	2,219,448	2,263,837	2,309,113	2,355,296	2,402,401	2,450,449	2,499,458	2,549,448
PARTICIPATION																		
REAL PROPERTY	Taxable Value	-	-	-	22,500,000	71,850,000	80,187,000	81,790,740	83,426,555	85,095,086	86,796,988	88,532,927	90,303,586	92,109,658	93,951,851	95,830,888	97,747,506	99,702,456
CITY OF CELINA		-	-	-	49,633	158,494	176,885	180,422	184,031	187,711	191,465	195,295	199,201	203,185	207,248	211,393	215,621	219,934
COLLIN COUNTY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	49,633	158,494	176,885	180,422	184,031	187,711	191,465	195,295	199,201	203,185	207,248	211,393	215,621	219,934
SUMMARY																		
CITY OF CELINA		-	-	-	49,633	158,494	176,885	180,422	184,031	187,711	191,465	195,295	199,201	203,185	207,248	211,393	215,621	219,934
COLLIN COUNTY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	49,633	158,494	176,885	180,422	184,031	187,711	191,465	195,295	199,201	203,185	207,248	211,393	215,621	219,934
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																		
SUMMARY																		
CITY OF CELINA		-	-	-	95,492	304,939	340,322	347,128	354,071	361,152	368,375	375,743	383,257	390,923	398,741	406,716	414,850	423,147
COLLIN COUNTY		-	-	-	43,255	138,129	154,156	157,239	160,384	163,592	166,864	170,201	173,605	177,077	180,619	184,231	187,916	191,674
COLLIN COLLEGE		-	-	-	17,957	57,343	63,997	65,277	66,583	67,914	69,273	70,658	72,071	73,513	74,983	76,483	78,012	79,573
CELINA ISD		-	-	-	369,000	1,178,340	1,315,067	1,341,368	1,368,195	1,395,559	1,423,471	1,451,940	1,480,979	1,510,598	1,540,810	1,571,627	1,603,059	1,635,120
Total		-	-	-	525,705	1,678,751	1,873,542	1,911,013	1,949,233	1,988,218	2,027,982	2,068,542	2,109,913	2,152,111	2,195,153	2,239,056	2,283,837	2,329,514

Attachment: Preliminary Project and Finance Plan, The COLUMNS TIRZ #9 (The Columns TIRZ #9 Public Hearing & Creation)

	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
TOTAL TAX REVENUE																
	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
Home Sale Schedule																
40' Lots																
Taxable Value - Real Property																
40' Lots	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cumulative Taxable Value	101,696,505	103,730,435	105,805,044	107,921,144	110,079,567	112,281,159	114,526,782	116,817,317	119,153,664	121,536,737	123,967,472	126,446,821	128,975,758	131,555,273	134,186,378	
REAL PROPERTY	101,696,505	103,730,435	105,805,044	107,921,144	110,079,567	112,281,159	114,526,782	116,817,317	119,153,664	121,536,737	123,967,472	126,446,821	128,975,758	131,555,273	134,186,378	
CITY OF CELINA	655,942	669,061	682,443	696,091	710,013	724,213	738,698	753,472	768,541	783,912	799,590	815,582	831,894	848,532	865,502	GROSS 18,888,859
COLLIN COUNTY	195,507	199,418	203,406	207,474	211,624	215,856	220,173	224,577	229,068	233,650	238,323	243,089	247,951	252,910	257,968	5,629,934
COLLIN COLLEGE	81,164	82,787	84,443	86,132	87,855	89,612	91,404	93,232	95,097	96,998	98,938	100,917	102,936	104,994	107,094	2,337,240
CELINA ISD	1,667,823	1,701,179	1,735,203	1,769,907	1,805,305	1,841,411	1,878,239	1,915,804	1,954,120	1,993,202	2,033,067	2,073,728	2,115,202	2,157,506	2,200,657	48,027,487
Total	2,600,437	2,652,445	2,705,494	2,759,604	2,814,796	2,871,092	2,928,514	2,987,084	3,046,826	3,107,762	3,169,918	3,233,316	3,297,982	3,363,942	3,431,221	74,883,520
SUMMARY																GROSS
CITY OF CELINA	655,942	669,061	682,443	696,091	710,013	724,213	738,698	753,472	768,541	783,912	799,590	815,582	831,894	848,532	865,502	18,888,859
COLLIN COUNTY	195,507	199,418	203,406	207,474	211,624	215,856	220,173	224,577	229,068	233,650	238,323	243,089	247,951	252,910	257,968	5,629,934
COLLIN COLLEGE	81,164	82,787	84,443	86,132	87,855	89,612	91,404	93,232	95,097	96,998	98,938	100,917	102,936	104,994	107,094	2,337,240
CELINA ISD	1,667,823	1,701,179	1,735,203	1,769,907	1,805,305	1,841,411	1,878,239	1,915,804	1,954,120	1,993,202	2,033,067	2,073,728	2,115,202	2,157,506	2,200,657	48,027,487
Total	2,600,437	2,652,445	2,705,494	2,759,604	2,814,796	2,871,092	2,928,514	2,987,084	3,046,826	3,107,762	3,169,918	3,233,316	3,297,982	3,363,942	3,431,221	74,883,520
PARTICIPATION																
REAL PROPERTY	101,696,505	103,730,435	105,805,044	107,921,144	110,079,567	112,281,159	114,526,782	116,817,317	119,153,664	121,536,737	123,967,472	126,446,821	128,975,758	131,555,273	134,186,378	
CITY OF CELINA	224,332	228,819	233,395	238,063	242,825	247,681	252,635	257,687	262,841	268,098	273,460	278,929	284,508	290,198	296,002	GROSS 6,459,990
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	224,332	228,819	233,395	238,063	242,825	247,681	252,635	257,687	262,841	268,098	273,460	278,929	284,508	290,198	296,002	6,459,990
SUMMARY																GROSS
CITY OF CELINA	224,332	228,819	233,395	238,063	242,825	247,681	252,635	257,687	262,841	268,098	273,460	278,929	284,508	290,198	296,002	6,459,990
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	224,332	228,819	233,395	238,063	242,825	247,681	252,635	257,687	262,841	268,098	273,460	278,929	284,508	290,198	296,002	6,459,990
TOTAL TAX REVENUE - PA																
SUMMARY																GROSS
CITY OF CELINA	431,610	440,242	449,047	458,028	467,189	476,532	486,063	495,784	505,700	515,814	526,130	536,653	547,386	558,334	569,500	12,428,869
COLLIN COUNTY	195,507	199,418	203,406	207,474	211,624	215,856	220,173	224,577	229,068	233,650	238,323	243,089	247,951	252,910	257,968	5,629,934
COLLIN COLLEGE	81,164	82,787	84,443	86,132	87,855	89,612	91,404	93,232	95,097	96,998	98,938	100,917	102,936	104,994	107,094	2,337,240
CELINA ISD	1,667,823	1,701,179	1,735,203	1,769,907	1,805,305	1,841,411	1,878,239	1,915,804	1,954,120	1,993,202	2,033,067	2,073,728	2,115,202	2,157,506	2,200,657	48,027,487
Total	2,376,104	2,423,626	2,472,099	2,521,541	2,571,972	2,623,411	2,675,879	2,729,397	2,783,985	2,839,665	2,896,458	2,954,387	3,013,475	3,073,744	3,135,219	

2.00%
6.00%

BASE YEAR	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
2017	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140
18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140
18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140
18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140
	18,140	18,503	18,873	19,250	19,635	20,028	20,429	20,837	21,254	21,679	22,113	22,555	23,006	23,466	23,935	24,414	24,902	25,400
	18,140	18,503	18,873	19,250	19,635	20,028	20,429	20,837	21,254	21,679	22,113	22,555	23,006	23,466	23,935	24,414	24,902	25,400
	18,140	18,503	18,873	19,250	19,635	20,028	20,429	20,837	21,254	21,679	22,113	22,555	23,006	23,466	23,935	24,414	24,902	25,400
	18,140	18,503	18,873	19,250	19,635	20,028	20,429	20,837	21,254	21,679	22,113	22,555	23,006	23,466	23,935	24,414	24,902	25,400
	0	363	733	1,110	1,495	1,888	2,289	2,697	3,114	3,539	3,973	4,415	4,866	5,326	5,795	6,274	6,762	7,260
	0	363	733	1,110	1,495	1,888	2,289	2,697	3,114	3,539	3,973	4,415	4,866	5,326	5,795	6,274	6,762	7,260
	0	363	733	1,110	1,495	1,888	2,289	2,697	3,114	3,539	3,973	4,415	4,866	5,326	5,795	6,274	6,762	7,260
	0	363	733	1,110	1,495	1,888	2,289	2,697	3,114	3,539	3,973	4,415	4,866	5,326	5,795	6,274	6,762	7,260

THE COLUMNS																			
	REAL PROPERTY TAX	0	0	0	22,500,000	71,850,000	80,187,000	81,790,740	83,426,555	85,095,086	86,796,988	88,532,927	90,303,586	92,109,658	93,951,851	95,830,888	97,747,506	99,702,456	101,696,505
	CITY OF CELINA	0	0	0	49,633	158,494	176,885	180,422	184,031	187,711	191,465	195,295	199,201	203,185	207,248	211,393	215,621	219,934	224,332
	COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	49,633	158,494	176,885	180,422	184,031	187,711	191,465	195,295	199,201	203,185	207,248	211,393	215,621	219,934	224,332

Running Total	0	1	2	49,638	208,135	385,023	565,451	749,487	937,205	1,128,679	1,323,982	1,523,193	1,726,388	1,933,648	2,145,054	2,360,689	2,580,638	2,804,986
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Attachment: Preliminary Project and Finance Plan, The COLUMNS TIRZ #9 (The Columns TIRZ #9 Public Hearing & Creation)

REVENUE YEAR		18 2035	19 2036	20 2037	21 2038	22 2039	23 2040	24 2041	25 2042	26 2043	27 2044	28 2045	29 2046	30 2047	31 2048	TOTALS		
BASE YEAR																		
	CITY OF CELINA	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140			
	COLLIN COUNTY	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140			
	COLLIN COLLEGE	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140			
	CELINA ISD	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140			
TAXABLE VALUE																		
	CITY OF CELINA	25,908	26,427	26,955	27,494	28,044	28,605	29,177	29,761	30,356	30,963	31,582	32,214	32,858	33,515			
	COLLIN COUNTY	25,908	26,427	26,955	27,494	28,044	28,605	29,177	29,761	30,356	30,963	31,582	32,214	32,858	33,515			
	COLLIN COLLEGE	25,908	26,427	26,955	27,494	28,044	28,605	29,177	29,761	30,356	30,963	31,582	32,214	32,858	33,515			
	CELINA ISD	25,908	26,427	26,955	27,494	28,044	28,605	29,177	29,761	30,356	30,963	31,582	32,214	32,858	33,515			
TAXABLE VALUE INCREMENT																		
	CITY OF CELINA	7,768	8,287	8,815	9,354	9,904	10,465	11,037	11,621	12,216	12,823	13,442	14,074	14,718	15,375			
	COLLIN COUNTY	7,768	8,287	8,815	9,354	9,904	10,465	11,037	11,621	12,216	12,823	13,442	14,074	14,718	15,375			
	COLLIN COLLEGE	7,768	8,287	8,815	9,354	9,904	10,465	11,037	11,621	12,216	12,823	13,442	14,074	14,718	15,375			
	CELINA ISD	7,768	8,287	8,815	9,354	9,904	10,465	11,037	11,621	12,216	12,823	13,442	14,074	14,718	15,375			
REVENUE A																		
TAXABLE VALUE GROWTH																		
	CITY OF CELINA	17	18	19	21	22	23	24	26	27	28	30	31	32	34	489		CITY OF CELINA
	COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		COLLIN COUNTY
	COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		COLLIN COLLEGE
	CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		CELINA ISD
		17	18	19	21	22	23	24	26	27	28	30	31	32	34	489		
THE COLUMNS																		
	REAL PROPERTY TAX	103,730,435	105,805,044	107,921,144	110,079,567	112,281,159	114,526,782	116,817,317	119,153,664	121,536,737	123,967,472	126,446,821	128,975,758	131,555,273	134,186,378			
	CITY OF CELINA	228,819	233,395	238,063	242,825	247,681	252,635	257,687	262,841	268,098	273,460	278,929	284,508	290,198	296,002	6,459,990		CITY OF CELINA
	COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		COLLIN COUNTY
	COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		COLLIN COLLEGE
	CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		CELINA ISD
		228,819	233,395	238,063	242,825	247,681	252,635	257,687	262,841	268,098	273,460	278,929	284,508	290,198	296,002	6,459,990		
REVENUE A, 1		228,836	233,414	238,083	242,845	247,703	252,658	257,712	262,867	268,125	273,488	278,959	284,539	290,230	296,036	6,460,479		
Running Total		3,033,822	3,267,236	3,505,319	3,748,164	3,995,867	4,248,525	4,506,236	4,769,103	5,037,228	5,310,716	5,589,675	5,874,213	6,164,443	6,460,479			
GROSS																		
		2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048			
	CITY OF CELINA	228,836	233,414	238,083	242,845	247,703	252,658	257,712	262,867	268,125	273,488	278,959	284,539	290,230	296,036	6,460,479		CITY OF CELINA
	COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		COLLIN COUNTY
	COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		COLLIN COLLEGE
	CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		CELINA ISD
		228,836	233,414	238,083	242,845	247,703	252,658	257,712	262,867	268,125	273,488	278,959	284,539	290,230	296,036	6,460,479		

Attachment: Preliminary Project and Finance Plan, The COLUMNS TIRZ #9 (The Columns TIRZ #9 Public Hearing & Creation)

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

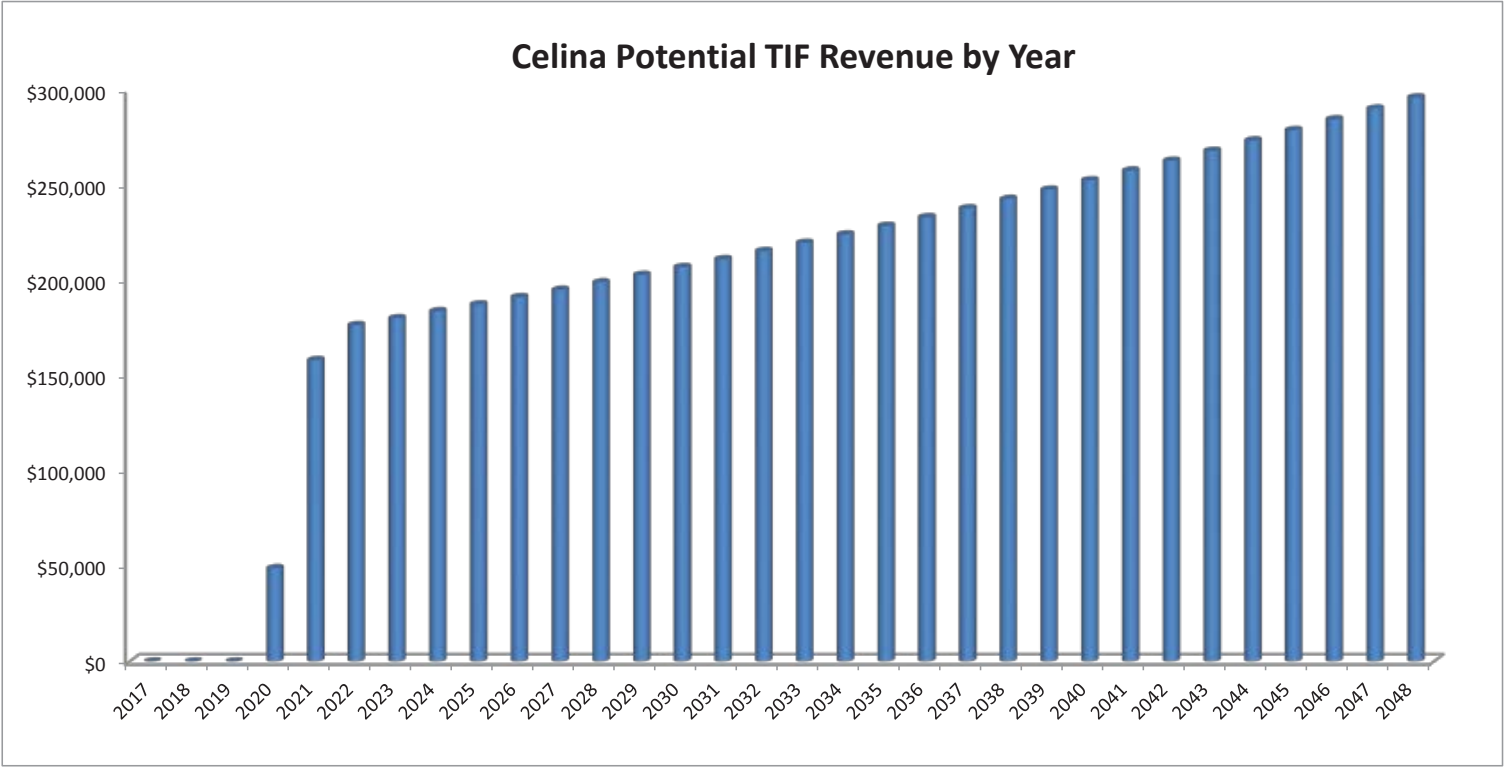
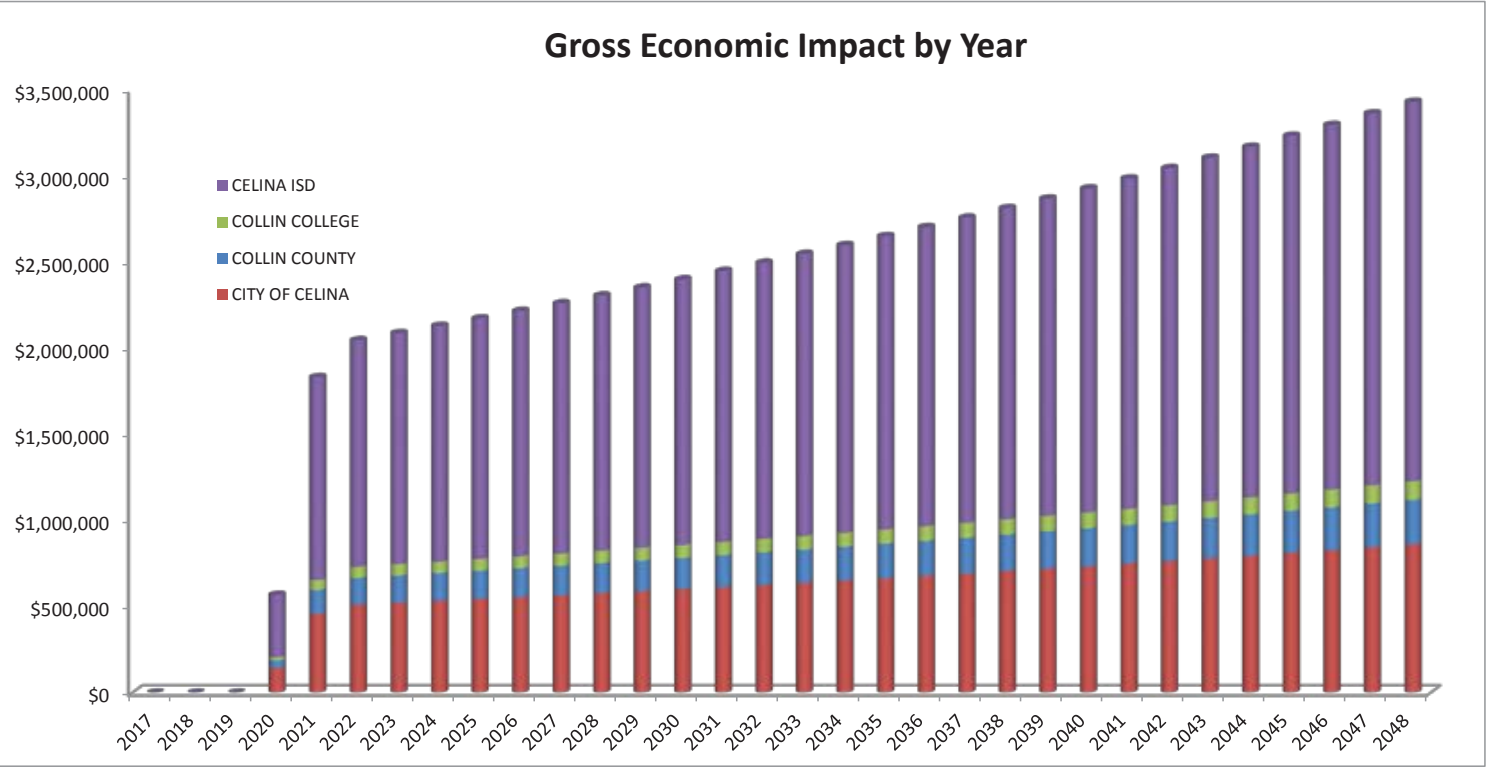
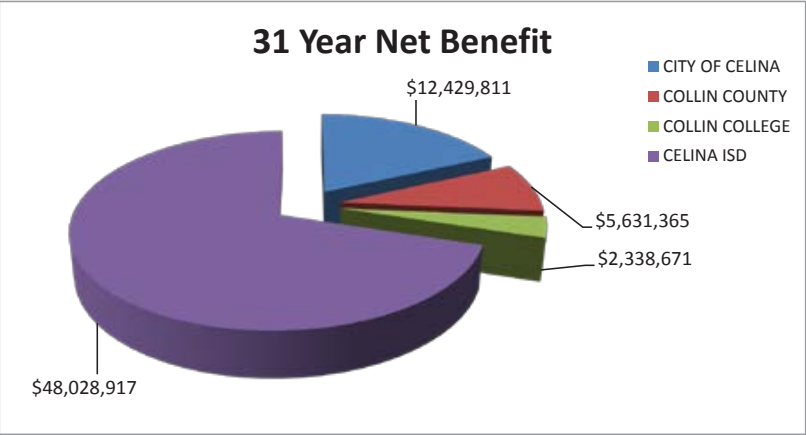
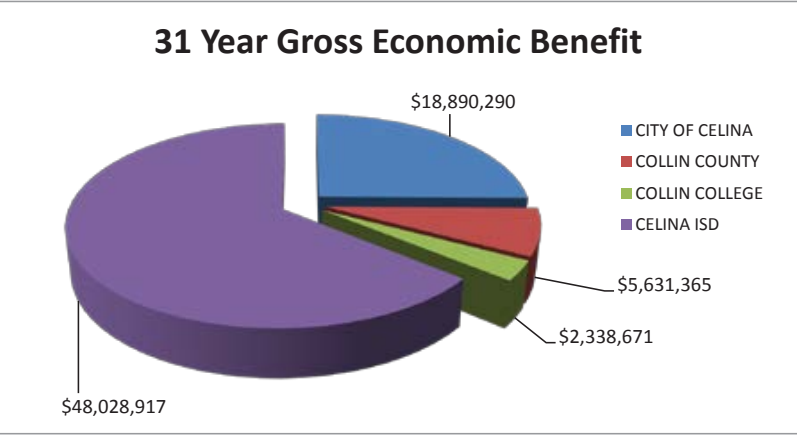
		TAXABLE BASE YEAR GROWTH			2.00%			DISCOUNT RATE			6.00%									
		REAL PROPERTY TAX						BUSINESS PROPERTY TAX						SALES TAX						
		CITY OF CELINA	0.6450000	100%	0.6450000	CITY OF CELINA	0.6450000	100%	0.6450000	0.0200000			100.00%	0.0200000						
		COLLIN COUNTY	0.1922460	100%	0.1922460	COLLIN COUNTY	0.1922460	100%	0.1922460											
		COLLIN COLLEGE	0.0798100	100%	0.0798100	COLLIN COLLEGE	0.0798100	100%	0.0798100											
		CELINA ISD	1.6400000	100%	1.6400000	CELINA ISD	1.6400000	100%	1.6400000											
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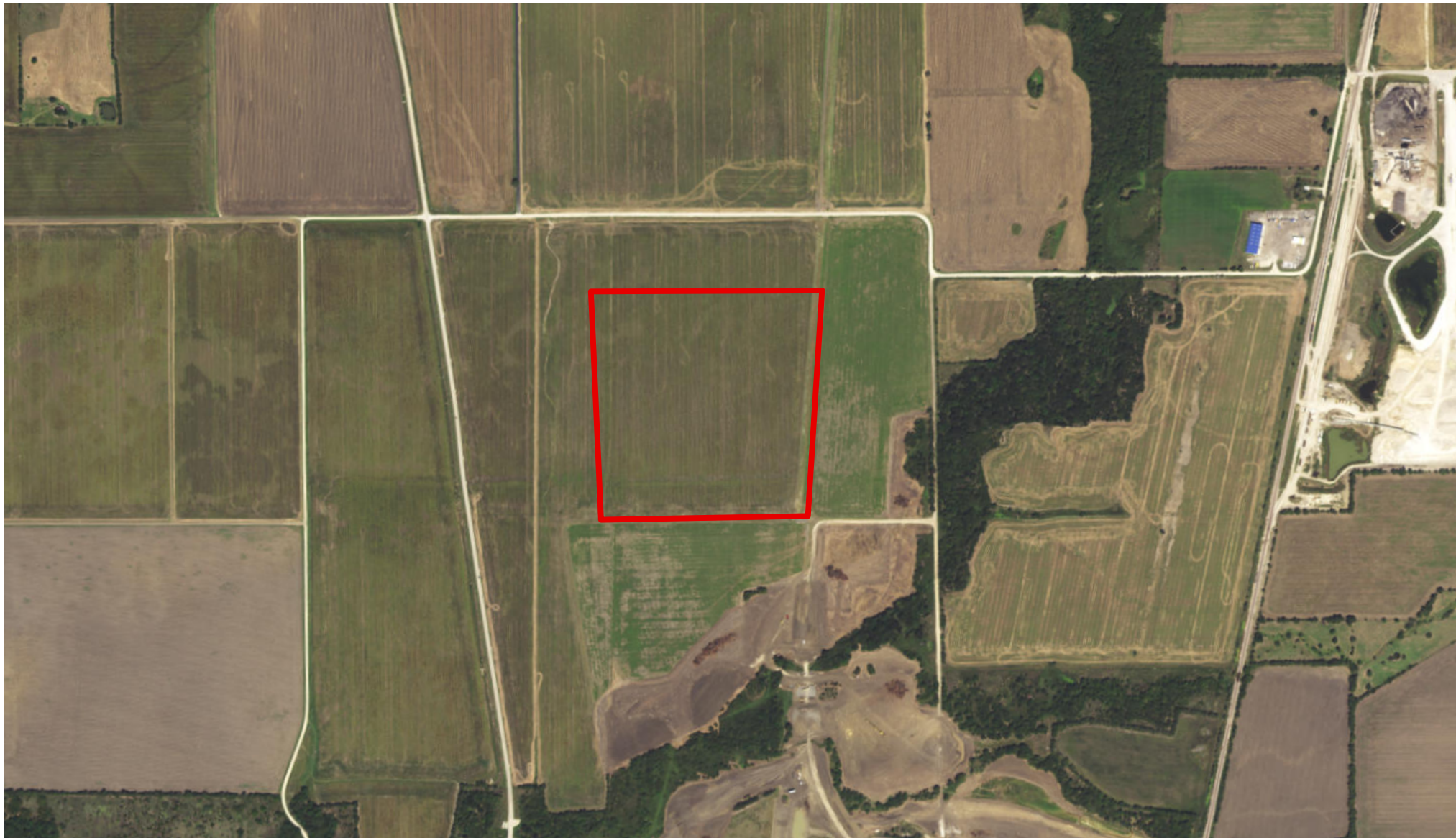
REVENUE YEAR		18 2035	19 2036	20 2037	21 2038	22 2039	23 2040	24 2041	25 2042	26 2043	27 2044	28 2045	29 2046	30 2047	31 2048	TOTALS	
BASE YEAR																	
	CITY OF CELINA	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140		
	COLLIN COUNTY	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140		
	COLLIN COLLEGE	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140		
	CELINA ISD	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140		
TAXABLE VALUE																	
	CITY OF CELINA	25,908	26,427	26,955	27,494	28,044	28,605	29,177	29,761	30,356	30,963	31,582	32,214	32,858	33,515		
	COLLIN COUNTY	25,908	26,427	26,955	27,494	28,044	28,605	29,177	29,761	30,356	30,963	31,582	32,214	32,858	33,515		
	COLLIN COLLEGE	25,908	26,427	26,955	27,494	28,044	28,605	29,177	29,761	30,356	30,963	31,582	32,214	32,858	33,515		
	CELINA ISD	25,908	26,427	26,955	27,494	28,044	28,605	29,177	29,761	30,356	30,963	31,582	32,214	32,858	33,515		
TAXABLE VALUE INCREMENT																	
	CITY OF CELINA	7,768	8,287	8,815	9,354	9,904	10,465	11,037	11,621	12,216	12,823	13,442	14,074	14,718	15,375		
	COLLIN COUNTY	7,768	8,287	8,815	9,354	9,904	10,465	11,037	11,621	12,216	12,823	13,442	14,074	14,718	15,375		
	COLLIN COLLEGE	7,768	8,287	8,815	9,354	9,904	10,465	11,037	11,621	12,216	12,823	13,442	14,074	14,718	15,375		
	CELINA ISD	7,768	8,287	8,815	9,354	9,904	10,465	11,037	11,621	12,216	12,823	13,442	14,074	14,718	15,375		
REVENUE A																	
TAXABLE VALUE GROWTH																	
	CITY OF CELINA	50	53	57	60	64	67	71	75	79	83	87	91	95	99	1,431	CITY OF CELINA
	COLLIN COUNTY	50	53	57	60	64	67	71	75	79	83	87	91	95	99	1,431	COLLIN COUNTY
	COLLIN COLLEGE	50	53	57	60	64	67	71	75	79	83	87	91	95	99	1,431	COLLIN COLLEGE
	CELINA ISD	50	53	57	60	64	67	71	75	79	83	87	91	95	99	1,431	CELINA ISD
		200	214	227	241	256	270	285	300	315	331	347	363	380	397	5,722	
THE COLUMNS																	
	REAL PROPERTY TAX	103,730,435	105,805,044	107,921,144	110,079,567	112,281,159	114,526,782	116,817,317	119,153,664	121,536,737	123,967,472	126,446,821	128,975,758	131,555,273	134,186,378		
	CITY OF CELINA	669,061	682,443	696,091	710,013	724,213	738,698	753,472	768,541	783,912	799,590	815,582	831,894	848,532	865,502	18,888,859	CITY OF CELINA
	COLLIN COUNTY	199,418	203,406	207,474	211,624	215,856	220,173	224,577	229,068	233,650	238,323	243,089	247,951	252,910	257,968	5,629,934	COLLIN COUNTY
	COLLIN COLLEGE	82,787	84,443	86,132	87,855	89,612	91,404	93,232	95,097	96,998	98,938	100,917	102,936	104,994	107,094	2,337,240	COLLIN COLLEGE
	CELINA ISD	1,701,179	1,735,203	1,769,907	1,805,305	1,841,411	1,878,239	1,915,804	1,954,120	1,993,202	2,033,067	2,073,728	2,115,202	2,157,506	2,200,657	48,027,487	CELINA ISD
		2,652,445	2,705,494	2,759,604	2,814,796	2,871,092	2,928,514	2,987,084	3,046,826	3,107,762	3,169,918	3,233,316	3,297,982	3,363,942	3,431,221	74,883,520	
REVENUE A, 1		2,652,646	2,705,708	2,759,832	2,815,038	2,871,348	2,928,784	2,987,369	3,047,126	3,108,078	3,170,249	3,233,663	3,298,345	3,364,322	3,431,618	74,889,243	
Running Total		35,167,766	37,873,474	40,633,305	43,448,343	46,319,690	49,248,474	52,235,843	55,282,969	58,391,047	61,561,295	64,794,958	68,093,304	71,457,625	74,889,243		
GROSS																	
		2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048		
	CITY OF CELINA	669,111	682,496	696,148	710,074	724,277	738,765	753,543	768,616	783,991	799,673	815,669	831,984	848,626	865,601	18,890,290	CITY OF CELINA
	COLLIN COUNTY	199,468	203,459	207,531	211,684	215,920	220,241	224,648	229,143	233,728	238,405	243,176	248,042	253,005	258,067	5,631,365	COLLIN COUNTY
	COLLIN COLLEGE	82,837	84,496	86,189	87,915	89,675	91,471	93,303	95,171	97,077	99,021	101,004	103,026	105,089	107,193	2,338,671	COLLIN COLLEGE
	CELINA ISD	1,701,229	1,735,256	1,769,964	1,805,365	1,841,475	1,878,307	1,915,875	1,954,195	1,993,281	2,033,149	2,073,815	2,115,293	2,157,601	2,200,756	48,028,917	CELINA ISD
		2,652,646	2,705,708	2,759,832	2,815,038	2,871,348	2,928,784	2,987,369	3,047,126	3,108,078	3,170,249	3,233,663	3,298,345	3,364,322	3,431,618	74,889,243	

Attachment: Preliminary Project and Finance Plan, The COLUMNS TIRZ #9 (The Columns TIRZ #9 Public Hearing & Creation)

TIF Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
CITY OF CELINA	\$18,890,290	\$6,460,479	\$12,429,811
COLLIN COUNTY	\$5,631,365	\$0	\$5,631,365
COLLIN COLLEGE	\$2,338,671	\$0	\$2,338,671
CELINA ISD	\$48,028,917	\$0	\$48,028,917
Total	\$74,889,243	\$6,460,479	\$68,428,764





Projects Cost Estimates:
All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

Length of TIRZ #9 in Years:
The TIRZ has a 31-year term (or up to \$6,460,479) and is scheduled to end on December 31, 2048.

Attachment: Preliminary Project and Finance Plan, The COLUMNS TIRZ #9 (The Columns TIRZ #9 Public Hearing & Creation)

ID	OWNER	LEGAL DESCRIPTION	EX.	ACRES	SQFT	AG MARKET	MARKET	AG LOSS	TAXABLE VALUE
2756892	CADG CELINA OUTER LOOP LLC	ABS A0734 JOHN RAGSDALE SURVEY, SHEET 1, TRACT 3, 112.6132 ACRES		112.61	4,905,431	\$ -	\$ -	\$ -	\$ -
									\$ -

NOTE: Parcel 2756892 was merged this year, but previously consisted of two parcels: 2622124 and 2633713 which totaled \$18,356 in assessed value in 2017

Attachment: Preliminary Project and Finance Plan, The COLUMNS TIRZ #9 (The Columns TIRZ #9 Public Hearing & Creation)



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Paul DeBuff, Assistant to the City Manager
 CC: Jason Laumer, City Manager
 Date: November 14, 2017
 Re: <Insert Subject/RE Here>

Action Requested:

The Celina City Council will conduct a public hearing to consider testimony on the creation of a Tax Increment Reinvestment Zone consisting of approximately ±97 acres generally located north of County Road 105, east of Preston Road, and south of Country Road 102, and act upon an ordinance of the City Council of the City of Celina, Texas, designating a contiguous geographic area within the city as a Tax Increment Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Tax Increment Reinvestment Zone Number Ten, City of Celina, describing the boundaries of the zone; creating a Board of Directors for the Zone; establishing a Tax Increment Fund of the Zone; containing Findings related to the creation of the Zone; providing a date for the termination of the Zone; providing that the Zone take effect immediately upon passage of the Ordinance. (Chalk Hill) (DeBuff)

Background Information:

This ordinance enacts a TIRZ in accordance to the Chalk Hill Development Agreement between the City of Celina and CADG Celina 156, LLC.

Major deal points of the Chalk Hill Development Agreement include:

- Establishes a \$20M PID
- Establishes a \$10.8M/31 year TIRZ
- 34.2% of the City's collected ad valorem tax increment (matches I&S rate)
- Developer is building all infrastructure:
 - o Water lines
 - o Sewer lines
 - o Lift station
 - o Legacy Drive (4 and 2 lanes)
 - o Coit Road (2 lanes)
 - o Amenities: Pool, playground
- Developer is responsible for fees:
 - o Roadways: \$2,500 per SFR
 - o Water: \$2,000 per SFR
 - o Sewer: \$2,000 per SFR
 - o Technology: \$500 per SFR
 - o Park: \$1,500 per SFR
 - o All inspection and permitting

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

The attached ordinance has been reviewed by the City Attorney.

Supporting Documents:

- Proposed Ordinance
- Preliminary Project and Finance Plan

Staff Recommendation:

Staff Recommends Approval.

CITY OF CELINA, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, DESIGNATING A CONTIGUOUS GEOGRAPHIC AREA WITHIN THE CITY AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS REINVESTMENT ZONE NUMBER TEN, CITY OF CELINA; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina, Texas (the “City”), pursuant to Chapter 311 of the Texas Tax Code, as amended (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, the Act provides that the governing body of a municipality by ordinance may designate a contiguous or noncontiguous geographic area that is in the City limits of the municipality to be a reinvestment zone if the governing body determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future; and

WHEREAS, the City Council of the City (the “City Council”) desires for the City to consider the creation of a tax increment reinvestment zone with the boundaries described in the metes and bounds attached hereto as **Exhibit A** and more generally depicted in **Exhibit B** attached hereto (the “Zone”); and

WHEREAS, pursuant to and as required by the Act, the City has prepared a *Preliminary Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Ten, City of Celina*, dated November 14, 2017, attached as **Exhibit C** (hereinafter referred to as the “Preliminary Project and Finance Plan”) for a proposed tax increment reinvestment zone containing the real property within the Zone; and

WHEREAS, notice of the public hearing on the creation of the proposed zone was published in the official newspaper of the City on or before November 7, 2017, which date is the seventh (7th) day before the public hearing held on November 14, 2017; and

WHEREAS, on November 14, 2017, the City Council opened a public hearing in accordance with Section 311.003(c) of the Act and interested persons were allowed to speak for or against the creation of the Zone, the boundaries of the Zone, and the concept of tax increment

financing, and owners of property in the proposed Zone were given a reasonable opportunity to protest the inclusion of their property in the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on November 14, 2017; and

WHEREAS, the public hearing was held in full accordance with Section 311.003(c) of the Act; and

WHEREAS, the City has taken all actions required to create the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone; and

WHEREAS, the percentage of the property in the proposed zone, excluding property that is publicly owned, that is used for residential purposes is less than thirty percent; and

WHEREAS, a Preliminary Project and Finance plan has been prepared for the proposed reinvestment zone.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

SECTION 1. RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are incorporated and adopted as part of this Ordinance for all purposes.

SECTION 2. FINDINGS.

That the City Council, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

- (a) That the public hearing on the creation of the proposed reinvestment zone has been properly called, held and conducted and that notice of such hearing has been published as required by applicable law, including the Act; and
- (b) That creation of the proposed reinvestment zone with boundaries as described and depicted in ***Exhibits A and B*** will result in benefits to the City, its residents and property owners, in general, and to the property, residents and property owners in the reinvestment zone; and
- (c) That the proposed reinvestment zone, as described and depicted in ***Exhibits A and B***, meets the criteria for the creation of a reinvestment zone set forth in the Act in that:

- 1. It is a geographic area located wholly within the City limits; and

Chalk Hill TIRZ #10 Creation

Page 2

2. The area is predominately open, undeveloped or underdeveloped, and the lack of necessary public improvements impairs sound growth of the City; and
- (d) That 30 percent or less of the property in the proposed reinvestment zone, excluding property dedicated to public use, is currently used for residential purposes; and
- (e) That the total appraised value of taxable real property in the proposed reinvestment zone according to the most recent appraisal rolls of the City, together with the total appraised value of taxable real property in all other existing reinvestment zones within the City, according to the most recent appraisal rolls of the City, does not exceed 50 percent of the current total appraised value of taxable real property in the City and in the industrial districts created by the City, if any; and
- (f) That the improvements in the proposed reinvestment zone will significantly enhance the value of all taxable real property in the proposed reinvestment zone and will be of general benefit to the City; and
- (g) That the development or redevelopment of the Property in the proposed reinvestment zone will not occur solely through private investment in the reasonably foreseeable future; and
- (h) The City Council has prepared the Preliminary Project and Finance Plan prior to the execution of this Ordinance; and
- (i) The City Council finds that the Preliminary Project and Finance Plan is feasible.

SECTION 3. DESIGNATION AND NAME OF THE ZONE.

Pursuant to the authority of, and in accordance with the requirements of the Act, the City Council hereby designates the area described and depicted in ***Exhibits A*** and ***B*** hereto as a tax increment reinvestment zone. The name assigned to the zone for identification is **Reinvestment Zone Number Ten, City of Celina** (hereinafter referred to as the “Zone”).

SECTION 4. BOARD OF DIRECTORS.

- (a) The City Council hereby creates a board of directors for the Zone (hereinafter referred to as the “Board”) consisting of six (6) members all appointed by the City Council. Council Members may serve as Board members.
- (b) The Board members appointed to the Board shall be eligible to serve on the Board if that person is at least 18 years of age, and is a resident of the county in which the Zone is located or a county adjacent to that county.
- (c) The Board shall make recommendations to the City Council concerning the administration, management, and operation of the Zone. The Board shall prepare or cause to be prepared and adopt a project plan and a reinvestment zone financing plan for the Zone (hereinafter referred

to as the “Project and Finance Plan”) as required by the Act, and shall submit the Project and Finance Plan to the City Council for approval. The Board shall consider amendments to the Project and Finance Plan on its own initiative or upon submission by the City Council, but amendments considered by Board shall not take effect unless and until adopted by City Council.

- (e) Directors shall not receive any salary or other compensation for their services as directors.
- (f) Members of the Board shall be appointed for terms of two years. The terms of the Board members may be staggered. The City Council may remove and replace Board members at any time during a term.
- (g) The initial Board shall be six members and the following shall be members:
 1. City Councilmember, Place 1
 2. City Councilmember, Place 2
 3. City Councilmember, Place 3
 4. City Councilmember, Place 4
 5. City Councilmember, Place 5
 6. City Councilmember, Place 6

The City Council hereby appoints Mayor Pro-Tem to serve as chairman of the Board during the time the initial Board is serving. Each year the City shall appoint one member of the Board to serve as chairman for a term of one year that begins on January 1 of the year. If City Council does not appoint a chairman during that period, the Mayor Pro-Tem is automatically appointed to serve as chairperson for the term that begins on January 1 of the following year. The Board may elect a vice-chairman to preside in the absence of the chairman or when there is a vacancy in the office of chairman. The Board may elect other officers as it considers appropriate.

SECTION 5. DURATION OF THE ZONE.

That the Zone shall take effect immediately upon the passage and approval of this Ordinance, consistent with Section 311.004(a)(3) of the Act, and termination of the Zone shall occur upon any of the following: (i) on December 31, 2048; (ii) the cumulative amount of the City’s contribution of the Tax Increment into the Tax Increment Fund since the effective date of the Zone equals \$10,770,317.00; (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act; (iv) at a time designated by subsequent ordinance; or (v) at such time that the obligation, if any, to support indebtedness of the Chalk Hill Public Improvement District has been satisfied.

SECTION 6. TAX INCREMENT BASE AND TAX INCREMENT.

Pursuant to Section 311.012(c) of the Act, the tax increment base of the City, or any other taxing unit participating in the Zone, is the total taxable value, as of January 1, 2017, of all real property taxable by the City or other taxing unit participating in the Zone and located in the Zone for the

year in which the Zone was designated as a reinvestment zone (the “Tax Increment Base”). That consistent with Section 311.012(a) of the Act, the amount of the tax increment for a year is thirty four and 20/100 percent (**34.20%**) of real property taxes levied, assessed, and collected by the City and all or a portion of property taxes of other taxing units participating in the Zone and located in the Zone (as set forth in an agreement to participate in the Zone) for that year on the Captured Appraised Value (defined below) of real property taxable by City or other taxing unit participating in the Zone and located in the Zone (the “Tax Increment”). Consistent with Section 311.012(b) of the Texas Tax Code, as amended, the Captured Appraised Value of real property taxable by the City or other taxing unit participating in the Zone for a year is the total appraised value of all real property taxable by the unit and located in the Zone for that year less the Tax Increment Base (the “Captured Appraised Value”).

SECTION 7. TAX INCREMENT FUND.

There is hereby created and established a “Tax Increment Fund” for the Zone that may be divided into subaccounts as authorized by subsequent ordinances, into which the Tax Increment of the City, as such increments are described in the Project and Finance Plan and includes administration costs, less any of the amounts not required to be paid into the Tax Increment Fund pursuant to the Act, are to be deposited. The Tax Increment Fund and any subaccounts shall be maintained at the affiliated depository bank of the City and shall be secured in the manner prescribed by law for funds of Texas cities. In addition, all revenues to be dedicated to and used in the Zone shall be deposited into the Tax Increment Fund from which money will be disbursed to pay project costs, plus interest, for the Zone, however excess funds may be transferred to the City’s general fund as determined by the City.

SECTION 8. SEVERABILITY CLAUSE.

Should any provision, section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City of Celina hereby declares that it would have passed this Ordinance, and each provision, section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more provisions, sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 9. OPEN MEETINGS.

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 10. **EFFECTIVE DATE.**

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THIS THE 14th DAY OF NOVEMBER, 2017.

Chad Anderson, Mayor Pro Tem

ATTEST:

Vicki Faulkner, City Secretary

APPROVED AS TO FORM:

Julie Fort, Attorney for City of Celina

Attachment: Ordinance Establishing TIRZ #10, Chalk Hill (Chalk Hill TIRZ #10 Public Hearing & Creation)

Exhibit A

Depiction and Metes and Bounds Description of the Zone

PROPERTY DESCRIPTION:

Being a 94.827 acre tract of land situated in the George W. Eastes Survey, Abstract Number 299, the William W. Shawver Survey, Abstract Number 810, and the William B. Tucker Survey, Abstract Number 912, City of Celina, Collin County, Texas, and being a part of that certain tract of land described by deed to CADG CELINA 156, LLC, recorded under Document Number 20141015001128280, Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the most northwest corner of a tract of land described to A.P. Sommerhalder, LLC, by deed recorded in document number 20150625000764600, Deed Records, Collin County, Texas, and the southwest corner of that certain tract of land described by deed to Preston 51 CR 102, LP, recorded under Document Number 20071120001569950 of the Official Public Records of Collin County, Texas, and being in the east line of State Highway No. 289, also known as Preston Road, having a variable width right-of-way, and being within County Road 102;

THENCE South 89 degrees 43 minutes 35 seconds East, within said County Road 102 and with the north line of said A. P. Sommerhalder tract and the south line of said Preston 51 CR 102 tract, a distance of 737.08 feet to a point for corner, being the POINT OF BEGINNING;

THENCE South 89 degrees 43 minutes 35 seconds East, continuing within said County Road 102, a distance of 1803.23 feet to a point for the southeast corner of said Preston 51 CR 102, LP tract, same being an inner ell corner of said CADG Celina 156, LLC tract;

THENCE North 00 degrees 26 minutes 05 seconds West, with the east line of said Preston 51 CR 102, LP tract and the northernmost west line of said CADG Celina 156, LLC tract, a distance of 640.81 feet to a 1/2 inch iron rod found for the southwest corner of that same tract of land described to Mohammad Ali Dalaki, by deed recorded in Document Number 20141119001266880, Official Public Records, Collin County, Texas, same being the northernmost northwest corner of said CADG Celina 156, LLC tract;

THENCE North 89 degrees 49 minutes 17 Seconds East, with the south line of said Dalaki tract and the north line of said CADG Celina 156, LLC tract, a distance of 1391.00 feet to a point for the southeast corner of said Dalaki tract and the northeast corner of said CADG Celina 156, LLC tract, said point lying on the west line of that same tract of land described to Nanda Estates, LLC, by deed recorded in Document Number 201407090000706790, Official Public Records, Collin County, Texas;

THENCE South 00 degrees 30 minutes 42 seconds East, with the west line of said Nada Estates, LLC tract and the easternmost line of said CADG Celina 156, LLC tract, a distance of 1391.70 feet to a 5/8 inch iron rod found for the easternmost southeast corner thereof, same being the southwest corner of said Nada Estates, LLC tract, and lying on the north line of that same tract of land described to Four Winds Enterprises, Ltd., by deed recorded in Volume 5476, Page 8080, Official Public Records, Collin County, Texas;

THENCE South 88 degrees 45 minutes 36 seconds West, with the north line of said Four Winds Enterprises, Ltd. tract, and the easternmost south line of said CADG Celina 156, LLC tract, a distance of 551.59 feet to a point for corner;

THENCE South 89 degrees 08 minutes 14 seconds West, continuing with the north line of said Four Winds Enterprises, Ltd. tract, and the easternmost south line of said CADG Celina 156, LLC tract, a distance of 1442.68 feet to a 1/2 inch iron rod found for the northwest corner of said Four Winds Enterprises, Ltd. tract and an inner ell corner of said CADG Celina 156, LLC tract;

Chalk Hill TIRZ #10 Creation

Page 7

Attachment: Ordinance Establishing TIRZ #10, Chalk Hill (Chalk Hill TIRZ #10 Public Hearing & Creation)

THENCE South 00 degrees 08 minutes 33 seconds West, with the west line of said Four Winds Enterprises, Ltd. tract, and the southernmost east line of said CADG Celina 156, LLC tract, a distance of 45.11 feet to point for corner in the west line of said Four Winds Enterprises, Ltd., and at the beginning of a curve to the left having a radius of 708.00 feet, with a delta angle of 36 degrees 15 minutes 41 seconds, whose chord bears South 72 degrees 00 minutes 02 seconds West, a distance of 440.64 feet;

THENCE, in a southwesterly direction, departing the southernmost east line of said CADG Celina 156 tract, over, across, and upon said CADG Celina 156 tract, and with said curve, an arc length of 448.08 feet to a point for corner;

THENCE South 53 degrees 52 minutes 12 seconds West, continuing within said CADG Celina 156 tract, a distance of 1001.46 feet to a point for corner lying on the west line thereof, same being the east line of that certain tract of land described in deed to Sutton Field Investments, LLC, recorded under Document Number 20150305000240910, Official Public Records of Collin County, Texas;

THENCE North 01 degrees 31 minutes 38 seconds West, with the west line of said CADG Celina 156 tract, the east line of said Sutton Field Investments, LLC, tract, and the east line of that certain tract of land described to Old Celina, LTD., by deed recorded under Document Number 20150305000240780 of the Official Public Records of Collin County, Texas, a distance of 403.65 feet to point for corner;

THENCE North 87 degrees 49 minutes 58 seconds West, with the westernmost south line of said CADG Celina 156 tract, and the north line of said Old Celina, LTD. tract, a distance of 793.07 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner in the east line of said Preston Road, lying in a curve to the left having a radius of 11546.01 feet, with a delta angle of 02 degrees 10 minutes 12 seconds, whose chord bears North 05 degrees 22 minutes 06 seconds East, a distance of 437.28 feet;

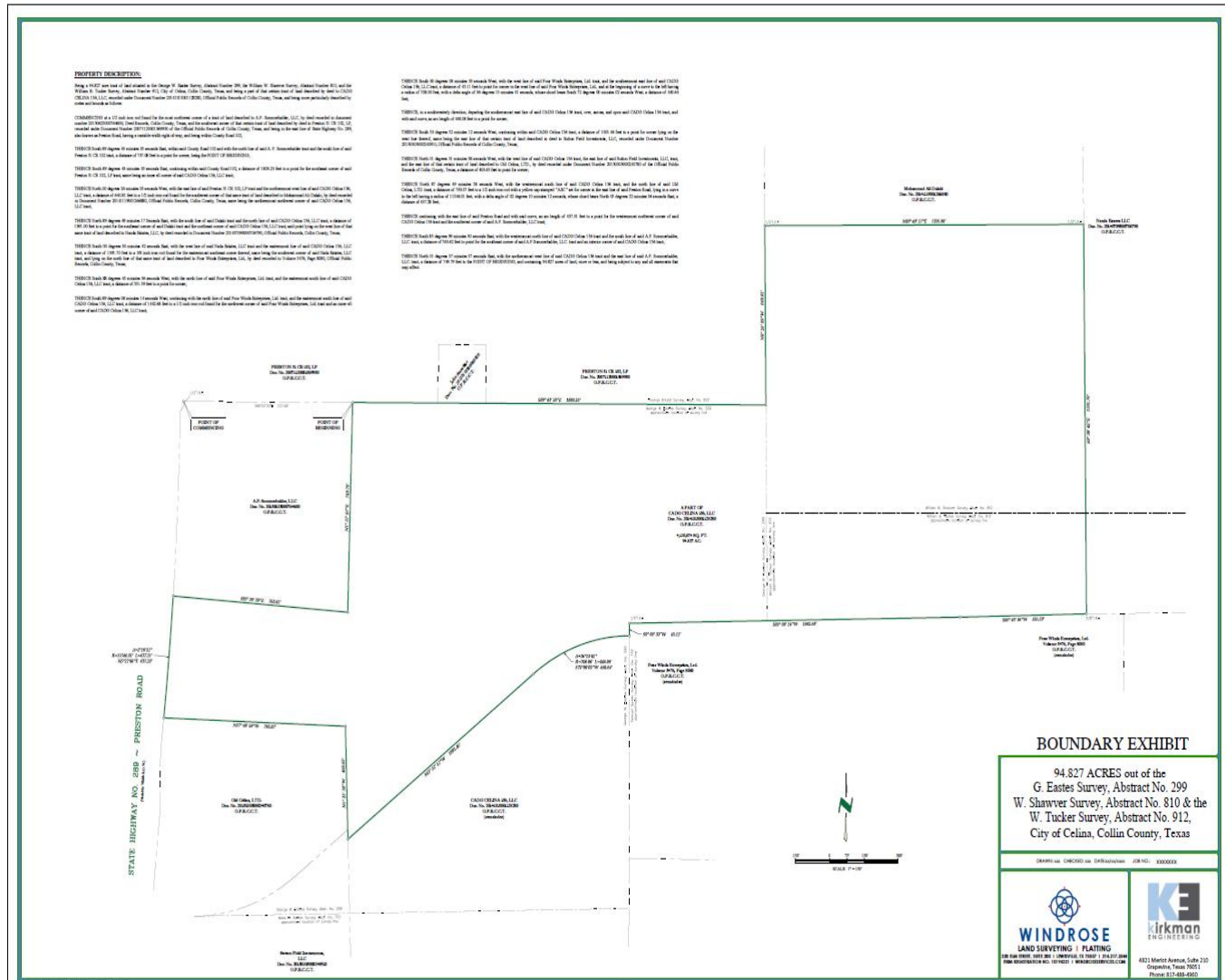
THENCE continuing with the east line of said Preston Road and with said curve, an arc length of 437.31 feet to a point for the westernmost northwest corner of said CADG Celina 156 tract and the southwest corner of said A.P. Sommerhalder, LLC tract;

THENCE South 85 degrees 39 minutes 30 seconds East, with the westernmost north line of said CADG Celina 156 tract and the south line of said A.P. Sommerhalder, LLC. tract, a distance of 763.62 feet to point for the southeast corner of said A.P. Sommerhalder, LLC. tract and an interior corner of said CADG Celina 156 tract;

THENCE North 01 degrees 37 minutes 07 seconds East, with the northernmost west line of said CADG Celina 156 tract and the east line of said A.P. Sommerhalder, LLC. tract, a distance of 749.79 feet to the POINT OF BEGINNING, and containing 94.827 acres of land, more or less, and being subject to any and all easements that may affect.

Exhibit B

Depiction of Property Described in Exhibit A



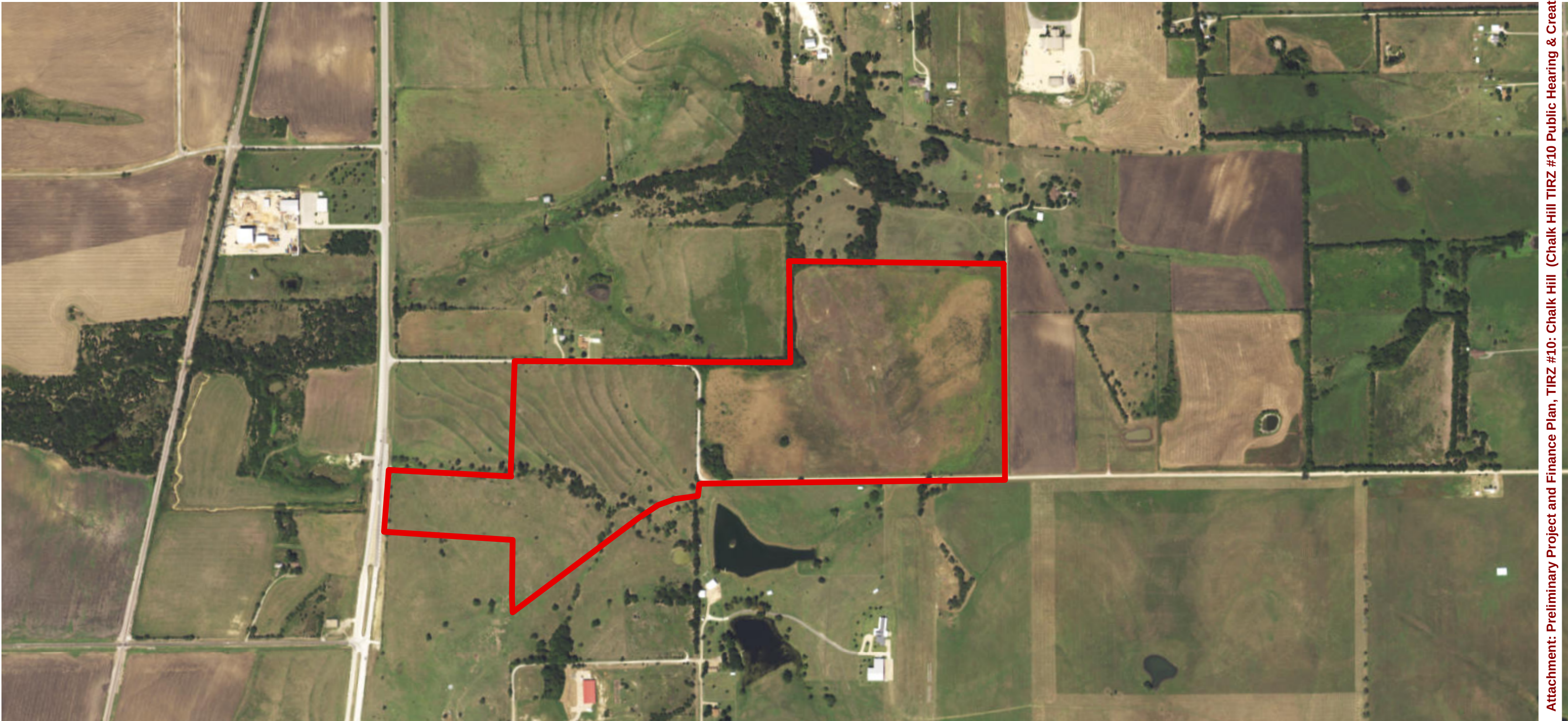
Attachment: Ordinance Establishing TIRZ #10, Chalk Hill (Chalk Hill TIRZ #10 Public Hearing & Creation)

Exhibit C

Preliminary Project Plan and Finance Plan

City of Celina TIRZ Number Ten

City of Celina Tax Increment Reinvestment Zone #10



Attachment: Preliminary Project and Finance Plan, TIRZ #10: Chalk Hill TIRZ #10 Public Hearing & Creation)

1

Introduction.....

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Legal Boundary

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Current Conditions

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DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.

Creating a Reinvestment Zone

Pursuant to Section 311.011 of the Texas Tax Code, a project and finance plan for an area to be designated a reinvestment zone must:

Sec. 311.011. PROJECT AND FINANCING PLANS.

(b) The project plan must include:

- (1) a description and map showing existing uses and conditions of real property in the zone and proposed uses of that property;
- (2) 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, if applicable;
- (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.

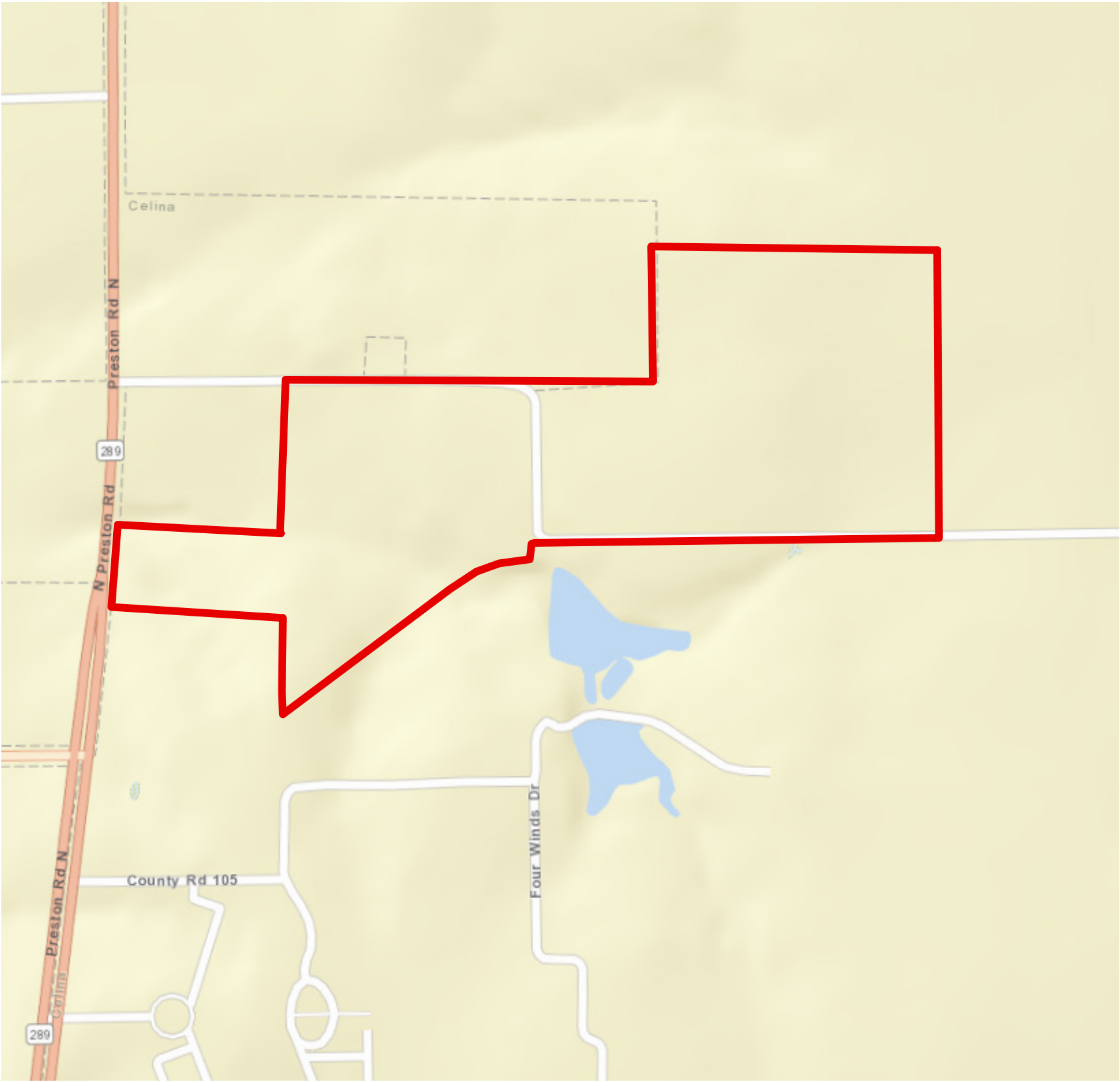
(c) The reinvestment zone financing plan must include:

- (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 feasibility study;
- (4) the estimated amount of bonded 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 value of the zone during each year of its existence; and
- (9) the duration of the zone.



Every year hundreds of families are discovering the wholesome, country lifestyle; the excellent school system, and the warm, friendly community of Celina. Many retail and commercial businesses are considering Celina for their next location and development is moving fast. With a trade population of approximately 69,000 and an ideal location just north of Frisco, Texas, in the coveted 'Golden Corridor', Celina is Open for Business!



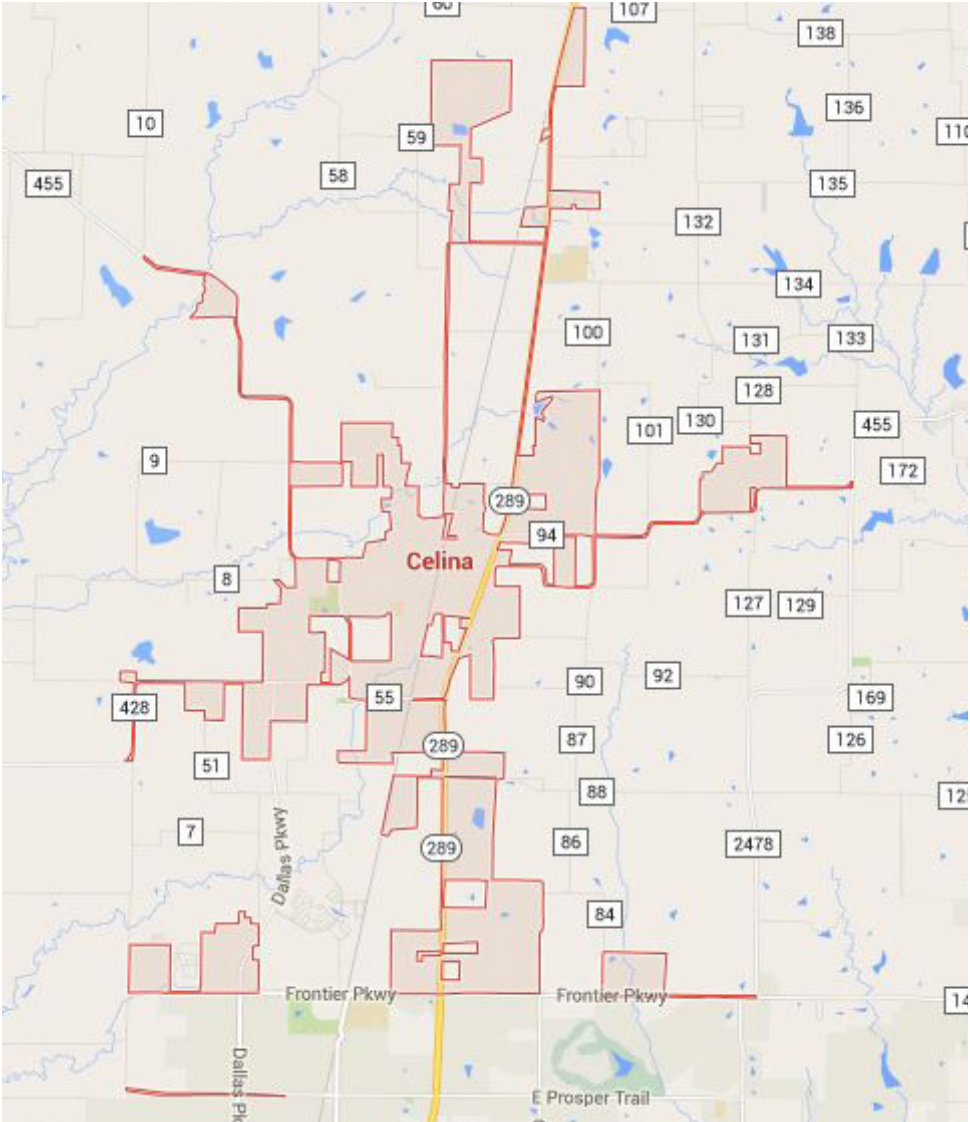


Tax Increment Reinvestment Zone Number Ten, City of Celina

The City of Celina Texas Tax Increment Reinvestment Zone Number Ten (TIRZ #10) is approximately 94.827 acres and is located near the intersection of Preston Road and Co Road 102.

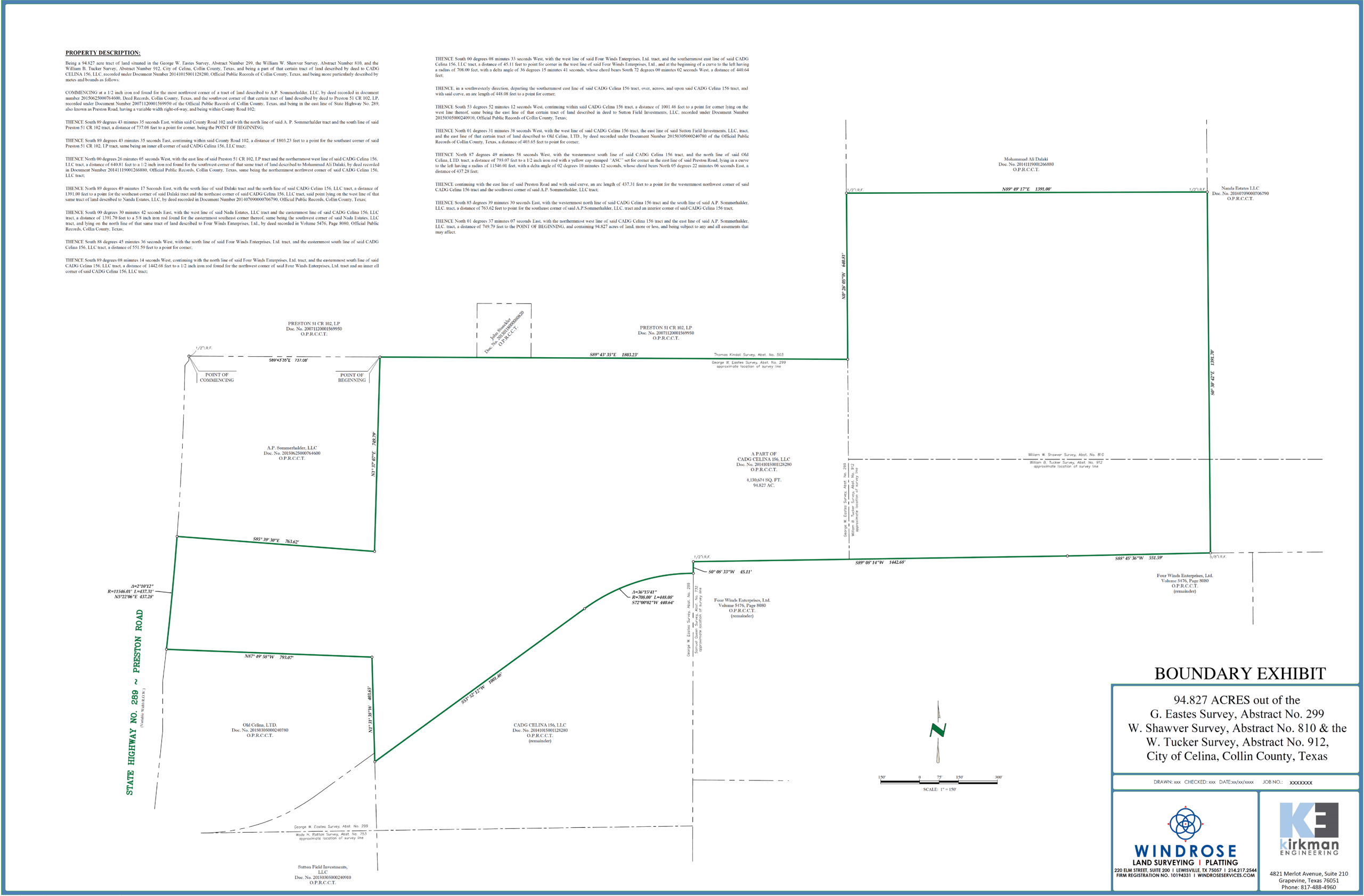
The goal of the TIRZ is to facilitate development and encourage private investment while maintaining the high development standards within the City. The TIRZ will support these developments through the contribution of 34.20% of the City’s real property increment generated within the zone up to a maximum contribution amount of \$10,774,349. The source of the City’s contribution shall come first from the City’s Debt Service Interest and Sinking (I&S) tax rate and if necessary then from the City’s Maintenance and Operations (M&O) tax rate.

Without the implementation of the TIRZ, the delineated property would continue to impair the sound growth of the municipality.



Attachment: Preliminary Project and Finance Plan, TIRZ #10: Chalk Hill TIRZ #10 Public Hearing & Creation)

Legal TIRZ Boundary Map



Attachment: Preliminary Project and Finance Plan, TIRZ #10: Chalk Hill (Chalk Hill TIRZ #10 Public Hearing & Creation)

Legal Description

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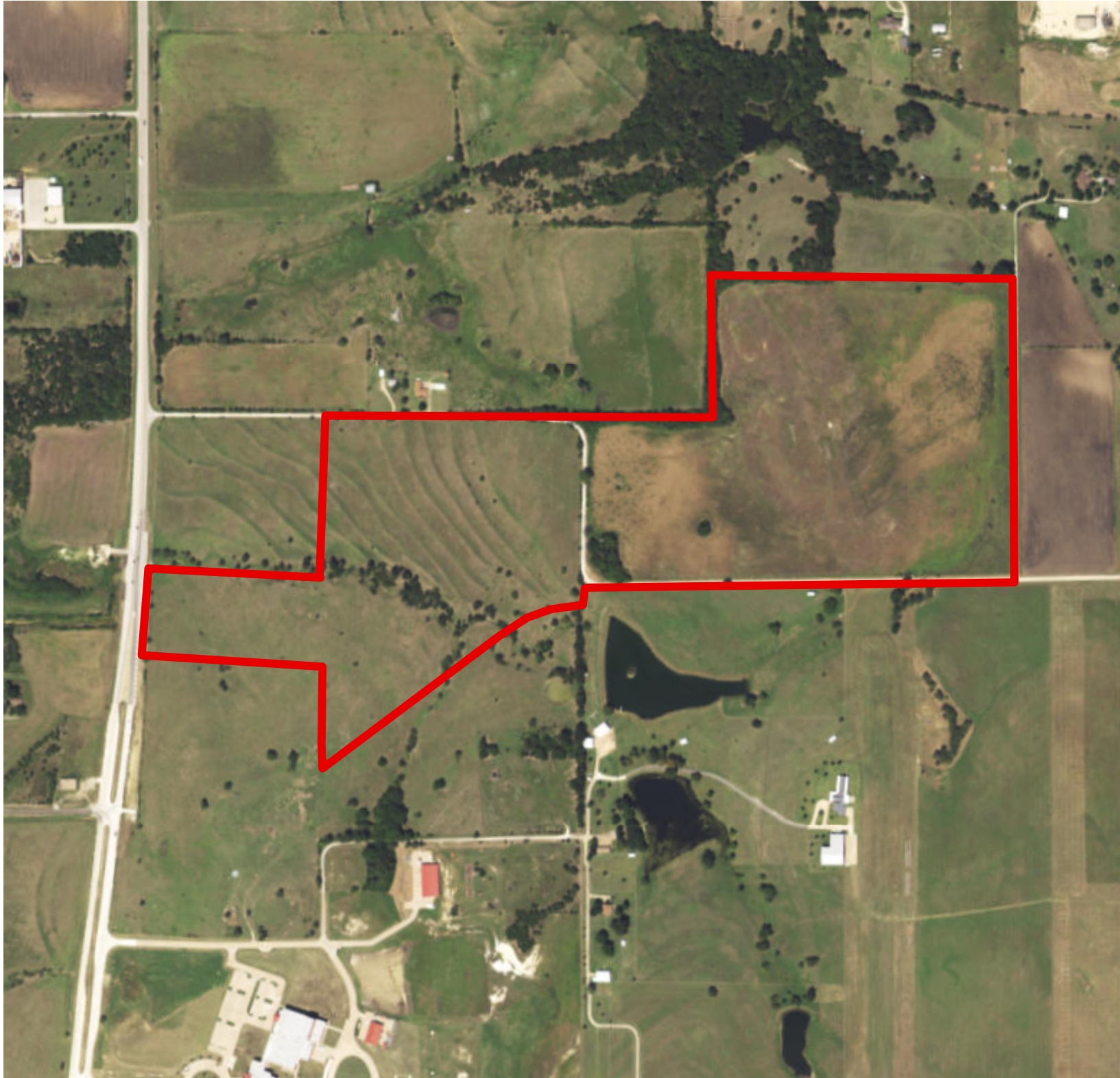
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The land within the TIRZ is currently vacant.

Method of Relocating Persons to be Displaced

It is not anticipated that any persons will be displaced or need to be relocated as result of implementing the TIRZ.

Zoning

The proposed TIRZ is zoned MU-2 Mixed Use Regional District/PD-Planned Development (MU-2/PD43 by Ordinance No. 2010-26 adopted on April 12, 2010) partially overlayed by the Preston Road Overlay District. It is not anticipated that there will be any changes to the zoning ordinance, the master plan of the municipality, building codes, subdivision regulations, or other municipal ordinances as a result of the implementation of the TIRZ.

Zoning District Legend

AG - Agriculture District

SF-E - Single-Family Estate Residential District

SF-15 - Single-Family Residential District

SF-10 - Single-Family Residential District

SF-9 - Single-Family Residential District

SF-7.5 - Single-Family Residential District

OT-R - Old Town Residential District

PH - Patio Home Residential District

TH - Townhouse Residential District

2F - Two-Family Residential District

MF-1 - Multiple-Family Residential Medium Density District

MF-2 - Multiple-Family Residential High Density District

MH - Manufactured Home Park District

HD - Historic Downtown District

ONS - Office and Neighborhood Services District

MU-1 - Mixed Use Suburban District

MU-2 - Mixed Use Regional District

RO - Retail and Office District

C-1 - Retail District

C-2 - General Commercial District

B-1 - Rail Center Business District

B-2 - Employment Center Business District

B-3 - Technology Center Business District

B-4 - Business Center District

I-1 - Light Industrial District

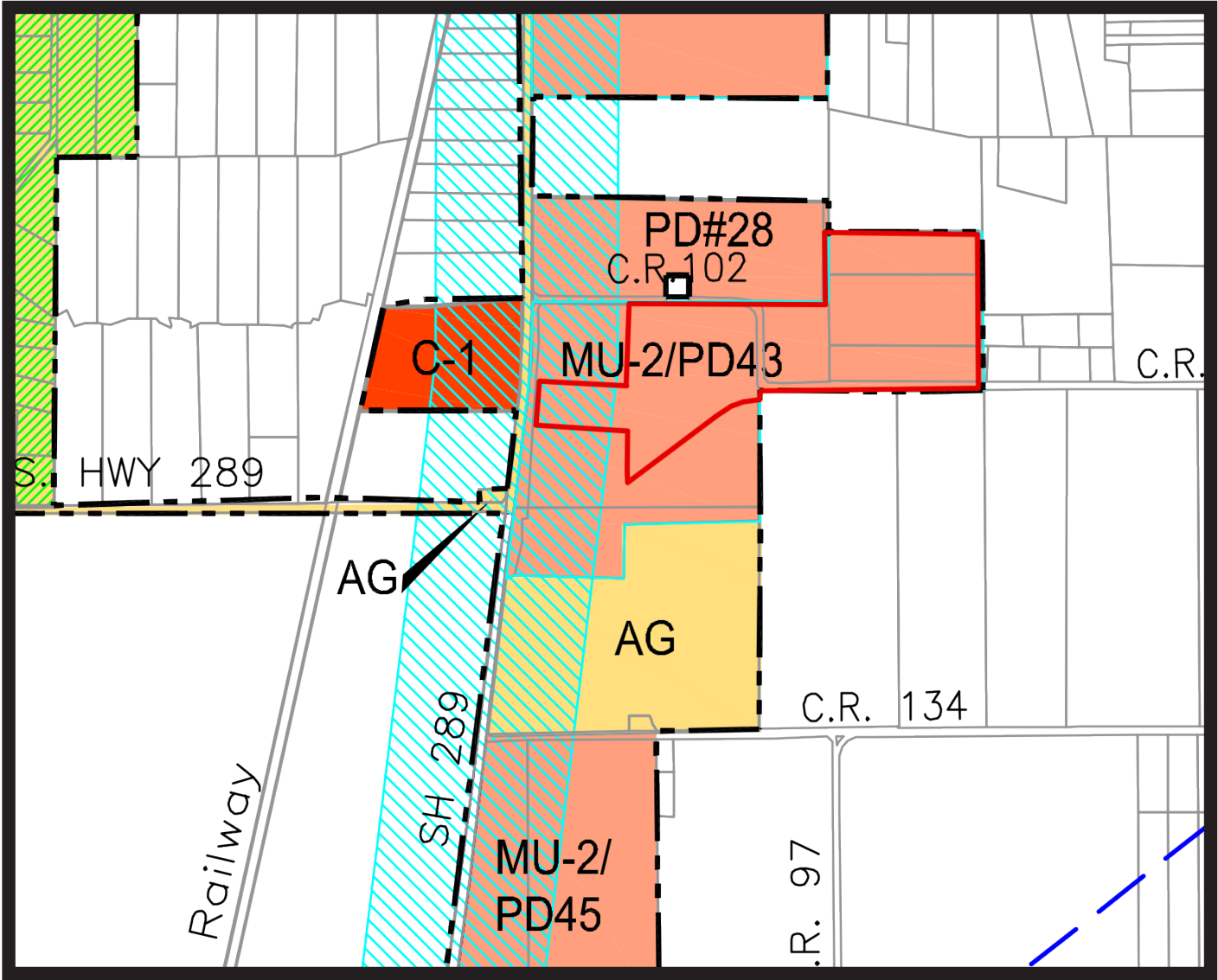
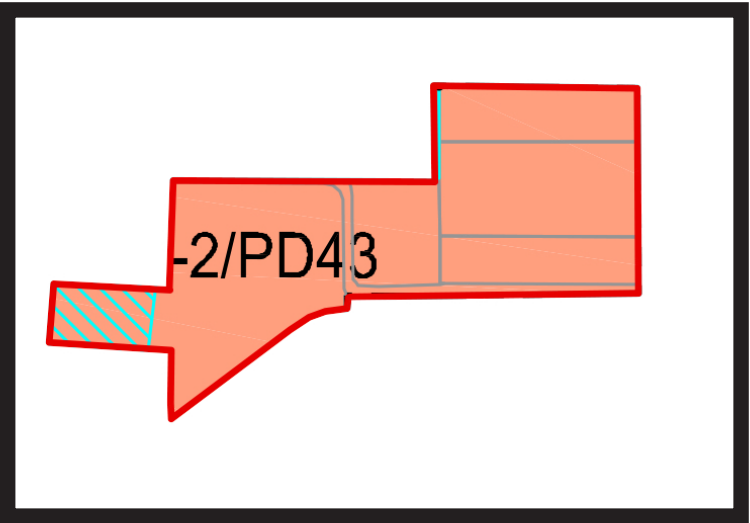
I-2 - Heavy Industrial District

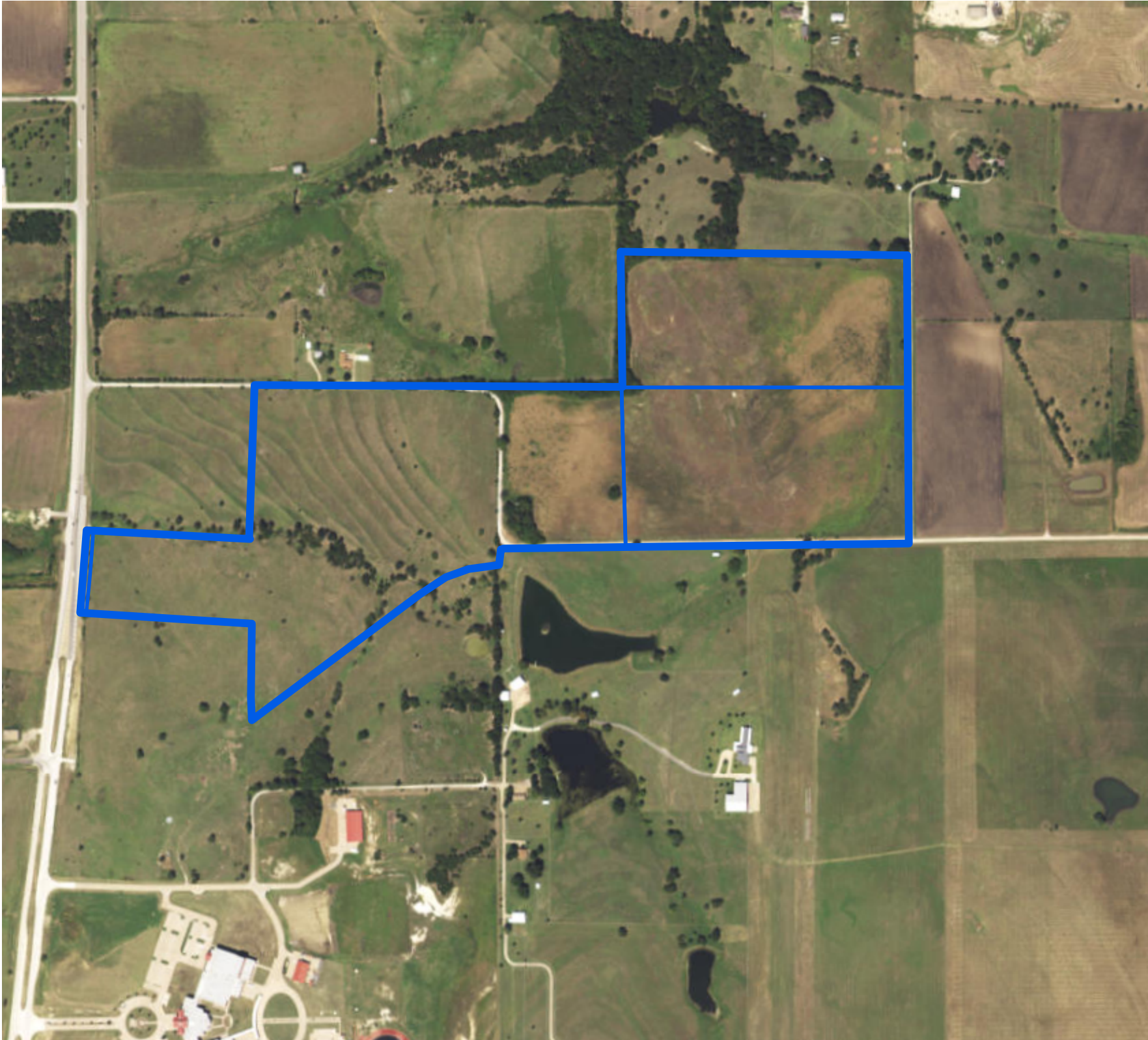
PD - Planned Development

Preston Road Overlay District (PRO)

Special District / Development Agreement

Chapter 43 - Pre-Annexation Agreement





Current Ownership Information

There are 3 different parcels within TIRZ #10 with one owner.

The TIRZ has an estimated 2017 taxable base value of \$16,581.

For a full list of parcels included within the TIRZ see Exhibit A.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) “Project costs” means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. “Project costs” include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #10 that will be financed by in part by incremental real property tax generated within the TIRZ. Administrative costs are built into the project costs below.

Project Costs		
Water	P1 Direct	\$ 566,050
Sewer	P1 Direct	\$ 643,867
Storm Sewer	P1 Direct	\$ 522,958
Pavement	P1 Direct	\$ 1,023,081
Water	MI	\$ 267,934
Sewer	MI	\$ 1,207,711
Storm Sewer	MI	\$ 483,681
Pavement	MI	\$ 506,264
Contingency	MI	\$ (499,482)
Interest Costs		\$ 6,052,285
		\$ 10,774,349

The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

Non TIRZ Projects	
Clearing Excavation	\$ 2,319,686
Water	\$ 1,203,108
Sewer	\$ 1,098,292
Storm Sewer	\$ 1,020,074
Pavement	\$ 2,429,719
Retaining Walls	\$ 360,600
Erosion Control	\$ 290,837
Amenities Landscape	\$ 2,028,850
Franchise Utilities	\$ 115,600
Miscellaneous/Other	\$ 141,580
Engineering	\$ 1,802,986
Contingency	\$ 1,502,488
District Formation Costs	\$ 355,942
\$ 14,669,762	

Anticipated Development

The anticipated development for TIRZ #10 consists of 439 single family residential lots. The table below provides an overview of potential developments that we believe will occur during the life of the TIRZ along with estimated project completion dates and anticipated stabilization years.

Anticipated Revenue Summary

Based upon the assumptions below, the anticipated gross revenue of TIRZ #10 over its 31 year life is \$10,774,349.

Tract	Name	Type	Acres	Lots	Delivery Year	Stabilization Year	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
Chalk Hill										
1	50' Lots	SFR		439	2019	2022	\$300,000	\$131,700,000		
	Total			439				\$131,700,000		

Method of Financing

To fund the public improvements outlined on the previous pages, it is anticipated that the City of Celina will contribute 34.20% of its real property increment up to a max of \$10,774,349 or 31 years.

Debt Service

It is anticipated that the TIRZ funds will be pledged to offset any public improvement district assessments.

Monetary Obligations Timeline

It is anticipated that final agreements for pledge of revenues will occur within the next twelve to twenty-four months.

Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated unit size and the anticipated taxable value per unit can be found on the previous page.

The taxable value analysis shows the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions. Utilizing the information outlined in this feasibility study, we have found that the TIRZ is economically feasible and will provide the City with economic benefits that would not occur without its implementation.

City of Celina TIRZ #10 Participation Overview

Global Tax, Inflation, and Discount Rate Assumptions	
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INFLATION RATE	2%
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DISCOUNT RATE	6%
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REAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.64500000	34.20%	0.2205900
COLLIN COUNTY	0.19224600	0%	0.0000000
COLLIN COLLEGE	0.07981000	0%	0.0000000
CELINA ISD	1.64000000	0%	0.0000000
	2.55705600		0.2205900

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.64500000	0%	0.0000000
COLLIN COUNTY	0.19224600	0%	0.0000000
COLLIN COLLEGE	0.07981000	0%	0.0000000
CELINA ISD	1.64000000	0%	0.0000000
	2.55705600		0.0000000

Attachment: Preliminary Project and Finance Plan, TIRZ #10: Chalk Hill (Chalk Hill TIRZ #10 Public Hearing & Creation)

31 YEAR - CHALK HILL: INPUT & OUTPUT

INPUT

INFLATION RATE	2%
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DISCOUNT RATE	6%
---------------	----

REAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.64500000	34.20%	0.2205900
COLLIN COUNTY	0.19224600	0%	0.0000000
COLLIN COLLEGE	0.07981000	0%	0.0000000
CELINA ISD	1.64000000	0%	0.0000000
	2.55705600		0.2205900

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.64500000	0%	0.0000000
COLLIN COUNTY	0.19224600	0%	0.0000000
COLLIN COLLEGE	0.07981000	0%	0.0000000
CELINA ISD	1.64000000	0%	0.0000000
	2.55705600		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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Tract		TYPE	COMPLETION YEAR	STABILIZED YEAR	# UNITS	REAL PROPERTY	
						PER UNIT	TAX VALUE
1	50' Lots	SFR	2019	2022	439	\$ 300,000.00	\$ 131,700,000
TOTAL					439	131,700,000	

OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	
CITY OF CELINA	26.4%	\$ 31,502,377	=	\$ 31,502,377
COLLIN COUNTY	3.3%	\$ 3,897,992	=	\$ 3,897,992
COLLIN COLLEGE	3.3%	\$ 3,897,992	=	\$ 3,897,992
CELINA ISD	67.1%	\$ 80,099,067	=	\$ 80,099,067
	100.0%	\$ 119,397,427		\$ 119,397,427
		100.0%		100.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	
CITY OF CELINA	100.0%	\$ 10,773,813	=	\$ 10,773,813
COLLIN COUNTY	0.0%	\$ -	=	\$ -
COLLIN COLLEGE	0.0%	\$ -	=	\$ -
CELINA ISD	0.0%	\$ -	=	\$ -
	100.0%	\$ 10,773,813		\$ 10,773,813
		100.0%		100.0%

NET BENEFIT		TOTAL	REAL PROPERTY	
CITY OF CELINA	19.1%	\$ 20,728,564	=	\$ 20,728,564
COLLIN COUNTY	3.6%	\$ 3,897,992	=	\$ 3,897,992
COLLIN COLLEGE	3.6%	\$ 3,897,992	=	\$ 3,897,992
CELINA ISD	73.7%	\$ 80,099,067	=	\$ 80,099,067
	100.0%	\$ 108,623,614		\$ 108,623,614
				100.0%

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
TOTAL TAX REVENUE																		
		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Home Sale Schedule	Total																	
50' Lots	439			75	150	150	64											
	439																	
Taxable Value - Real Property																		
50' Lots		0	0	0	22,500,000	45,000,000	45,000,000	19,200,000	0	0	0	0	0	0	0	0	0	0
N/A		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cumulative Taxable Value		0	0	0	22,500,000	67,984,875	114,449,949	136,116,345	139,049,653	142,046,173	145,107,268	148,234,329	151,428,779	154,692,069	158,025,683	161,431,137	164,909,978	168,463,788
REAL PROPERTY	Taxable Value	-	-	-	22,500,000	67,984,875	114,449,949	136,116,345	139,049,653	142,046,173	145,107,268	148,234,329	151,428,779	154,692,069	158,025,683	161,431,137	164,909,978	168,463,788
CITY OF CELINA		-	-	-	145,125	438,502	738,202	877,950	896,870	916,198	935,942	956,111	976,716	997,764	1,019,266	1,041,231	1,063,669	1,086,591
COLLIN COUNTY		-	-	-	43,255	130,698	220,025	261,678	267,317	273,078	278,963	284,975	291,116	297,389	303,798	310,345	317,033	323,865
COLLIN COLLEGE		-	-	-	17,957	54,259	91,343	108,634	110,976	113,367	115,810	118,306	120,855	123,460	126,120	128,838	131,615	134,451
CELINA ISD		-	-	-	369,000	1,114,952	1,876,979	2,232,308	2,280,414	2,329,557	2,379,759	2,431,043	2,483,432	2,536,950	2,591,621	2,647,471	2,704,524	2,762,806
Total		-	-	-	575,338	1,738,411	2,926,549	3,480,571	3,555,577	3,632,200	3,710,474	3,790,435	3,872,119	3,955,563	4,040,805	4,127,885	4,216,840	4,307,713
SUMMARY																		
CITY OF CELINA		-	-	-	145,125	438,502	738,202	877,950	896,870	916,198	935,942	956,111	976,716	997,764	1,019,266	1,041,231	1,063,669	1,086,591
COLLIN COUNTY		-	-	-	43,255	130,698	220,025	261,678	267,317	273,078	278,963	284,975	291,116	297,389	303,798	310,345	317,033	323,865
COLLIN COLLEGE		-	-	-	17,957	54,259	91,343	108,634	110,976	113,367	115,810	118,306	120,855	123,460	126,120	128,838	131,615	134,451
CELINA ISD		-	-	-	369,000	1,114,952	1,876,979	2,232,308	2,280,414	2,329,557	2,379,759	2,431,043	2,483,432	2,536,950	2,591,621	2,647,471	2,704,524	2,762,806
Total		-	-	-	575,338	1,738,411	2,926,549	3,480,571	3,555,577	3,632,200	3,710,474	3,790,435	3,872,119	3,955,563	4,040,805	4,127,885	4,216,840	4,307,713
PARTICIPATION																		
REAL PROPERTY	Taxable Value	-	-	-	22,500,000	67,984,875	114,449,949	136,116,345	139,049,653	142,046,173	145,107,268	148,234,329	151,428,779	154,692,069	158,025,683	161,431,137	164,909,978	168,463,788
CITY OF CELINA		-	-	-	49,633	149,968	252,465	300,259	306,730	313,340	320,092	326,990	334,037	341,235	348,589	356,101	363,775	371,614
COLLIN COUNTY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	49,633	149,968	252,465	300,259	306,730	313,340	320,092	326,990	334,037	341,235	348,589	356,101	363,775	371,614
SUMMARY																		
CITY OF CELINA		-	-	-	49,633	149,968	252,465	300,259	306,730	313,340	320,092	326,990	334,037	341,235	348,589	356,101	363,775	371,614
COLLIN COUNTY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		-	-	-	49,633	149,968	252,465	300,259	306,730	313,340	320,092	326,990	334,037	341,235	348,589	356,101	363,775	371,614
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																		
SUMMARY																		
CITY OF CELINA		-	-	-	95,492	288,535	485,737	577,691	590,141	602,858	615,850	629,121	642,679	656,529	670,677	685,130	699,894	714,977
COLLIN COUNTY		-	-	-	43,255	130,698	220,025	261,678	267,317	273,078	278,963	284,975	291,116	297,389	303,798	310,345	317,033	323,865
COLLIN COLLEGE		-	-	-	17,957	54,259	91,343	108,634	110,976	113,367	115,810	118,306	120,855	123,460	126,120	128,838	131,615	134,451
CELINA ISD		-	-	-	369,000	1,114,952	1,876,979	2,232,308	2,280,414	2,329,557	2,379,759	2,431,043	2,483,432	2,536,950	2,591,621	2,647,471	2,704,524	2,762,806
Total		-	-	-	525,705	1,588,443	2,674,084	3,180,312	3,248,848	3,318,861	3,390,382	3,463,445	3,538,082	3,614,328	3,692,216	3,771,784	3,853,066	3,936,099

Attachment: Preliminary Project and Finance Plan, TIRZ #10: Chalk Hill (Chalk Hill TIRZ #10 Public Hearing & Creation)

	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
TOTAL TAX REVENUE																
	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
Home Sale Schedule																
50' Lots																
Taxable Value - Real Property																
50' Lots	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Cumulative Taxable Value	172,094,183	175,802,812	179,591,363	183,461,557	187,415,153	191,453,950	195,579,782	199,794,527	204,100,099	208,498,456	212,991,598	217,581,567	222,270,449	227,060,377	231,953,529	
REAL PROPERTY	172,094,183	175,802,812	179,591,363	183,461,557	187,415,153	191,453,950	195,579,782	199,794,527	204,100,099	208,498,456	212,991,598	217,581,567	222,270,449	227,060,377	231,953,529	
CITY OF CELINA	1,110,007	1,133,928	1,158,364	1,183,327	1,208,828	1,234,878	1,261,490	1,288,675	1,316,446	1,344,815	1,373,796	1,403,401	1,433,644	1,464,539	1,496,100	GROSS
COLLIN COUNTY	330,844	337,974	345,257	352,698	360,298	368,063	375,994	384,097	392,374	400,830	409,468	418,292	427,306	436,514	445,921	31,502,377
COLLIN COLLEGE	137,348	140,308	143,332	146,421	149,576	152,799	156,092	159,456	162,892	166,403	169,989	173,652	177,394	181,217	185,122	9,389,467
CELINA ISD	2,822,345	2,883,166	2,945,298	3,008,770	3,073,609	3,139,845	3,207,508	3,276,630	3,347,242	3,419,375	3,493,062	3,568,338	3,645,235	3,723,790	3,804,038	3,897,992
Total	4,400,545	4,495,376	4,592,252	4,691,215	4,792,310	4,895,585	5,001,085	5,108,858	5,218,954	5,331,422	5,446,314	5,563,683	5,683,580	5,806,061	5,931,182	80,099,067
																124,888,902
SUMMARY																
CITY OF CELINA	1,110,007	1,133,928	1,158,364	1,183,327	1,208,828	1,234,878	1,261,490	1,288,675	1,316,446	1,344,815	1,373,796	1,403,401	1,433,644	1,464,539	1,496,100	GROSS
COLLIN COUNTY	330,844	337,974	345,257	352,698	360,298	368,063	375,994	384,097	392,374	400,830	409,468	418,292	427,306	436,514	445,921	31,502,377
COLLIN COLLEGE	137,348	140,308	143,332	146,421	149,576	152,799	156,092	159,456	162,892	166,403	169,989	173,652	177,394	181,217	185,122	9,389,467
CELINA ISD	2,822,345	2,883,166	2,945,298	3,008,770	3,073,609	3,139,845	3,207,508	3,276,630	3,347,242	3,419,375	3,493,062	3,568,338	3,645,235	3,723,790	3,804,038	3,897,992
Total	4,400,545	4,495,376	4,592,252	4,691,215	4,792,310	4,895,585	5,001,085	5,108,858	5,218,954	5,331,422	5,446,314	5,563,683	5,683,580	5,806,061	5,931,182	80,099,067
																124,888,902
PARTICIPATION																
REAL PROPERTY	172,094,183	175,802,812	179,591,363	183,461,557	187,415,153	191,453,950	195,579,782	199,794,527	204,100,099	208,498,456	212,991,598	217,581,567	222,270,449	227,060,377	231,953,529	
CITY OF CELINA	379,623	387,803	396,161	404,698	413,419	422,328	431,429	440,727	450,224	459,927	469,838	479,963	490,306	500,872	511,666	GROSS
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,773,813
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	379,623	387,803	396,161	404,698	413,419	422,328	431,429	440,727	450,224	459,927	469,838	479,963	490,306	500,872	511,666	10,773,813
SUMMARY																
CITY OF CELINA	379,623	387,803	396,161	404,698	413,419	422,328	431,429	440,727	450,224	459,927	469,838	479,963	490,306	500,872	511,666	GROSS
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,773,813
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	379,623	387,803	396,161	404,698	413,419	422,328	431,429	440,727	450,224	459,927	469,838	479,963	490,306	500,872	511,666	10,773,813
TOTAL TAX REVENUE - PA																
SUMMARY																
CITY OF CELINA	730,385	746,125	762,204	778,629	795,409	812,550	830,060	847,948	866,221	884,888	903,958	923,438	943,338	963,667	984,434	GROSS
COLLIN COUNTY	330,844	337,974	345,257	352,698	360,298	368,063	375,994	384,097	392,374	400,830	409,468	418,292	427,306	436,514	445,921	20,728,564
COLLIN COLLEGE	137,348	140,308	143,332	146,421	149,576	152,799	156,092	159,456	162,892	166,403	169,989	173,652	177,394	181,217	185,122	9,389,467
CELINA ISD	2,822,345	2,883,166	2,945,298	3,008,770	3,073,609	3,139,845	3,207,508	3,276,630	3,347,242	3,419,375	3,493,062	3,568,338	3,645,235	3,723,790	3,804,038	3,897,992
Total	4,020,922	4,107,573	4,196,091	4,286,517	4,378,891	4,473,256	4,569,655	4,668,131	4,768,729	4,871,496	4,976,476	5,083,719	5,193,273	5,305,189	5,419,515	80,099,067

[illegible]

REVENUE YEAR		18 2035	19 2036	20 2037	21 2038	22 2039	23 2040	24 2041	25 2042	26 2043	27 2044	28 2045	29 2046	30 2047	31 2048	TOTALS
BASE YEAR																
	CITY OF CELINA	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	
	COLLIN COUNTY	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	
	COLLIN COLLEGE	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	
	CELINA ISD	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	
TAXABLE VALUE																
	CITY OF CELINA	26,626	27,200	27,786	28,385	28,997	29,622	30,260	30,912	31,578	32,259	32,954	33,664	34,390	35,131	
	COLLIN COUNTY	26,626	27,200	27,786	28,385	28,997	29,622	30,260	30,912	31,578	32,259	32,954	33,664	34,390	35,131	
	COLLIN COLLEGE	26,626	27,200	27,786	28,385	28,997	29,622	30,260	30,912	31,578	32,259	32,954	33,664	34,390	35,131	
	CELINA ISD	26,626	27,200	27,786	28,385	28,997	29,622	30,260	30,912	31,578	32,259	32,954	33,664	34,390	35,131	
TAXABLE VALUE INCREMENT																
	CITY OF CELINA	8,486	9,060	9,646	10,245	10,857	11,482	12,120	12,772	13,438	14,119	14,814	15,524	16,250	16,991	
	COLLIN COUNTY	8,486	9,060	9,646	10,245	10,857	11,482	12,120	12,772	13,438	14,119	14,814	15,524	16,250	16,991	
	COLLIN COLLEGE	8,486	9,060	9,646	10,245	10,857	11,482	12,120	12,772	13,438	14,119	14,814	15,524	16,250	16,991	
	CELINA ISD	8,486	9,060	9,646	10,245	10,857	11,482	12,120	12,772	13,438	14,119	14,814	15,524	16,250	16,991	

REVENUE A																	
TAXABLE VALUE GROWTH																	
	CITY OF CELINA	19	20	21	23	24	25	27	28	30	31	33	34	36	37	536	CITY OF CELINA
	COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	COLLIN COUNTY
	COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	COLLIN COLLEGE
	CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	CELINA ISD
		19	20	21	23	24	25	27	28	30	31	33	34	36	37	536	

#1: CHALK HILL																	
REAL PROPERTY TAX	175,802,812	179,591,363	183,461,557	187,415,153	191,453,950	195,579,782	199,794,527	204,100,099	208,498,456	212,991,598	217,581,567	222,270,449	227,060,377	231,953,529			
CITY OF CELINA	387,803	396,161	404,698	413,419	422,328	431,429	440,727	450,224	459,927	469,838	479,963	490,306	500,872	511,666	10,773,813	CITY OF CELINA	
COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	COLLIN COUNTY	
COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	COLLIN COLLEGE	
CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	CELINA ISD	
	387,803	396,161	404,698	413,419	422,328	431,429	440,727	450,224	459,927	469,838	479,963	490,306	500,872	511,666	10,773,813		

REVENUE A, 1	387,822	396,181	404,719	413,442	422,352	431,455	440,753	450,253	459,956	469,869	479,996	490,341	500,908	511,704	10,774,349
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Running Total	4,902,420	5,298,601	5,703,320	6,116,762	6,539,114	6,970,569	7,411,322	7,861,575	8,321,531	8,791,400	9,271,396	9,761,737	10,262,645	10,774,349
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GROSS																	
		2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048		
	CITY OF CELINA	387,822	396,181	404,719	413,442	422,352	431,455	440,753	450,253	459,956	469,869	479,996	490,341	500,908	511,704	10,774,349	CITY OF CELINA
	COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	COLLIN COUNTY
	COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	COLLIN COLLEGE
	CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	CELINA ISD
		387,822	396,181	404,719	413,442	422,352	431,455	440,753	450,253	459,956	469,869	479,996	490,341	500,908	511,704	10,774,349	

Attachment: Preliminary Project and Finance Plan, TIRZ #10: Chalk Hill (Chalk Hill TIRZ #10 Public Hearing & Creation)

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

		TAXABLE BASE YEAR GROWTH			2%															
		DISCOUNT RATE			6%															
		REAL PROPERTY TAX																		
	CITY OF CELINA	0.6450000	100%	0.6450000																
	COLLIN COUNTY	0.1922460	100%	0.1922460																
	COLLIN COLLEGE	0.0798100	100%	0.0798100																
	CELINA ISD	1.6400000	100%	1.6400000																
		2.5570560		2.5570560																
		BUSINESS PROPERTY TAX																		
	CITY OF CELINA	0.6450000	100%	0.6450000																
	COLLIN COUNTY	0.1922460	100%	0.1922460																
	COLLIN COLLEGE	0.0798100	100%	0.0798100																
	CELINA ISD	1.6400000	100%	1.6400000																
		2.5570560		2.5570560																
		SALES TAX																		
		0.0200000	100.00%	0.0200000																
REVENUE YEAR		BASE YEAR 2017	0 2017	1 2018	2 2019	3 2020	4 2021	5 2022	6 2023	7 2024	8 2025	9 2026	10 2027	11 2028	12 2029	13 2030	14 2031	15 2032	16 2033	17 2034
BASE YEAR																				
	CITY OF CELINA	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140
	COLLIN COUNTY	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140
	COLLIN COLLEGE	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140
	CELINA ISD	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140
TAXABLE VALUE																				
	CITY OF CELINA		18,140	18,531	18,930	19,338	19,755	20,181	20,616	21,060	21,514	21,977	22,451	22,935	23,429	23,934	24,450	24,977	25,515	26,065
	COLLIN COUNTY		18,140	18,531	18,930	19,338	19,755	20,181	20,616	21,060	21,514	21,977	22,451	22,935	23,429	23,934	24,450	24,977	25,515	26,065
	COLLIN COLLEGE		18,140	18,531	18,930	19,338	19,755	20,181	20,616	21,060	21,514	21,977	22,451	22,935	23,429	23,934	24,450	24,977	25,515	26,065
	CELINA ISD		18,140	18,531	18,930	19,338	19,755	20,181	20,616	21,060	21,514	21,977	22,451	22,935	23,429	23,934	24,450	24,977	25,515	26,065
TAXABLE VALUE INCREMENT																				
	CITY OF CELINA		0	391	790	1,198	1,615	2,041	2,476	2,920	3,374	3,837	4,311	4,795	5,289	5,794	6,310	6,837	7,375	7,925
	COLLIN COUNTY		0	391	790	1,198	1,615	2,041	2,476	2,920	3,374	3,837	4,311	4,795	5,289	5,794	6,310	6,837	7,375	7,925
	COLLIN COLLEGE		0	391	790	1,198	1,615	2,041	2,476	2,920	3,374	3,837	4,311	4,795	5,289	5,794	6,310	6,837	7,375	7,925
	CELINA ISD		0	391	790	1,198	1,615	2,041	2,476	2,920	3,374	3,837	4,311	4,795	5,289	5,794	6,310	6,837	7,375	7,925
REVENUE A																				
TAXABLE VALUE GROWTH																				
	CITY OF CELINA		0	3	5	8	10	13	16	19	22	25	28	31	34	37	41	44	48	51
	COLLIN COUNTY		0	3	5	8	10	13	16	19	22	25	28	31	34	37	41	44	48	51
	COLLIN COLLEGE		0	3	5	8	10	13	16	19	22	25	28	31	34	37	41	44	48	51
	CELINA ISD		0	3	5	8	10	13	16	19	22	25	28	31	34	37	41	44	48	51
			0	10	20	31	42	53	64	75	87	99	111	124	136	149	163	176	190	204
#1: CHALK HILL																				
REAL PROPERTY TAX			0	0	0	22,500,000	67,984,875	114,449,949	136,116,345	139,049,653	142,046,173	145,107,268	148,234,329	151,428,779	154,692,069	158,025,683	161,431,137	164,909,978	168,463,788	172,094,183
	CITY OF CELINA		0	0	0	145,125	438,502	738,202	877,950	896,870	916,198	935,942	956,111	976,716	997,764	1,019,266	1,041,231	1,063,669	1,086,591	1,110,007
	COLLIN COUNTY		0	0	0	43,255	130,698	220,025	261,678	267,317	273,078	278,963	284,975	291,116	297,389	303,798	310,345	317,033	323,865	330,844
	COLLIN COLLEGE		0	0	0	17,957	54,259	91,343	108,634	110,976	113,367	115,810	118,306	120,855	123,460	126,120	128,838	131,615	134,451	137,348
	CELINA ISD		0	0	0	369,000	1,114,952	1,876,979	2,232,308	2,280,414	2,329,557	2,379,759	2,431,043	2,483,432	2,536,950	2,591,621	2,647,471	2,704,524	2,762,806	2,822,345
			0	0	0	575,338	1,738,411	2,926,549	3,480,571	3,555,577	3,632,200	3,710,474	3,790,435	3,872,119	3,955,563	4,040,805	4,127,885	4,216,840	4,307,713	4,400,545
REVENUE A, 1			0	10	20	575,369	1,738,453	2,926,602	3,480,635	3,555,653	3,632,287	3,710,573	3,790,546	3,872,242	3,955,699	4,040,955	4,128,047	4,217,017	4,307,904	4,400,749
Running Total			0	10	30	575,399	2,313,852	5,240,454	8,721,089	12,276,742	15,909,029	19,619,602	23,410,148	27,282,391	31,238,090	35,279,045	39,407,092	43,624,109	47,932,012	52,332,761
GROSS			124,895,173																	
		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
	CITY OF CELINA	0	3	5	145,133	438,513	738,215	877,966	896,889	916,220	935,967	956,139	976,747	997,798	1,019,303	1,041,272	1,063,713	1,086,639	1,110,059	
	COLLIN COUNTY	0	3	5	43,263	130,709	220,039	261,694	267,336	273,100	278,988	285,002	291,147	297,423	303,835	310,386	317,077	323,912	330,895	
	COLLIN COLLEGE	0	3	5	17,965	54,269	91,356	108,650	110,994	113,389	115,835	118,334	120,886	123,494	126,158	128,879	131,659	134,499	137,399	
	CELINA ISD	0	3	5	369,008	1,114,962	1,876,992	2,232,324	2,280,433	2,329,579	2,379,784	2,431,071	2,483,463	2,536,984	2,591,659	2,647,511	2,704,568	2,762,854	2,822,396	
		0	10	20	575,369	1,738,453	2,926,602	3,480,635	3,555,653	3,632,287	3,710,573	3,790,546	3,872,242	3,955,699	4,040,955	4,128,047	4,217,017	4,307,904	4,400,749	

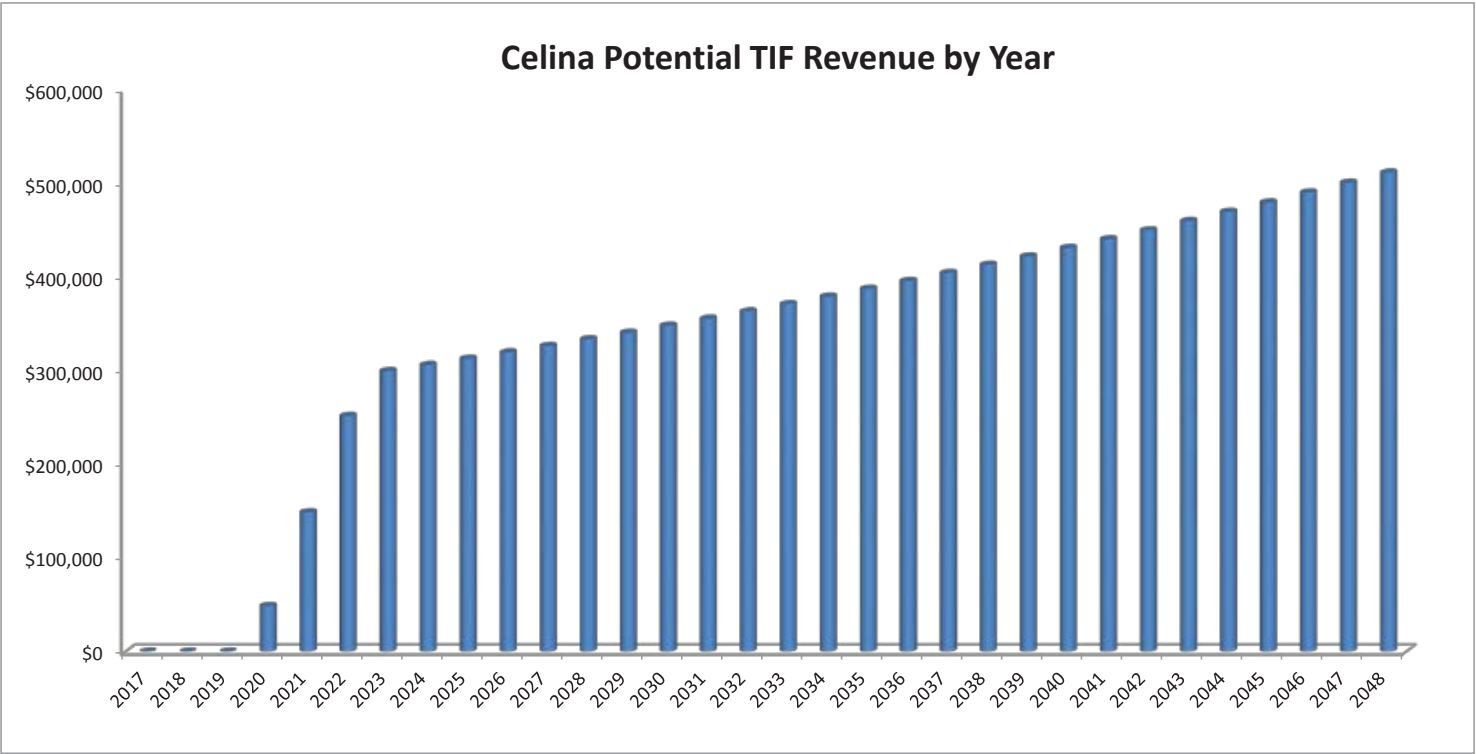
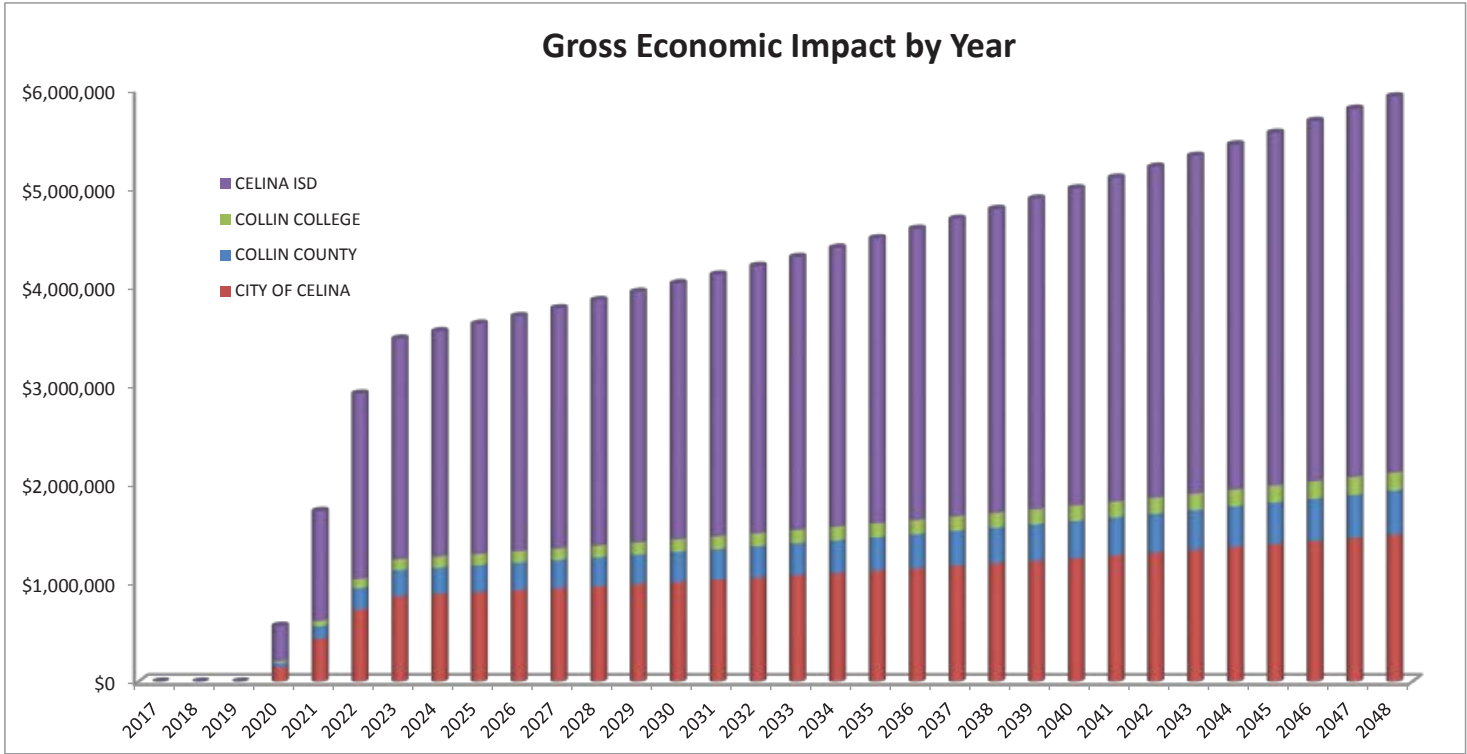
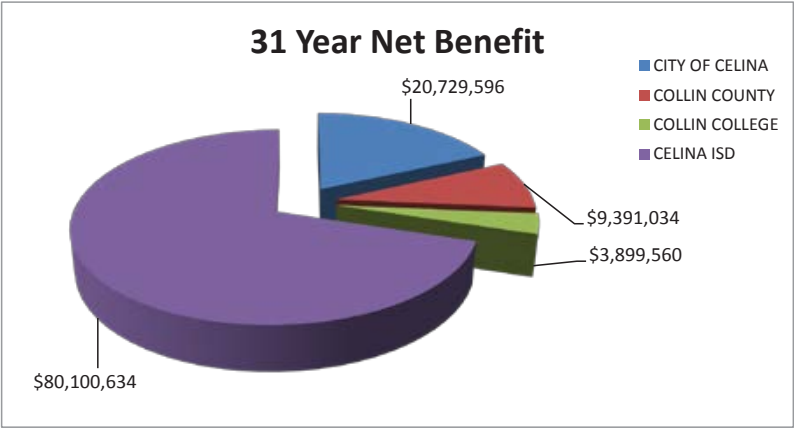
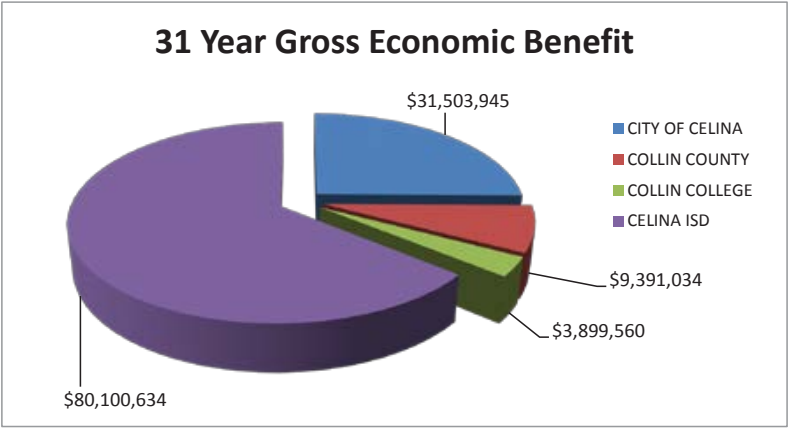
Attachment: Preliminary Project and Finance Plan, TIRZ #10: Chalk Hill (Chalk Hill TIRZ #10 Public Hearing & Creation)

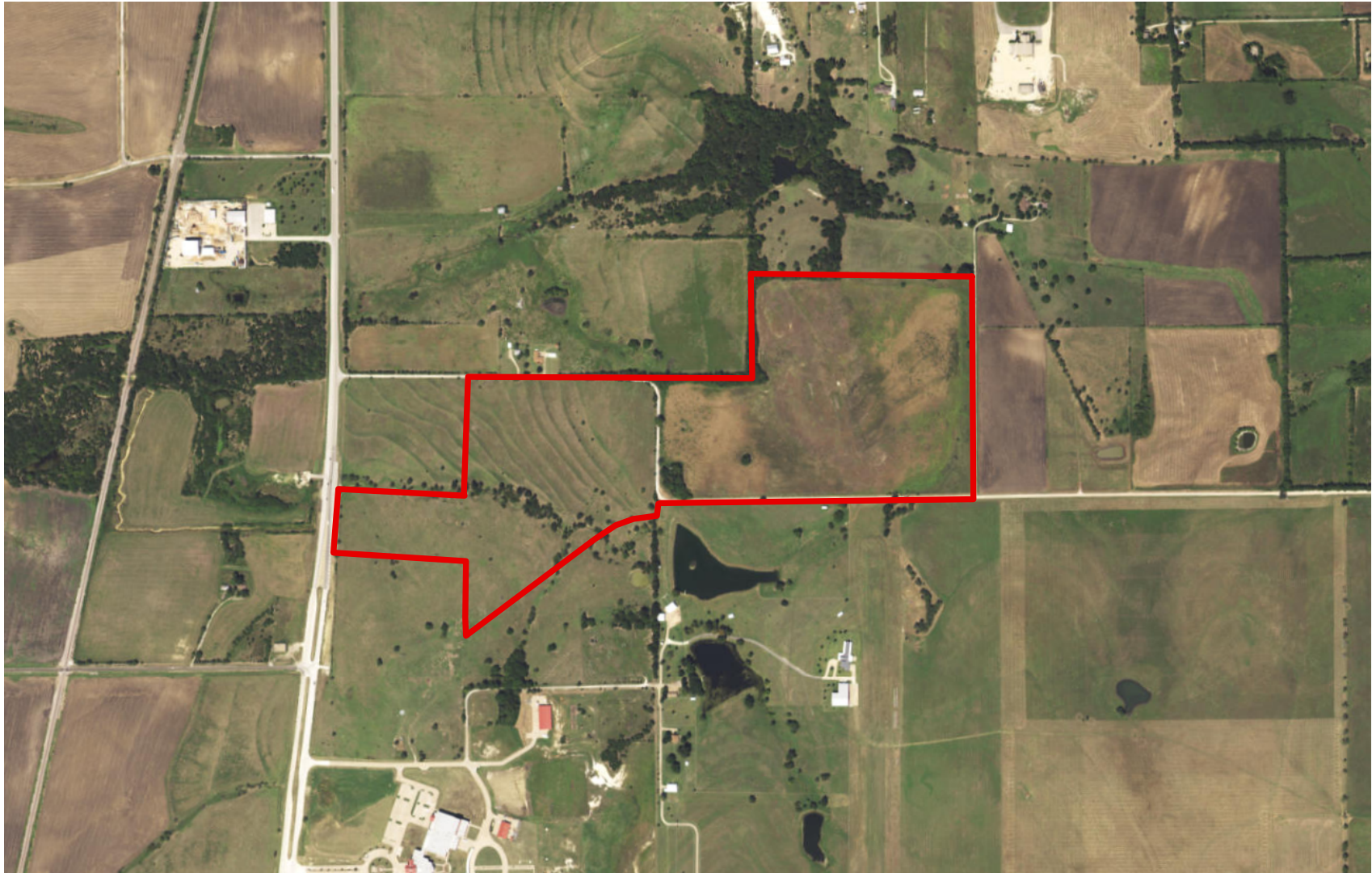
REVENUE YEAR		18 2035	19 2036	20 2037	21 2038	22 2039	23 2040	24 2041	25 2042	26 2043	27 2044	28 2045	29 2046	30 2047	31 2048	TOTALS	
BASE YEAR																	
	CITY OF CELINA	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140		
	COLLIN COUNTY	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140		
	COLLIN COLLEGE	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140		
	CELINA ISD	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140	18,140		
TAXABLE VALUE																	
	CITY OF CELINA	26,626	27,200	27,786	28,385	28,997	29,622	30,260	30,912	31,578	32,259	32,954	33,664	34,390	35,131		
	COLLIN COUNTY	26,626	27,200	27,786	28,385	28,997	29,622	30,260	30,912	31,578	32,259	32,954	33,664	34,390	35,131		
	COLLIN COLLEGE	26,626	27,200	27,786	28,385	28,997	29,622	30,260	30,912	31,578	32,259	32,954	33,664	34,390	35,131		
	CELINA ISD	26,626	27,200	27,786	28,385	28,997	29,622	30,260	30,912	31,578	32,259	32,954	33,664	34,390	35,131		
TAXABLE VALUE INCREMENT																	
	CITY OF CELINA	8,486	9,060	9,646	10,245	10,857	11,482	12,120	12,772	13,438	14,119	14,814	15,524	16,250	16,991		
	COLLIN COUNTY	8,486	9,060	9,646	10,245	10,857	11,482	12,120	12,772	13,438	14,119	14,814	15,524	16,250	16,991		
	COLLIN COLLEGE	8,486	9,060	9,646	10,245	10,857	11,482	12,120	12,772	13,438	14,119	14,814	15,524	16,250	16,991		
	CELINA ISD	8,486	9,060	9,646	10,245	10,857	11,482	12,120	12,772	13,438	14,119	14,814	15,524	16,250	16,991		
REVENUE A																	
TAXABLE VALUE GROWTH																	
	CITY OF CELINA	55	58	62	66	70	74	78	82	87	91	96	100	105	110	1,568	CITY OF CELINA
	COLLIN COUNTY	55	58	62	66	70	74	78	82	87	91	96	100	105	110	1,568	COLLIN COUNTY
	COLLIN COLLEGE	55	58	62	66	70	74	78	82	87	91	96	100	105	110	1,568	COLLIN COLLEGE
	CELINA ISD	55	58	62	66	70	74	78	82	87	91	96	100	105	110	1,568	CELINA ISD
		219	234	249	264	280	296	313	330	347	364	382	401	419	438	6,271	
#1: CHALK HILL																	
	REAL PROPERTY TAX	175,802,812	179,591,363	183,461,557	187,415,153	191,453,950	195,579,782	199,794,527	204,100,099	208,498,456	212,991,598	217,581,567	222,270,449	227,060,377	231,953,529		
	CITY OF CELINA	1,133,928	1,158,364	1,183,327	1,208,828	1,234,878	1,261,490	1,288,675	1,316,446	1,344,815	1,373,796	1,403,401	1,433,644	1,464,539	1,496,100	31,502,377	CITY OF CELINA
	COLLIN COUNTY	337,974	345,257	352,698	360,298	368,063	375,994	384,097	392,374	400,830	409,468	418,292	427,306	436,514	445,921	9,389,467	COLLIN COUNTY
	COLLIN COLLEGE	140,308	143,332	146,421	149,576	152,799	156,092	159,456	162,892	166,403	169,989	173,652	177,394	181,217	185,122	3,897,992	COLLIN COLLEGE
	CELINA ISD	2,883,166	2,945,298	3,008,770	3,073,609	3,139,845	3,207,508	3,276,630	3,347,242	3,419,375	3,493,062	3,568,338	3,645,235	3,723,790	3,804,038	80,099,067	CELINA ISD
		4,495,376	4,592,252	4,691,215	4,792,310	4,895,585	5,001,085	5,108,858	5,218,954	5,331,422	5,446,314	5,563,683	5,683,580	5,806,061	5,931,182	124,888,902	
REVENUE A, 1																	
		4,495,595	4,592,485	4,691,464	4,792,575	4,895,865	5,001,381	5,109,171	5,219,283	5,331,769	5,446,679	5,564,065	5,683,980	5,806,480	5,931,620	124,895,173	
Running Total		56,828,357	61,420,842	66,112,306	70,904,881	75,800,745	80,802,126	85,911,297	91,130,580	96,462,349	101,909,028	107,473,093	113,157,073	118,963,553	124,895,173		
GROSS																	
		2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048		
	CITY OF CELINA	1,133,983	1,158,423	1,183,389	1,208,894	1,234,948	1,261,564	1,288,753	1,316,528	1,344,902	1,373,887	1,403,497	1,433,745	1,464,644	1,496,210	31,503,945	CITY OF CELINA
	COLLIN COUNTY	338,029	345,316	352,760	360,364	368,133	376,068	384,175	392,457	400,917	409,559	418,387	427,406	436,619	446,031	9,391,034	COLLIN COUNTY
	COLLIN COLLEGE	140,363	143,390	146,483	149,642	152,869	156,166	159,534	162,975	166,489	170,080	173,747	177,494	181,322	185,232	3,899,560	COLLIN COLLEGE
	CELINA ISD	2,883,221	2,945,357	3,008,832	3,073,675	3,139,915	3,207,582	3,276,708	3,347,324	3,419,461	3,493,153	3,568,433	3,645,335	3,723,895	3,804,147	80,100,634	CELINA ISD
		4,495,595	4,592,485	4,691,464	4,792,575	4,895,865	5,001,381	5,109,171	5,219,283	5,331,769	5,446,679	5,564,065	5,683,980	5,806,480	5,931,620	124,895,173	

Attachment: Preliminary Project and Finance Plan, TIRZ #10: Chalk Hill (Chalk Hill TIRZ #10 Public Hearing & Creation)

TIF Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
CITY OF CELINA	\$31,503,945	\$10,774,349	\$20,729,596
COLLIN COUNTY	\$9,391,034	\$0	\$9,391,034
COLLIN COLLEGE	\$3,899,560	\$0	\$3,899,560
CELINA ISD	\$80,100,634	\$0	\$80,100,634
Total	\$124,895,173	\$10,774,349	\$114,120,824





Projects Cost Estimates:
All project costs listed in the project plan shall be considered estimates and shall not be considered a cap on expenditures.

Length of TIRZ #10 in Years:
The TIRZ has a 31-year term and is scheduled to end on December 31, 2048.

ID	OWNER	LEGAL DESCRIPTION	EX.	ACRE	SQFT	AG USE	LAND AG. VALUE	MARKET	AG LOSS	APPRAISED	TAXABLE VALUE
997522	CADG CELINA 156 LLC	ABS A0912 WILLIAM B TUCKER SURVEY, TRACT 1, 25.0 ACRES		25.00	1,089,000	\$ 4,075	\$ 925,000	\$ 925,000	\$ 920,925	\$ 4,075	\$ 4,075
986507	CADG CELINA 156 LLC	ABS A0810 W W SHAWER SURVEY, TRACT 9, 20.0 ACRES		20.00	871,200	\$ 3,260	\$ 740,000	\$ 740,000	\$ 736,740	\$ 3,260	\$ 3,260
985107	CADG CELINA 156 LLC	ABS A0299 G W ESTES SURVEY, TRACT 1, 67.987 ACRES		67.99	2,961,514	\$ 9,246	\$ 3,059,415	\$ 3,059,415	\$ 3,050,169	\$ 9,246	\$ 9,246
										\$ 16,581	\$ 16,581

Attachment: Preliminary Project and Finance Plan, TIRZ #10: Chalk Hill (Chalk Hill TIRZ #10 Public Hearing & Creation)



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Paul DeBuff, Assistant to the City Manager
CC: Jason Laumer, City Manager
Date: November 14, 2017
Re: <Insert Subject/RE Here>

Action Requested:

Consider and act upon a resolution accepting a petition to dissolve Chalk Hills Public Improvement District, calling for a public hearing and authorizing notices. (Chalk Hill) (DeBuff)

Background Information:

On October 10, 2017, City Council held a public hearing and authorized the creation of Chalk Hill Public Improvement District (PID). Due to a slight change in the boundary, City Council is requested to dissolve the current Chalk Hill PID #1, and create a new PID #2 with updated boundary lines. A separate agenda item will call a public hearing for the creation of the new PID.

Board Review/Citizen Input:

This resolution calls a public hearing to take place at the December 12th City Council meeting regarding the dissolution of the PID.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

This resolution has been reviewed by the City Attorney.

Supporting Documents:

- Petition to Dissolve Chalk Hill PID #1
- Proposed Resolution to set Public Hearing regarding dissolution of Chalk Hill PID #1

Staff Recommendation:

Staff Recommends Approval.

**PETITION FOR THE DISSOLUTION OF A PUBLIC IMPROVEMENT DISTRICT
WITHIN THE CITY OF CELINA, TEXAS FOR THE CHALK HILL PUBLIC
IMPROVEMENT DISTRICT**

This petition ("Petition") is submitted and filed with the City Secretary of the City of Celina, Texas ("City"), by **CADG Celina 156, LLC**, a Texas limited liability company; owner of a majority of the real property (the "Petitioner") located within the proposed boundaries of the District, as hereinafter defined. Acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "Act"), the Petitioner requests that the City dissolve the Chalk Hill Public Improvement District, created by resolution on October 10, 2017 (the "District"), that included property located within the City limits of the City, more particularly described by a metes and bounds description in **Exhibit A** and depicted in **Exhibit B** (the "Property"). In support of this Petition, the Petitioner would present the following:

Section 1. Boundaries of the District. The District created includes the Property.

Section 2. The Petitioner Requests Dissolution of the District. The person(s) signing this Petition request(s) the dissolution of the District, is duly authorized, and has the corporate authority to execute and deliver the Petition.

Section 3. Landowner(s).

This Petition has been signed by (1) the owners of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment in the District, as determined by the current roll of the appraisal district in which the property is located; and (2) record owners of real property liable for assessment in the District who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment in the District; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment in the District.

This Petition is hereby filed with the City Secretary of the City, or other officer performing the functions of the municipal secretary, in support of the dissolution of the District by the City Council of the City as herein provided. The undersigned requests that the City Council of the City call a public hearing on the advisability of dissolving the District, give notice thereof as provided by law and grant all matters requested in this Petition.

RESPECTFULLY SUBMITTED, on this the _____ day of _____, 2017.

Attachment: Petition to Dissolve Chalk Hill PID (Resolution to set PH for dissolution of Chalk Hill PID #1)

OWNER:

CADG Celina 156, LLC,
a Texas limited liability company

By: CADG Holdings, LLC,
a Texas limited liability company
Its Sole Member

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: _____
Name: Mehrdad Moayed
Its: Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the ____ day of _____, 2017 by Mehrdad Moayed, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of CADG Holdings, LLC, as Sole Member of CADG Celina 156, LLC, a Texas limited liability company on behalf of said company.

Notary Public, State of Texas

Attachment: Petition to Dissolve Chalk Hill PID (Resolution to set PH for dissolution of Chalk Hill PID #1)

EXHIBIT A

Metes and Bounds

LEGAL DESCRIPTION

96.777 ACRE TRACT

G. Eastes Survey, Abstract No. 299
W. Shawver Survey, Abstract No. 810
W. Tucker Survey, Abstract No. 912
W. Rattan Survey, Abstract No. 753
City of Celina, Collin County, Texas

PROPERTY DESCRIPTION:

BEING a 96.777 acre tract of land situated in the George W. Eastes Survey, Abstract Number 299, the William W. Shawver Survey, Abstract Number 810, the William B. Tucker Survey, Abstract Number 912, and the Wade H. Rattan Survey, Abstract Number 753, City of Celina, Collin County, Texas, and being a part of that certain tract of land described by deed to CADG CELINA 156, LLC, recorded under Document Number 20141015001128280, Official Public Records of Collin County, Texas, being a part of that certain tract of land described by deed to Sutton Field Investments, LLC, recorded under Document Number 20150305000240910, Official Public Records of Collin County, Texas, being a part of that certain tract of land described by deed to Equity Trust Company, Custodian F/B/O Sherese Glendenning IRA, recorded under Document Number 20150305000240770 of the Official Public Records of Collin County, Texas, being a part of that certain tract of land described by deed to Old Celina, LTD., recorded under Document Number 20150305000240780 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the most northwest corner of a tract of land described to A.P. Sommerhalder, LLC, by deed recorded in document number 20150625000764600, Deed Records, Collin County, Texas, and the southwest corner of that certain tract of land described by deed to Preston 51 CR 102, LP, recorded under Document Number 20071120001569950 of the Official Public Records of Collin County, Texas, and being in the east line of State Highway No. 289, also known as Preston Road, having a variable width right-of-way, and being within County Road 102;

THENCE South 89 degrees 43 minutes 35 seconds East, within said County Road 102 and with the north line of said A. P. Sommerhalder tract and the south line of said Preston 51 CR 102 tract, a distance of 737.08 feet to a 1/2 inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" (ASC) set for corner, being the POINT OF BEGINNING;

THENCE South 89 degrees 43 minutes 35 seconds East, continuing within said County Road 102, a distance of 1803.23 feet to a 1/2 inch iron rod found for the southeast corner of said Preston 51 CR 102, LP tract, same being an inner ell corner of said CADG Celina 156, LLC tract;

THENCE North 00 degrees 26 minutes 05 seconds West, with the east line of said Preston 51 CR 102, LP tract and the northernmost west line of said CADG Celina 156, LLC tract, a distance of 640.81 feet to a 1/2 inch iron rod found for the southwest corner of that same tract of land described to Mohammad Ali Dalaki, by deed recorded in Document Number 20141119001266880, Official Public Records, Collin County, Texas, same being the northernmost northwest corner of said CADG Celina 156, LLC tract;

THENCE North 89 degrees 49 minutes 17 Seconds East, with the south line of said Dalaki tract and the north line of said CADG Celina 156, LLC tract, a distance of 1391.00 feet to a point for the southeast corner of said Dalaki tract and the northeast corner of said CADG Celina 156, LLC tract, said point lying on the west line of that same tract of land described to Nanda Estates, LLC, by deed recorded in Document Number 201407090000706790, Official Public Records, Collin County, Texas, from which a 1/2 inch iron rod found for reference bears South 74 degrees 10 minutes 03 seconds West, a distance of 1.21 feet;

THENCE South 00 degrees 30 minutes 42 seconds East, with the west line of said Nada Estates, LLC tract and the easternmost line of said CADG Celina 156, LLC tract, a distance of 1391.70 feet to a 5/8 inch iron rod found for the easternmost southeast corner thereof, same being the southwest corner of said Nada Estates, LLC tract, and lying on the north line of that same tract of land described to Four Winds Enterprises, Ltd., by deed recorded in Volume 5476, Page 8080, Official Public Records, Collin County, Texas;

THENCE South 88 degrees 45 minutes 36 seconds West, with the north line of said Four Winds Enterprises, Ltd. tract, and the easternmost south line of said CADG Celina 156, LLC tract, a distance of 551.59 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

PROPERTY DESCRIPTION (continued):

THENCE South 89 degrees 08 minutes 14 seconds West, continuing with the north line of said Four Winds Enterprises, Ltd. tract, and the easternmost south line of said CADG Celina 156, LLC tract, a distance of 1442.68 feet to a 1/2 inch iron rod found for the northwest corner of said Four Winds Enterprises, Ltd. tract and an inner ell corner of said CADG Celina 156, LLC tract;

THENCE South 00 degrees 08 minutes 33 seconds West, with the west line of said Four Winds Enterprises, Ltd. tract, and the southernmost east line of said CADG Celina 156, LLC tract, a distance of 45.11 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner in the west line of said Four Winds Enterprises, Ltd., and at the beginning of a curve to the left having a radius of 708.00 feet, with a delta angle of 36 degrees 15 minutes 41 seconds, whose chord bears South 72 degrees 00 minutes 02 seconds West, a distance of 440.64 feet;

THENCE within said CADG Celina 156 tract and with said curve, an arc length of 448.08 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE South 53 degrees 52 minutes 12 seconds West, continuing within said CADG Celina 156 tract and within said Sutton Field Investments tract, a distance of 1279.50 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner, being at the beginning of a curve to the right having a radius of 795.00 feet, with a delta angle of 35 degrees 55 minutes 01 second, whose chord bears South 71 degrees 49 minutes 42 seconds West, a distance of 490.24 feet;

THENCE continuing within said Sutton Field Investments tract and within said Equity Trust Company tract, and with said curve, an arc length of 498.36 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE South 89 degrees 47 minutes 13 seconds West, continuing within said Equity Trust tract, a distance of 132.49 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE South 44 degrees 58 minutes 27 seconds West, continuing within said Equity Trust tract, a distance of 35.47 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner in the east line of said Preston Road;

THENCE North 00 degrees 09 minutes 41 seconds East, with the east line of said Preston Road, a distance of 75.08 feet to a Texas Department of Transportation Monument (TxDot Mon.) found for corner;

THENCE North 00 degrees 51 minutes 58 seconds West, continuing with the east line of said Preston Road, a distance of 64.93 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE South 45 degrees 32 minutes 22 seconds East, within said Old Celina tract, a distance of 35.56 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE North 89 degrees 47 minutes 13 seconds East, continuing within said Old Celina tract, a distance of 132.61 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner, being at the beginning of a curve to the left having a radius of 705.00 feet, with a delta angle of 35 degrees 55 minutes 01 second, whose chord bears North 71 degrees 49 minutes 42 seconds East, a distance of 434.74 feet;

THENCE continuing within said Old Celina tract and with said curve, an arc length of 441.94 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE North 53 degrees 52 minutes 12 seconds East, continuing within said Old Celina tract and within said CADG Celina 156 tract, a distance of 340.14 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE North 01 degrees 31 minutes 38 seconds West, continuing within said CADG Celina 156 tract, a distance of 294.31 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE North 87 degrees 49 minutes 58 seconds West, continuing within said CADG Celina 156 tract, a distance of 793.07 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner in the east line of said Preston Road, lying in a curve to the left having a radius of 11546.01 feet, with a delta angle of 02 degrees 10 minutes 12 seconds, whose chord bears North 05 degrees 22 minutes 06 seconds East, a distance of 437.28 feet;

PROPERTY DESCRIPTION (continued):

THENCE continuing with the east line of said Preston Road and with said curve, an arc length of 437.31 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for the westernmost northwest corner of said CADG Celina 156 tract and the southwest corner of said A.P. Sommerhalder, LLC tract;

THENCE South 85 degrees 39 minutes 30 seconds East, with the westernmost north line of said CADG Celina 156 tract and the south line of said A.P. Sommerhalder, LLC. tract, a distance of 763.61 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for the southeast corner of said A.P.Sommerhalder, LLC. tract and an interior corner of said CADG Celina 156 tract;

THENCE North 01 degrees 37 minutes 07 seconds West, with the northernmost west line of said CADG Celina 156 tract and the east line of said A.P. Sommerhalder, LLC. tract, a distance of 749.79 feet to the POINT OF BEGINNING, and containing 96.777 acres of land, more or less, and being subject to any and all easements that may affect.



RPLS No. 6443

Page 3 of 3

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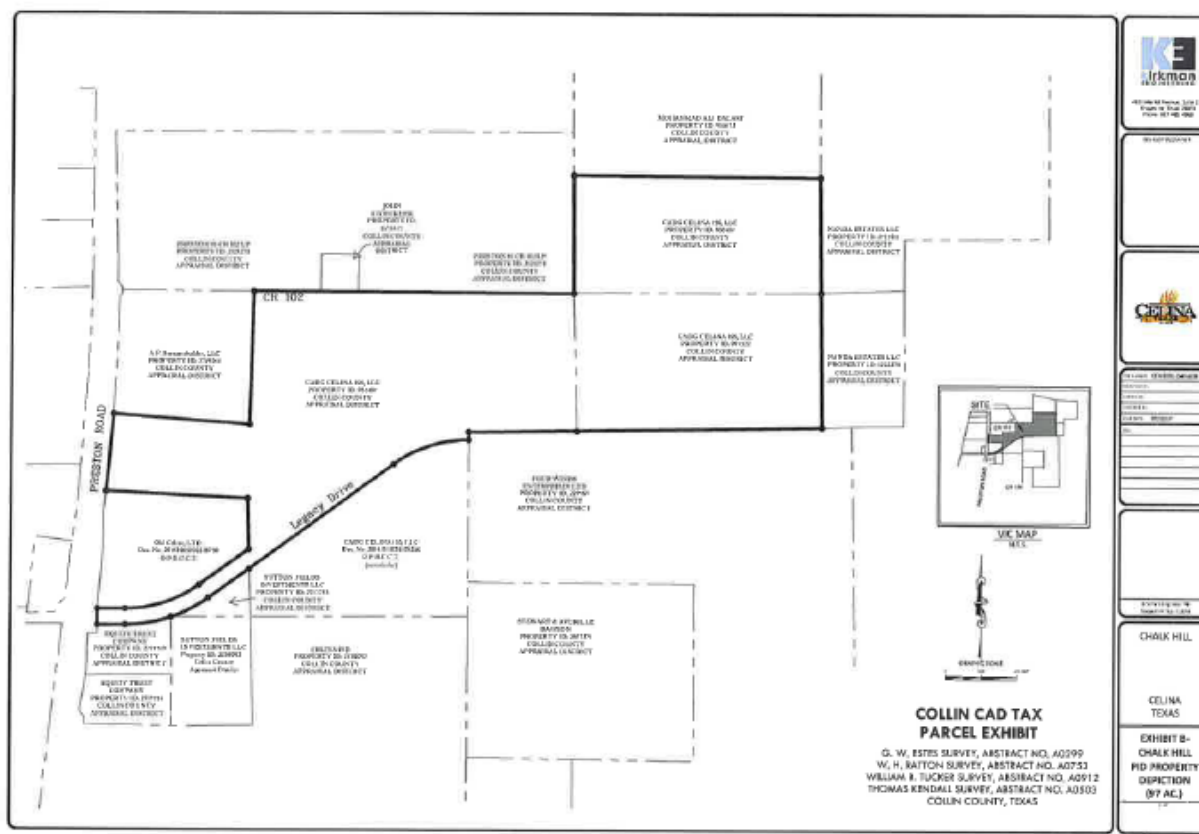
WINDROSE
LAND SURVEYING | PLATTING

220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

Attachment: Petition to Dissolve Chalk Hill PID (Resolution to set PH for dissolution of Chalk Hill PID #1)

EXHIBIT B

Property Depiction



Attachment: Petition to Dissolve Chalk Hill PID (Resolution to set PH for dissolution of Chalk Hill PID #1)

**CITY OF CELINA, TEXAS
RESOLUTION NO. _____**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA,
TEXAS, ACCEPTING A PETITION TO DISSOLVE A PUBLIC
IMPROVEMENT DISTRICT, CALLING FOR A PUBLIC HEARING AND
AUTHORIZING NOTICES.**

WHEREAS, Chapter 372 of the Texas Local Government Code (the “Act”) authorizes the creation of public improvement districts; and

WHEREAS, on October 10, 2017 by Resolution No. 2017-193R, the City Council of the City of Celina, Texas (the “City Council”), after public hearing, authorized the creation of the Chalk Hill Public Improvement District (the “District”), which District is depicted in **Exhibit A**; and

WHEREAS, on _____, 2017, the owners of real property delivered to the City of Celina, Texas a petition (the “Petition”, which is attached as **Exhibit B** and includes a legal description) meeting the requirements of the Act and indicating: (i) the owner of more than fifty percent (50%) of the appraised value of the taxable real property liable for assessment, and (ii) the owner of more than fifty percent (50%) of the area of all taxable real property liable for assessment within the District have executed the Petition requesting that the City Council dissolve the District, as shown in the exhibits attached to the Petition; and

WHEREAS, the Act further requires that prior to the adoption of the resolution dissolving the District, the City Council must hold a public hearing on the advisability of dissolving the District in the same manner as a public hearing under Section 372.009 of the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

Section 1. The findings set forth in the recitals of this Resolution are found to be true and correct.

Resolution No. _____
Page 1 of 12

Attachment: Resolution to Set Chalk Hill PID Dissolution Public Hearing (Resolution to set PH for dissolution of Chalk Hill PID #1)

Section 2. City Staff reviewed the Petition and determined that same complied with the requirement of the Act and the City Council accepts the Petition. The Petition is filed in the office of the City Secretary and is available for public inspection.

Section 3. The City Council calls a public hearing to be scheduled at 5:00 p.m. on *December 12, 2017* to be held at *Celina City Council Chambers, 112 N Colorado Street, Celina, TX 75009* on the advisability of dissolving the District. All residents and property owners within the District, and all other persons, are hereby invited to appear in person, or by their attorney, and speak on the dissolution of the District. Following adjournment of the public hearing the City Council may dissolve the District by resolution.

Section 4. The City Secretary is hereby authorized and directed to cause the form of the Notice of Public Hearing, attached as **Exhibit C** ("Notice"), to be published in substantially the form attached hereto, in a newspaper of general circulation in Celina in which the District is located and to notify by mail any landowners within the boundaries of the District as reflected on the tax rolls and as required by law. The City Secretary shall provide such Notice by November 26, 2017, which is before the 15th day before the *December 12, 2017* hearing.

Section 5. If any portion of this Resolution shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the City Council hereby determines that it would have adopted this Resolution without the invalid provision.

Resolution No. _____
Page 2 of 12

PASSED AND APPROVED ON THIS 14th DAY OF NOVEMBER, 2017.

ATTEST:

Chad Anderson, Mayor Pro Tem

Vicki Faulkner, City Secretary

APPROVED AS TO FORM:

Julie Fort, Attorney for the City

Resolution No. _____
Page 3 of 12

Attachment: Resolution to Set Chalk Hill PID Dissolution Public Hearing (Resolution to set PH for dissolution of Chalk Hill PID #1)

[illegible]

Packet Pg. 584

EXHIBIT B**Petition with Legal Description and Map****PETITION FOR THE DISSOLUTION OF A PUBLIC IMPROVEMENT DISTRICT
WITHIN THE CITY OF CELINA, TEXAS FOR THE CHALK HILL PUBLIC
IMPROVEMENT DISTRICT**

This petition ("Petition") is submitted and filed with the City Secretary of the City of Celina, Texas ("City"), by **CADG Celina 156, LLC**, a Texas limited liability company; owner of a majority of the real property (the "Petitioner") located within the proposed boundaries of the District, as hereinafter defined. Acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "Act"), the Petitioner requests that the City dissolve the Chalk Hill Public Improvement District, created by resolution on October 10, 2017 (the "District"), that included property located within the City limits of the City, more particularly described by a metes and bounds description in **Exhibit A** and depicted in **Exhibit B** (the "Property"). In support of this Petition, the Petitioner would present the following:

Section 1. Boundaries of the District. The District created includes the Property.

Section 2. The Petitioner Requests Dissolution of the District. The person(s) signing this Petition request(s) the dissolution of the District, is duly authorized, and has the corporate authority to execute and deliver the Petition.

Section 3. Landowner(s).

This Petition has been signed by (1) the owners of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment in the District, as determined by the current roll of the appraisal district in which the property is located; and (2) record owners of real property liable for assessment in the District who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment in the District; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment in the District.

This Petition is hereby filed with the City Secretary of the City, or other officer performing the functions of the municipal secretary, in support of the dissolution of the District by the City Council of the City as herein provided. The undersigned requests that the City Council of the City call a public hearing on the advisability of dissolving the District, give notice thereof as provided by law and grant all matters requested in this Petition.

RESPECTFULLY SUBMITTED, on this the _____ day of _____, 2017.

Resolution No. _____

Page 5 of 12

Attachment: Resolution to Set Chalk Hill PID Dissolution Public Hearing (Resolution to set PH for dissolution of Chalk Hill PID #1)

OWNER:

CADG Celina 156, LLC,
a Texas limited liability company

By: CADG Holdings, LLC,
a Texas limited liability company
Its Sole Member

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: _____
Name: Mehrdad Moayed
Its: Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the ____ day of _____, 2017 by Mehrdad Moayed, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of CADG Holdings, LLC, as Sole Member of CADG Celina 156, LLC, a Texas limited liability company on behalf of said company.

Notary Public, State of Texas

Resolution No. _____
Page 6 of 12

EXHIBIT A

Metes and Bounds

LEGAL DESCRIPTION

96.777 ACRE TRACT

G. Eastes Survey, Abstract No. 299
 W. Shawver Survey, Abstract No. 810
 W. Tucker Survey, Abstract No. 912
 W. Rattan Survey, Abstract No. 753
City of Celina, Collin County, Texas

PROPERTY DESCRIPTION:

BEING a 96.777 acre tract of land situated in the George W. Eastes Survey, Abstract Number 299, the William W. Shawver Survey, Abstract Number 810, the William B. Tucker Survey, Abstract Number 912, and the Wade H. Rattan Survey, Abstract Number 753, City of Celina, Collin County, Texas, and being a part of that certain tract of land described by deed to CADG CELINA 156, LLC, recorded under Document Number 20141015001128280, Official Public Records of Collin County, Texas, being a part of that certain tract of land described by deed to Sutton Field Investments, LLC, recorded under Document Number 20150305000240910, Official Public Records of Collin County, Texas, being a part of that certain tract of land described by deed to Equity Trust Company, Custodian F/B/O Sherese Glendenning IRA, recorded under Document Number 20150305000240770 of the Official Public Records of Collin County, Texas, being a part of that certain tract of land described by deed to Old Celina, LTD., recorded under Document Number 20150305000240780 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the most northwest corner of a tract of land described to A.P. Sommerhalder, LLC, by deed recorded in document number 20150625000764600, Deed Records, Collin County, Texas, and the southwest corner of that certain tract of land described by deed to Preston 51 CR 102, LP, recorded under Document Number 20071120001569950 of the Official Public Records of Collin County, Texas, and being in the east line of State Highway No. 289, also known as Preston Road, having a variable width right-of-way, and being within County Road 102;

THENCE South 89 degrees 43 minutes 35 seconds East, within said County Road 102 and with the north line of said A. P. Sommerhalder tract and the south line of said Preston 51 CR 102 tract, a distance of 737.08 feet to a 1/2 inch iron rod with a yellow cap stamped "ARTHUR SURVEYING COMPANY" (ASC) set for corner, being the POINT OF BEGINNING;

THENCE South 89 degrees 43 minutes 35 seconds East, continuing within said County Road 102, a distance of 1803.23 feet to a 1/2 inch iron rod found for the southeast corner of said Preston 51 CR 102, LP tract, same being an inner ell corner of said CADG Celina 156, LLC tract;

THENCE North 00 degrees 26 minutes 05 seconds West, with the east line of said Preston 51 CR 102, LP tract and the northernmost west line of said CADG Celina 156, LLC tract, a distance of 640.81 feet to a 1/2 inch iron rod found for the southwest corner of that same tract of land described to Mohammad Ali Dalaki, by deed recorded in Document Number 20141119001266880, Official Public Records, Collin County, Texas, same being the northernmost northwest corner of said CADG Celina 156, LLC tract;

THENCE North 89 degrees 49 minutes 17 Seconds East, with the south line of said Dalaki tract and the north line of said CADG Celina 156, LLC tract, a distance of 1391.00 feet to a point for the southeast corner of said Dalaki tract and the northeast corner of said CADG Celina 156, LLC tract, said point lying on the west line of that same tract of land described to Nanda Estates, LLC, by deed recorded in Document Number 201407090000706790, Official Public Records, Collin County, Texas, from which a 1/2 inch iron rod found for reference bears South 74 degrees 10 minutes 03 seconds West, a distance of 1.21 feet;

THENCE South 00 degrees 30 minutes 42 seconds East, with the west line of said Nada Estates, LLC tract and the easternmost line of said CADG Celina 156, LLC tract, a distance of 1391.70 feet to a 5/8 inch iron rod found for the easternmost southeast corner thereof, same being the southwest corner of said Nada Estates, LLC tract, and lying on the north line of that same tract of land described to Four Winds Enterprises, Ltd., by deed recorded in Volume 5476, Page 8080, Official Public Records, Collin County, Texas;

THENCE South 88 degrees 45 minutes 36 seconds West, with the north line of said Four Winds Enterprises, Ltd. tract, and the easternmost south line of said CADG Celina 156, LLC tract, a distance of 551.59 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

Resolution No. _____

Page 7 of 12

PROPERTY DESCRIPTION (continued):

THENCE South 89 degrees 08 minutes 14 seconds West, continuing with the north line of said Four Winds Enterprises, Ltd. tract, and the easternmost south line of said CADG Celina 156, LLC tract, a distance of 1442.68 feet to a 1/2 inch iron rod found for the northwest corner of said Four Winds Enterprises, Ltd. tract and an inner ell corner of said CADG Celina 156, LLC tract;

THENCE South 00 degrees 08 minutes 33 seconds West, with the west line of said Four Winds Enterprises, Ltd. tract, and the southernmost east line of said CADG Celina 156, LLC tract, a distance of 45.11 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner in the west line of said Four Winds Enterprises, Ltd., and at the beginning of a curve to the left having a radius of 708.00 feet, with a delta angle of 36 degrees 15 minutes 41 seconds, whose chord bears South 72 degrees 00 minutes 02 seconds West, a distance of 440.64 feet;

THENCE within said CADG Celina 156 tract and with said curve, an arc length of 448.08 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE South 53 degrees 52 minutes 12 seconds West, continuing within said CADG Celina 156 tract and within said Sutton Field Investments tract, a distance of 1279.50 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner, being at the beginning of a curve to the right having a radius of 795.00 feet, with a delta angle of 35 degrees 55 minutes 01 second, whose chord bears South 71 degrees 49 minutes 42 seconds West, a distance of 490.24 feet;

THENCE continuing within said Sutton Field Investments tract and within said Equity Trust Company tract, and with said curve, an arc length of 498.36 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE South 89 degrees 47 minutes 13 seconds West, continuing within said Equity Trust tract, a distance of 132.49 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE South 44 degrees 58 minutes 27 seconds West, continuing within said Equity Trust tract, a distance of 35.47 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner in the east line of said Preston Road;

THENCE North 00 degrees 09 minutes 41 seconds East, with the east line of said Preston Road, a distance of 75.08 feet to a Texas Department of Transportation Monument (TxDot Mon.) found for corner;

THENCE North 00 degrees 51 minutes 58 seconds West, continuing with the east line of said Preston Road, a distance of 64.93 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE South 45 degrees 32 minutes 22 seconds East, within said Old Celina tract, a distance of 35.56 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE North 89 degrees 47 minutes 13 seconds East, continuing within said Old Celina tract, a distance of 132.61 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner, being at the beginning of a curve to the left having a radius of 705.00 feet, with a delta angle of 35 degrees 55 minutes 01 second, whose chord bears North 71 degrees 49 minutes 42 seconds East, a distance of 434.74 feet;

THENCE continuing within said Old Celina tract and with said curve, an arc length of 441.94 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE North 53 degrees 52 minutes 12 seconds East, continuing within said Old Celina tract and within said CADG Celina 156 tract, a distance of 340.14 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE North 01 degrees 31 minutes 38 seconds West, continuing within said CADG Celina 156 tract, a distance of 294.31 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner;

THENCE North 87 degrees 49 minutes 58 seconds West, continuing within said CADG Celina 156 tract, a distance of 793.07 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner in the east line of said Preston Road, lying in a curve to the left having a radius of 11546.01 feet, with a delta angle of 02 degrees 10 minutes 12 seconds, whose chord bears North 05 degrees 22 minutes 06 seconds East, a distance of 437.28 feet;

Page 2 of 3

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Resolution No. _____

Page 8 of 12

PROPERTY DESCRIPTION (continued):

THENCE continuing with the east line of said Preston Road and with said curve, an arc length of 437.31 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for the westernmost northwest corner of said CADG Celina 156 tract and the southwest corner of said A.P. Sommerhalder, LLC tract;

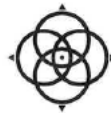
THENCE South 85 degrees 39 minutes 30 seconds East, with the westernmost north line of said CADG Celina 156 tract and the south line of said A.P. Sommerhalder, LLC. tract, a distance of 763.61 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for the southeast corner of said A.P.Sommerhalder, LLC. tract and an interior corner of said CADG Celina 156 tract;

THENCE North 01 degrees 37 minutes 07 seconds West, with the northernmost west line of said CADG Celina 156 tract and the east line of said A.P. Sommerhalder, LLC. tract, a distance of 749.79 feet to the POINT OF BEGINNING, and containing 96.777 acres of land, more or less, and being subject to any and all easements that may affect.



Page 3 of 3

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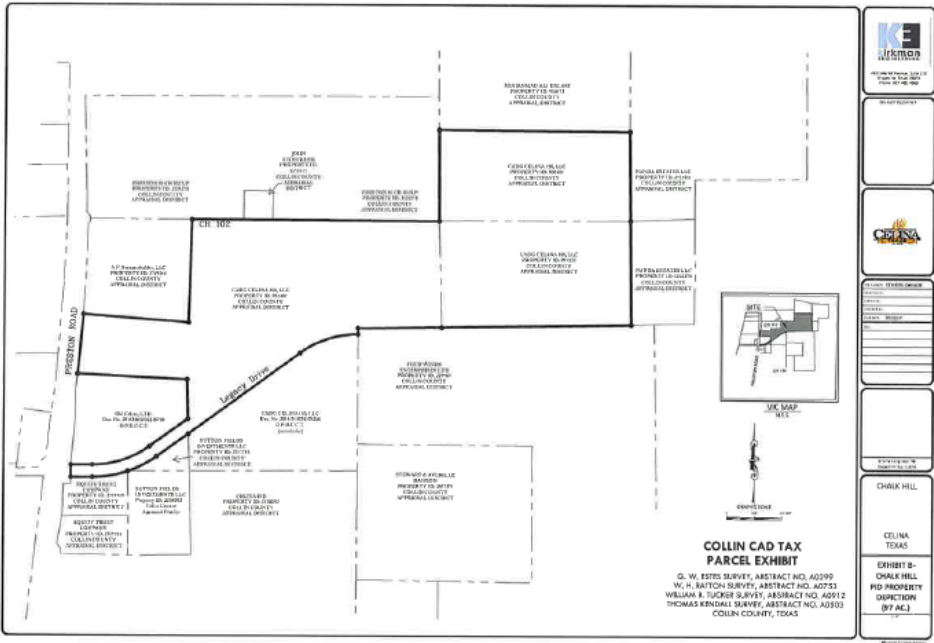
220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

Resolution No. _____

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Attachment: Resolution to Set Chalk Hill PID Dissolution Public Hearing (Resolution to set PH for dissolution of Chalk Hill PID #1)

EXHIBIT B
Property Depiction



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EXHIBIT C

CITY OF CELINA, TEXAS NOTICE OF PUBLIC HEARING REGARDING THE DISSOLUTION OF A PUBLIC IMPROVEMENT DISTRICT

Pursuant to Section 372.011, 372.009(c) and (d) of the Texas Local Government Code, as amended (the “Act”), notice is hereby given that the City Council of the City of Celina, Texas (“Celina”), will hold a public hearing to accept public comments and discuss the petition (the “Petition”), filed by CADG Celina 156, LLC.; (the “Petitioner”), requesting that Celina dissolve the Chalk Hill Public Improvement District, which was created on October 10, 2017 (the “District”) to include property owned by the Petitioner and further described herein (the “Property”).

Time and Place of the Hearing. The public hearing will start at 5:00 p.m. on December 12, 2017 at Celina City Council Chambers, 112 N Colorado Street, Celina, TX 75009.

General Nature of the Authorized Improvements. The purposes of the District were to include the general nature of the proposed public improvements (collectively, the “Authorized Improvements”) included: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction, and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) projects similar to those listed in subsections (i) – (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the District; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) – (vi) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) – (vi) above, and costs of establishing, administering and operating the District. These Authorized Improvements promoted the interests of the City and conferred a special benefit upon the Property

Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in the establishment, administration, and operation of the District was \$20,000,000.00. Celina paid none of the costs of the proposed improvements from funds other than such assessments and/or revenue received by Celina pursuant to a tax increment reinvestment zone applicable to the Property. The remaining

Resolution No. _____

Page 11 of 12

Attachment: Resolution to Set Chalk Hill PID Dissolution Public Hearing (Resolution to set PH for dissolution of Chalk Hill PID #1)

costs of the proposed improvements were paid from sources other than Celina or assessments of property owners.

District Boundaries. The District included approximately 97 acres of land generally located east of Preston Road, north of County Road 105, and south of County Road 102, located within the City and as more particularly described by a metes and bounds description available at Celina City Hall and available for public inspection.

Method of Assessment. Celina proposed to levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments were allowed to be paid in full at any time (including interest), and certain assessments were allowed to be paid in annual installments (including interest). If an assessment was allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest).

Apportionment of Cost between the District and the City. Celina was not obligated to provide any funds to finance the Authorized Improvements, except for assessments levied on real property within the District and/or revenue received by Celina pursuant to a tax increment reinvestment zone applicable to the Property. All of the costs of the Authorized Improvements were to be paid from assessments and from other sources of funds, if any, available to the Petitioner.

During the public hearing, any interested person may speak for or against the dissolution of the District and the advisability of the improvements that were to be made for the benefit of the property within the District.

Resolution No. _____
Page 12 of 12



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Paul DeBuff, Assistant to the City Manager
CC: Jason Laumer, City Manager
Date: November 14, 2017
Re: <Insert Subject/RE Here>

Action Requested:

Consider and act upon a resolution of the City Council of Celina, Texas, setting a public hearing under sec. 372.009 of the Texas Local Government Code for the creation of the Chalk Hill Public Improvement District within the City of Celina, Texas; and authorizing the issuance of notice by the City Secretary of Celina, Texas regarding the public hearing. (Chalk Hill) (DeBuff)

Background Information:

On October 10, 2017, City Council held a public hearing and authorized the creation of Chalk Hill Public Improvement District (PID). Due to a slight change in the boundary, City Council is requested to dissolve the current Chalk Hill PID, and create a new PID with updated boundary lines. A separate agenda item calls for the dissolution of the previous PID.

Board Review/Citizen Input:

This resolution calls a public hearing to take place at the December 12th City Council meeting regarding the creation of the new PID.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

This resolution has been reviewed by the City Attorney.

Supporting Documents:

- Petition to Create Chalk Hill PID #2
- Proposed Resolution to set hearing to create Chalk Hill PID #2
- Property Exhibit, Chalk Hill PID #2 boundary
- Property Description, Chalk Hill PID #2

Staff Recommendation:

Staff Recommends Approval.

**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT
WITHIN THE CITY OF CELINA, TEXAS FOR THE CHALK HILL PUBLIC
IMPROVEMENT DISTRICT NO. 2**

This petition (“Petition”) is submitted and filed with the City Secretary of the City of Celina, Texas (“City”), by CADG Celina 156, LLC, a Texas limited liability company, owner of a majority of the real property (the “Petitioner”) located within the proposed boundaries of the District, as hereinafter defined. Acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the “Act”), the Petitioner requests that, following the dissolution of the Chalk Hill Public Improvement District created on October 10, 2017, the City create a public improvement district (the “District”), to include property located within the city limits of the City, more particularly described by a metes and bounds description in **Exhibit A** and depicted in **Exhibit B** (the “Property”). In support of this Petition, the Petitioner would present the following:

Section 1. General Nature of the Authorized Improvements. The general nature of the proposed public improvements (collectively, the “Authorized Improvements”) may include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the District as approved by the City; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (vi) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (vi) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

Section 2. Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire, and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in the establishment administration and operation of the District, is \$20,000,000.00. The City will pay none of the costs of the proposed improvements from funds other than such assessments. The remaining costs of the proposed improvements will be paid from sources other than the City or assessments of property owners.

Section 3. Boundaries of the Proposed District. The District is proposed to include the Property.

Attachment: Chalk Hill PID Petition (Resolution to set PH for creation of Chalk Hill PID #2)

Section 4. Proposed Method of Assessment.

The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and principal), and certain assessments may be paid in annual installments (including interest and principal). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest).

Section 5. Proposed Apportionment of Costs between the District and the City.

The City will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the District and possible tax increment reinvestment zone revenue. No municipal property in the public improvement district shall be assessed. The Petitioner may also pay certain costs of the improvements from other funds available to the Petitioner.

Section 6. Management of the District.

The Petitioner proposes that the District be managed by the City, with the assistance of a consultant, who shall, from time to time, advise the City regarding certain operations of the District.

Section 7. The Petitioner Requests Establishment of the District. The person(s) signing this Petition request(s) the establishment of the District, is duly authorized, and has the corporate authority to execute and deliver the Petition.

Section 8. Advisory Board.

The Petitioner proposes that the District be established and managed without the creation of an advisory board. If an advisory board is created, the Petitioner requests that a representative of the Petitioner be appointed to the advisory board.

Section 9. Landowner(s).

This Petition has been signed by (1) the owners of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located; and (2) record owners of real property liable for assessment under the proposal who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal.

This Petition is hereby filed with the City Secretary of the City, or other officer performing the functions of the municipal secretary, in support of the creation of the District by

the City Council of the City as herein provided. The undersigned request that the City Council of the City call a public hearing on the advisability of the Authorized Improvements, give notice thereof as provided by law and grant all matters requested in this Petition and grant such other relief, in law or in equity, to which Petitioner may show itself to be entitled.

RESPECTFULLY SUBMITTED, on this the _____ day of _____, 2017.

CADG Celina 156, LLC,
a Texas limited liability company

By: CADG Holdings, LLC,
a Texas limited liability company
Its Sole Member

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: _____
Name: Mehrdad Moayed
Its: Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the _____ day of _____, 20_____, by Mehrdad Moayed, Manager of MMM Ventures, LLC, as Manager of CADG Holdings, LLC, as Sole Member of CADG Celina 156, LLC, a Texas limited liability company on behalf of said company.

Notary Public, State of Texas

Attachment: Chalk Hill PID Petition (Resolution to set PH for creation of Chalk Hill PID #2)

EXHIBIT A**Metes and Bounds Description****PROPERTY DESCRIPTION:**

Being a 94.827 acre tract of land situated in the George W. Eastes Survey, Abstract Number 299, the William W. Shawver Survey, Abstract Number 810, and the William B. Tucker Survey, Abstract Number 912, City of Celina, Collin County, Texas, and being a part of that certain tract of land described by deed to CADG CELINA 156, LLC, recorded under Document Number 20141015001128280, Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the most northwest corner of a tract of land described to A.P. Sommerhalder, LLC, by deed recorded in document number 20150625000764600, Deed Records, Collin County, Texas, and the southwest corner of that certain tract of land described by deed to Preston 51 CR 102, LP, recorded under Document Number 20071120001569950 of the Official Public Records of Collin County, Texas, and being in the east line of State Highway No. 289, also known as Preston Road, having a variable width right-of-way, and being within County Road 102;

THENCE South 89 degrees 43 minutes 35 seconds East, within said County Road 102 and with the north line of said A. P. Sommerhalder tract and the south line of said Preston 51 CR 102 tract, a distance of 737.08 feet to a point for corner, being the POINT OF BEGINNING;

THENCE South 89 degrees 43 minutes 35 seconds East, continuing within said County Road 102, a distance of 1803.23 feet to a point for the southeast corner of said Preston 51 CR 102, LP tract, same being an inner ell corner of said CADG Celina 156, LLC tract;

THENCE North 00 degrees 26 minutes 05 seconds West, with the east line of said Preston 51 CR 102, LP tract and the northernmost west line of said CADG Celina 156, LLC tract, a distance of 640.81 feet to a 1/2 inch iron rod found for the southwest corner of that same tract of land described to Mohammad Ali Dalaki, by deed recorded in Document Number 20141119001266880, Official Public Records, Collin County, Texas, same being the northernmost northwest corner of said CADG Celina 156, LLC tract;

THENCE North 89 degrees 49 minutes 17 Seconds East, with the south line of said Dalaki tract and the north line of said CADG Celina 156, LLC tract, a distance of 1391.00 feet to a point for the southeast corner of said Dalaki tract and the northeast corner of said CADG Celina 156, LLC tract, said point lying on the west line of that same tract of land described to Nanda Estates, LLC, by deed recorded in Document Number 201407090000706790, Official Public Records, Collin County, Texas;

THENCE South 00 degrees 30 minutes 42 seconds East, with the west line of said Nada Estates, LLC tract and the easternmost line of said CADG Celina 156, LLC tract, a distance of 1391.70 feet to a 5/8 inch iron rod found for the easternmost southeast corner thereof, same being the southwest corner of said Nada Estates, LLC tract, and lying on the north line of that same tract of land described to Four Winds Enterprises, Ltd., by deed recorded in Volume 5476, Page 8080, Official Public Records, Collin County, Texas;

THENCE South 88 degrees 45 minutes 36 seconds West, with the north line of said Four Winds Enterprises, Ltd. tract, and the easternmost south line of said CADG Celina 156, LLC tract, a distance of 551.59 feet to a point for corner;

THENCE South 89 degrees 08 minutes 14 seconds West, continuing with the north line of said Four Winds Enterprises, Ltd. tract, and the easternmost south line of said CADG Celina 156, LLC tract, a distance of 1442.68 feet to a 1/2 inch iron rod found for the northwest corner of said Four Winds Enterprises, Ltd. tract and an inner ell corner of said CADG Celina 156, LLC tract;

THENCE South 00 degrees 08 minutes 33 seconds West, with the west line of said Four Winds Enterprises, Ltd. tract, and the southernmost east line of said CADG Celina 156, LLC tract, a distance of 45.11 feet to point for corner in the west line of said Four Winds Enterprises, Ltd., and at the beginning of a curve to the left having a radius of 708.00

feet, with a delta angle of 36 degrees 15 minutes 41 seconds, whose chord bears South 72 degrees 00 minutes 02 seconds West, a distance of 440.64 feet;

THENCE, in a southwesterly direction, departing the southernmost east line of said CADG Celina 156 tract, over, across, and upon said CADG Celina 156 tract, and with said curve, an arc length of 448.08 feet to a point for corner;

THENCE South 53 degrees 52 minutes 12 seconds West, continuing within said CADG Celina 156 tract, a distance of 1001.46 feet to a point for corner lying on the west line thereof, same being the east line of that certain tract of land described in deed to Sutton Field Investments, LLC, recorded under Document Number 20150305000240910, Official Public Records of Collin County, Texas;

THENCE North 01 degrees 31 minutes 38 seconds West, with the west line of said CADG Celina 156 tract, the east line of said Sutton Field Investments, LLC, tract, and the east line of that certain tract of land described to Old Celina, LTD., by deed recorded under Document Number 20150305000240780 of the Official Public Records of Collin County, Texas, a distance of 403.65 feet to point for corner;

THENCE North 87 degrees 49 minutes 58 seconds West, with the westernmost south line of said CADG Celina 156 tract, and the north line of said Old Celina, LTD. tract, a distance of 793.07 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner in the east line of said Preston Road, lying in a curve to the left having a radius of 11546.01 feet, with a delta angle of 02 degrees 10 minutes 12 seconds, whose chord bears North 05 degrees 22 minutes 06 seconds East, a distance of 437.28 feet;

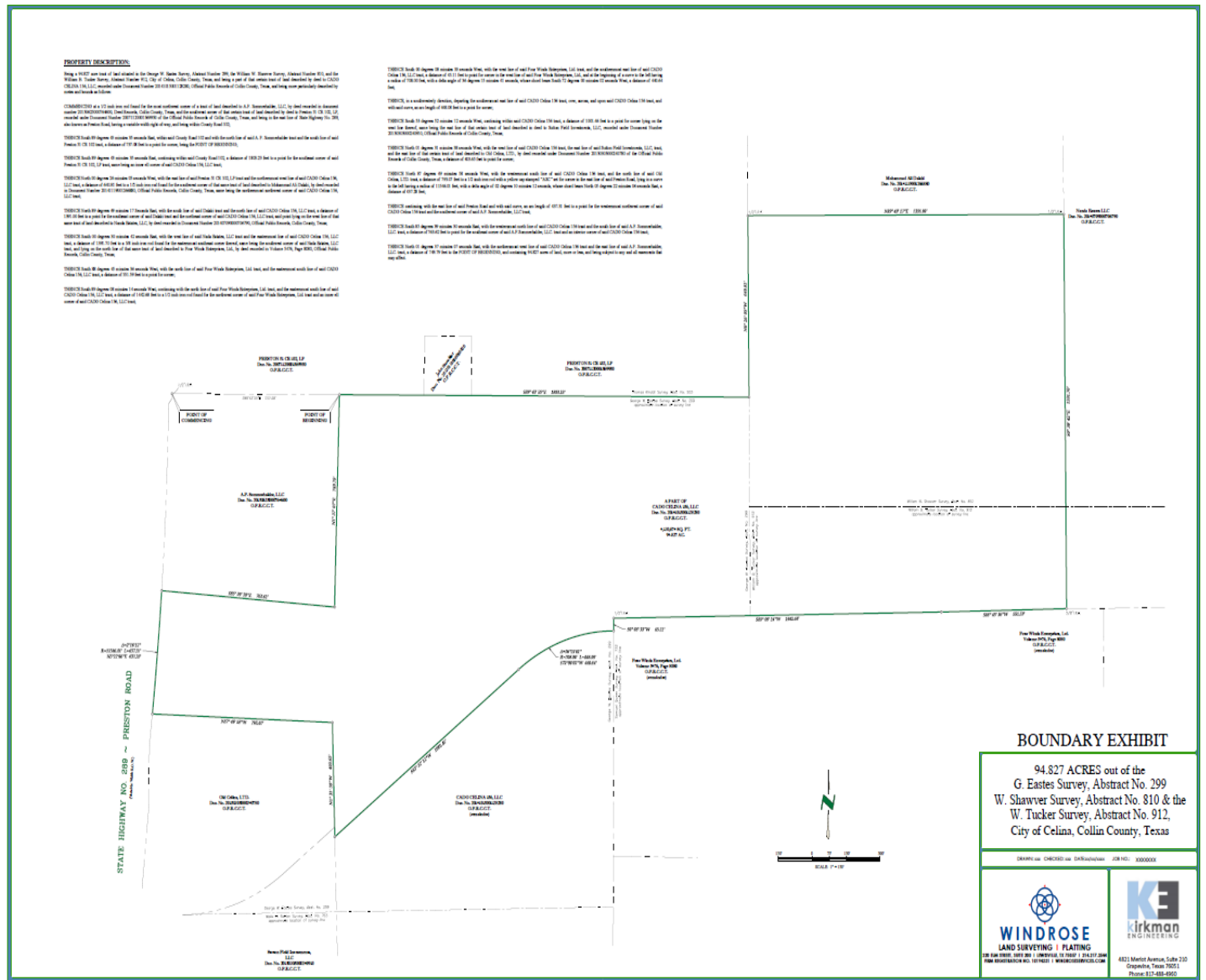
THENCE continuing with the east line of said Preston Road and with said curve, an arc length of 437.31 feet to a point for the westernmost northwest corner of said CADG Celina 156 tract and the southwest corner of said A.P. Sommerhalder, LLC tract;

THENCE South 85 degrees 39 minutes 30 seconds East, with the westernmost north line of said CADG Celina 156 tract and the south line of said A.P. Sommerhalder, LLC. tract, a distance of 763.62 feet to point for the southeast corner of said A.P. Sommerhalder, LLC. tract and an interior corner of said CADG Celina 156 tract;

THENCE North 01 degrees 37 minutes 07 seconds East, with the northernmost west line of said CADG Celina 156 tract and the east line of said A.P. Sommerhalder, LLC. tract, a distance of 749.79 feet to the POINT OF BEGINNING, and containing 94.827 acres of land, more or less, and being subject to any and all easements that may affect.

EXHIBIT B

Property Depiction



Attachment: Chalk Hill PID Petition (Resolution to set PH for creation of Chalk Hill PID #2)

CITY OF CELINA, TEXAS

RESOLUTION NO. _____

A RESOLUTION SETTING A PUBLIC HEARING UNDER SEC. 372.009 OF THE TEXAS LOCAL GOVERNMENT CODE FOR THE CREATION OF THE CHALK HILL PUBLIC IMPROVEMENT DISTRICT NO. 2 WITHIN THE CITY OF CELINA, TEXAS; AND AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF CELINA, TEXAS REGARDING THE PUBLIC HEARING.

WHEREAS, the City of Celina, Texas (the "City"), is authorized under Chapter 372 of the Texas Local Government Code (the "Act"), to create a public improvement district within its corporate limits and within its extraterritorial jurisdiction of the City; and

WHEREAS, on _____, 2017, *CADG Celina 156, LLC, a Texas limited liability company*, the owner of (1) taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located and (2) record owner of real property liable for assessment under the proposal who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal (the "Petitioner"), within the corporate limits of the City, submitted and filed with the City Secretary of the City (the "City Secretary") a petition ("Petition"), attached as **Exhibit A**, requesting the establishment of a public improvement district for property within the City; and

WHEREAS, the City Council of Celina, Texas (the "City Council") will hold a public hearing in accordance with Section 372.009 of the Act regarding the establishment of a public improvement district in the City in accordance with the Petition; and

WHEREAS, in order to hold a public hearing for the creation of a public improvement district, before the 15th day before the date of the hearing, notice must be given in a newspaper of general circulation in the municipality and written notice must be mailed to the current address of each owner, as reflected on the tax rolls, of property that would be subject to assessment under the proposed public improvement district; and

WHEREAS, both newspaper notice and mailed notice must contain the information required for notice as provided for in Section 372.009 of the Act; and

WHEREAS, the City Council has determined to hold a public hearing on *December 12, 2017* on the creation of a public improvement district.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL:

Section 1: All of the above recitals are hereby found to be true and correct factual determinations of the City and are hereby approved and incorporated by reference as though fully set forth herein.

Section 2: City staff reviewed the Petition and determined that the same complied with the requirements of the Act and the City Council accepts the Petition.

Section 3: The City Council calls a public hearing is hereby called for *December 12, 2017, at 5:00 p.m. at Celina City Council Chambers, 112 N Colorado Street, Celina, TX 75009*, on the advisability of establishing the District, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the cost.

Section 4: At such time and place the City Council will hear testimony regarding the creation of the proposed public improvement district and consider the adoption of a resolution authorizing the creation of the public improvement district.

Section 5: Attached hereto as **Exhibit A** is the Petition for the Creation of a Public Improvement District within the City for the Chalk Hill Public Improvement District No. 2.

Section 6: Attached here to as **Exhibit B** is a form of the Notice of Public Hearing (the “Notice”) the form and substance of which is here by adopted and approved.

Section 7: Attached here to as **Exhibit C** is a legal description and depiction of the approximately 94.83 acres of property to be included in the proposed public improvement district.

Section 8: The City Secretary is hereby authorized and directed to cause said Notice to be published in substantially the form attached hereto, in a newspaper of general circulation in the City, and to notify any affected landowners within the boundaries of the proposed public improvement district by mail, as required by law. The City Secretary shall provide notice, on or before November 26, 2017, which is before the 15th day before the *December 12, 2017* hearing.

PASSED AND APPROVED ON THIS 14th DAY OF NOVEMBER, 2017.

ATTEST:

Chad Anderson, Mayor Pro Tem

Vicki Faulkner, City Secretary

APPROVED AS TO FORM:

Julie Fort, Attorney for the City

Resolution _____
Page 2 of 9

EXHIBIT A

Petition for the Creation of a Public Improvement District

PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT WITHIN THE CITY OF CELINA, TEXAS FOR THE CHALK HILL PUBLIC IMPROVEMENT DISTRICT NO. 2

This petition ("Petition") is submitted and filed with the City Secretary of the City of Celina, Texas ("City"), by CADG Celina 156, LLC, a Texas limited liability company, owner of a majority of the real property (the "Petitioner") located within the proposed boundaries of the District, as hereinafter defined. Acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "Act"), the Petitioner requests that, following the dissolution of the Chalk Hill Public Improvement District created on October 10, 2017, the City create a public improvement district (the "District"), to include property located within the city limits of the City, more particularly described by a metes and bounds description in **Exhibit A** and depicted in **Exhibit B** (the "Property"). In support of this Petition, the Petitioner would present the following:

Section 1. General Nature of the Authorized Improvements. The general nature of the proposed public improvements (collectively, the "Authorized Improvements") may include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the District as approved by the City; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (vi) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (vi) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

Section 2. Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire, and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in the establishment administration and operation of the District, is \$20,000,000.00. The City will pay none of the costs of the proposed improvements from funds other than such assessments. The remaining costs of the proposed improvements will be paid from sources other than the City or assessments of property owners.

Section 3. Boundaries of the Proposed District. The District is proposed to include the Property.

Section 4. Proposed Method of Assessment.

The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and principal), and certain assessments may be paid in annual installments (including interest and principal). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest).

Section 5. Proposed Apportionment of Costs between the District and the City.

The City will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the District and possible tax increment reinvestment zone revenue. No municipal property in the public improvement district shall be assessed. The Petitioner may also pay certain costs of the improvements from other funds available to the Petitioner.

Section 6. Management of the District.

The Petitioner proposes that the District be managed by the City, with the assistance of a consultant, who shall, from time to time, advise the City regarding certain operations of the District.

Section 7. The Petitioner Requests Establishment of the District. The person(s) signing this Petition request(s) the establishment of the District, is duly authorized, and has the corporate authority to execute and deliver the Petition.

Section 8. Advisory Board.

The Petitioner proposes that the District be established and managed without the creation of an advisory board. If an advisory board is created, the Petitioner requests that a representative of the Petitioner be appointed to the advisory board.

Section 9. Landowner(s).

This Petition has been signed by (1) the owners of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located; and (2) record owners of real property liable for assessment under the proposal who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal.

This Petition is hereby filed with the City Secretary of the City, or other officer performing the functions of the municipal secretary, in support of the creation of the District by the

City Council of the City as herein provided. The undersigned request that the City Council of the City call a public hearing on the advisability of the Authorized Improvements, give notice thereof as provided by law and grant all matters requested in this Petition and grant such other relief, in law or in equity, to which Petitioner may show itself to be entitled.

RESPECTFULLY SUBMITTED, on this the _____ day of _____, 2017.

CADG Celina 156, LLC,
a Texas limited liability company

By: CADG Holdings, LLC,
a Texas limited liability company
Its Sole Member

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: _____
Name: Mehrdad Moayedi
Its: Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the _____ day of _____, 20_____, by Mehrdad Moayedi, Manager of MMM Ventures, LLC, as Manager of CADG Holdings, LLC, as Sole Member of CADG Celina 156, LLC, a Texas limited liability company on behalf of said company.

Notary Public, State of Texas

Attachment: Resolution Setting Hearing to create Chalk Hill PID (Resolution to set PH for creation of Chalk Hill PID #2)

EXHIBIT B

CITY OF CELINA, TEXAS
NOTICE OF PUBLIC HEARING REGARDING THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT

Pursuant to Section 372.009(c) and (d) of the Texas Local Government Code, as amended (the “Act”), notice is hereby given that the City Council of the City of Celina, Texas (“City”), will hold a public hearing to accept public comments and discuss the petition (the “Petition”), filed by **CADG Celina 156, LLC, a Texas limited liability company** (the “Petitioner”), requesting that the City create The Chalk Hill Public Improvement District No. 2 (the “District”) to include property owned by the Petitioner.

Time and Place of the Hearing. The public hearing will start at 5:00 p.m. December 12, 2017 at Celina City Council Chambers, 112 N Colorado St, Celina, TX 75009.

General Nature of the Proposed Authorized Improvements. The general nature of the proposed public improvements (collectively, the “Authorized Improvements”) may include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the District as approved by the City; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (vi) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (vi) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is \$20,000,000.00.

Proposed District Boundaries. The District is proposed to include approximately 94.83 acres of land generally located east of Preston Road, north of County Road 105, and south of County Road 102, located within the City and as more particularly described by a metes and bounds description available at Celina City Hall and available for public inspection.

Proposed Method of Assessment. The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and principal), and certain assessments may be paid in annual installments (including interest and principal). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest).

Attachment: Resolution Setting Hearing to create Chalk Hill PID (Resolution to set PH for creation of Chalk Hill PID #2)

Proposed Apportionment of Cost between the District and the City. The City will not be obligated to provide any funds to finance the Authorized Improvements, except for assessments levied on real property within the District and possible tax reinvestment zone revenue, if created. No municipal property in the District shall be assessed. All of the costs of the Authorized Improvements will be paid from assessments and from other sources of funds, if any, available to the Petitioner.

During the public hearing, any interested person may speak for or against the establishment of the District and the advisability of the improvements to be made for the benefit of the property within the District.

EXHIBIT C**Metes and Bounds****PROPERTY DESCRIPTION:**

Being a 94.827 acre tract of land situated in the George W. Eastes Survey, Abstract Number 299, the William W. Shawver Survey, Abstract Number 810, and the William B. Tucker Survey, Abstract Number 912, City of Celina, Collin County, Texas, and being a part of that certain tract of land described by deed to CADG CELINA 156, LLC, recorded under Document Number 20141015001128280, Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the most northwest corner of a tract of land described to A.P. Sommerhalder, LLC, by deed recorded in document number 20150625000764600, Deed Records, Collin County, Texas, and the southwest corner of that certain tract of land described by deed to Preston 51 CR 102, LP, recorded under Document Number 20071120001569950 of the Official Public Records of Collin County, Texas, and being in the east line of State Highway No. 289, also known as Preston Road, having a variable width right-of-way, and being within County Road 102;

THENCE South 89 degrees 43 minutes 35 seconds East, within said County Road 102 and with the north line of said A. P. Sommerhalder tract and the south line of said Preston 51 CR 102 tract, a distance of 737.08 feet to a point for corner, being the POINT OF BEGINNING;

THENCE South 89 degrees 43 minutes 35 seconds East, continuing within said County Road 102, a distance of 1803.23 feet to a point for the southeast corner of said Preston 51 CR 102, LP tract, same being an inner ell corner of said CADG Celina 156, LLC tract;

THENCE North 00 degrees 26 minutes 05 seconds West, with the east line of said Preston 51 CR 102, LP tract and the northernmost west line of said CADG Celina 156, LLC tract, a distance of 640.81 feet to a 1/2 inch iron rod found for the southwest corner of that same tract of land described to Mohammad Ali Dalaki, by deed recorded in Document Number 20141119001266880, Official Public Records, Collin County, Texas, same being the northernmost northwest corner of said CADG Celina 156, LLC tract;

THENCE North 89 degrees 49 minutes 17 Seconds East, with the south line of said Dalaki tract and the north line of said CADG Celina 156, LLC tract, a distance of 1391.00 feet to a point for the southeast corner of said Dalaki tract and the northeast corner of said CADG Celina 156, LLC tract, said point lying on the west line of that same tract of land described to Nanda Estates, LLC, by deed recorded in Document Number 201407090000706790, Official Public Records, Collin County, Texas;

THENCE South 00 degrees 30 minutes 42 seconds East, with the west line of said Nada Estates, LLC tract and the easternmost line of said CADG Celina 156, LLC tract, a distance of 1391.70 feet to a 5/8 inch iron rod found for the easternmost southeast corner thereof, same being the southwest corner of said Nada Estates, LLC tract, and lying on the north line of that same tract of land described to Four Winds Enterprises, Ltd., by deed recorded in Volume 5476, Page 8080, Official Public Records, Collin County, Texas;

THENCE South 88 degrees 45 minutes 36 seconds West, with the north line of said Four Winds Enterprises, Ltd. tract, and the easternmost south line of said CADG Celina 156, LLC tract, a distance of 551.59 feet to a point for corner;

THENCE South 89 degrees 08 minutes 14 seconds West, continuing with the north line of said Four Winds Enterprises, Ltd. tract, and the easternmost south line of said CADG Celina 156, LLC tract, a distance of 1442.68 feet to a 1/2 inch iron rod found for the northwest corner of said Four Winds Enterprises, Ltd. tract and an inner ell corner of said CADG Celina 156, LLC tract;

THENCE South 00 degrees 08 minutes 33 seconds West, with the west line of said Four Winds Enterprises, Ltd. tract, and the southernmost east line of said CADG Celina 156, LLC tract, a distance of 45.11 feet to point for corner in the west line of said Four Winds Enterprises, Ltd., and at the beginning of a curve to the left having a radius of 708.00 feet, with a delta

Attachment: Resolution Setting Hearing to create Chalk Hill PID (Resolution to set PH for creation of Chalk Hill PID #2)

angle of 36 degrees 15 minutes 41 seconds, whose chord bears South 72 degrees 00 minutes 02 seconds West, a distance of 440.64 feet;

THENCE, in a southwesterly direction, departing the southernmost east line of said CADG Celina 156 tract, over, across, and upon said CADG Celina 156 tract, and with said curve, an arc length of 448.08 feet to a point for corner;

THENCE South 53 degrees 52 minutes 12 seconds West, continuing within said CADG Celina 156 tract, a distance of 1001.46 feet to a point for corner lying on the west line thereof, same being the east line of that certain tract of land described in deed to Sutton Field Investments, LLC, recorded under Document Number 20150305000240910, Official Public Records of Collin County, Texas;

THENCE North 01 degrees 31 minutes 38 seconds West, with the west line of said CADG Celina 156 tract, the east line of said Sutton Field Investments, LLC, tract, and the east line of that certain tract of land described to Old Celina, LTD., by deed recorded under Document Number 20150305000240780 of the Official Public Records of Collin County, Texas, a distance of 403.65 feet to point for corner;

THENCE North 87 degrees 49 minutes 58 seconds West, with the westernmost south line of said CADG Celina 156 tract, and the north line of said Old Celina, LTD. tract, a distance of 793.07 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner in the east line of said Preston Road, lying in a curve to the left having a radius of 11546.01 feet, with a delta angle of 02 degrees 10 minutes 12 seconds, whose chord bears North 05 degrees 22 minutes 06 seconds East, a distance of 437.28 feet;

THENCE continuing with the east line of said Preston Road and with said curve, an arc length of 437.31 feet to a point for the westernmost northwest corner of said CADG Celina 156 tract and the southwest corner of said A.P. Sommerhalder, LLC tract;

THENCE South 85 degrees 39 minutes 30 seconds East, with the westernmost north line of said CADG Celina 156 tract and the south line of said A.P. Sommerhalder, LLC. tract, a distance of 763.62 feet to point for the southeast corner of said A.P.Sommerhalder, LLC. tract and an interior corner of said CADG Celina 156 tract;

THENCE North 01 degrees 37 minutes 07 seconds East, with the northernmost west line of said CADG Celina 156 tract and the east line of said A.P. Sommerhalder, LLC. tract, a distance of 749.79 feet to the POINT OF BEGINNING, and containing 94.827 acres of land, more or less, and being subject to any and all easements that may affect.

PROPERTY DESCRIPTION:

Being a 94.827 acre tract of land situated in the George W. Eastes Survey, Abstract Number 299, the William W. Shawver Survey, Abstract Number 810, and the William B. Tucker Survey, Abstract Number 912, City of Celina, Collin County, Texas, and being a part of that certain tract of land described by deed to CADG CELINA 156, LLC, recorded under Document Number 20141015001128280, Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the most northwest corner of a tract of land described to A.P. Sommerhalder, LLC, by deed recorded in document number 20150625000764600, Deed Records, Collin County, Texas, and the southwest corner of that certain tract of land described by deed to Preston 51 CR 102, LP, recorded under Document Number 20071120001569950 of the Official Public Records of Collin County, Texas, and being in the east line of State Highway No. 289, also known as Preston Road, having a variable width right-of-way, and being within County Road 102;

THENCE South 89 degrees 43 minutes 35 seconds East, within said County Road 102 and with the north line of said A. P. Sommerhalder tract and the south line of said Preston 51 CR 102 tract, a distance of 737.08 feet to a point for corner, being the POINT OF BEGINNING;

THENCE South 89 degrees 43 minutes 35 seconds East, continuing within said County Road 102, a distance of 1803.23 feet to a point for the southeast corner of said Preston 51 CR 102, LP tract, same being an inner ell corner of said CADG Celina 156, LLC tract;

THENCE North 00 degrees 26 minutes 05 seconds West, with the east line of said Preston 51 CR 102, LP tract and the northernmost west line of said CADG Celina 156, LLC tract, a distance of 640.81 feet to a 1/2 inch iron rod found for the southwest corner of that same tract of land described to Mohammad Ali Dalaki, by deed recorded in Document Number 20141119001266880, Official Public Records, Collin County, Texas, same being the northernmost northwest corner of said CADG Celina 156, LLC tract;

THENCE North 89 degrees 49 minutes 17 Seconds East, with the south line of said Dalaki tract and the north line of said CADG Celina 156, LLC tract, a distance of 1391.00 feet to a point for the southeast corner of said Dalaki tract and the northeast corner of said CADG Celina 156, LLC tract, said point lying on the west line of that same tract of land described to Nanda Estates, LLC, by deed recorded in Document Number 20140709000706790, Official Public Records, Collin County, Texas;

THENCE South 00 degrees 30 minutes 42 seconds East, with the west line of said Nanda Estates, LLC tract and the easternmost line of said CADG Celina 156, LLC tract, a distance of 1391.70 feet to a 5/8 inch iron rod found for the easternmost southeast corner thereof, same being the southwest corner of said Nanda Estates, LLC tract, and lying on the north line of that same tract of land described to Four Winds Enterprises, Ltd., by deed recorded in Volume 5476, Page 8080, Official Public Records, Collin County, Texas;

THENCE South 88 degrees 45 minutes 36 seconds West, with the north line of said Four Winds Enterprises, Ltd. tract, and the easternmost south line of said CADG Celina 156, LLC tract, a distance of 551.59 feet to a point for corner;

THENCE South 89 degrees 08 minutes 14 seconds West, continuing with the north line of said Four Winds Enterprises, Ltd. tract, and the easternmost south line of said CADG Celina 156, LLC tract, a distance of 1442.68 feet to a 1/2 inch iron rod found for the northwest corner of said Four Winds Enterprises, Ltd. tract and an inner ell corner of said CADG Celina 156, LLC tract;

THENCE South 00 degrees 08 minutes 33 seconds West, with the west line of said Four Winds Enterprises, Ltd. tract, and the southernmost east line of said CADG Celina 156, LLC tract, a distance of 45.11 feet to point for corner in the west line of said Four Winds Enterprises, Ltd., and at the beginning of a curve to the left having a radius of 708.00 feet, with a delta angle of 36 degrees 15 minutes 41 seconds, whose chord bears South 72 degrees 00 minutes 02 seconds West, a distance of 440.64 feet;

THENCE, in a southwesterly direction, departing the southernmost east line of said CADG Celina 156 tract, over, across, and upon said CADG Celina 156 tract, and with said curve, an arc length of 448.08 feet to a point for corner;

THENCE South 53 degrees 52 minutes 12 seconds West, continuing within said CADG Celina 156 tract, a distance of 1001.46 feet to a point for corner lying on the west line thereof, same being the east line of that certain tract of land described in deed to Sutton Field Investments, LLC, recorded under Document Number 20150305000240910, Official Public Records of Collin County, Texas;

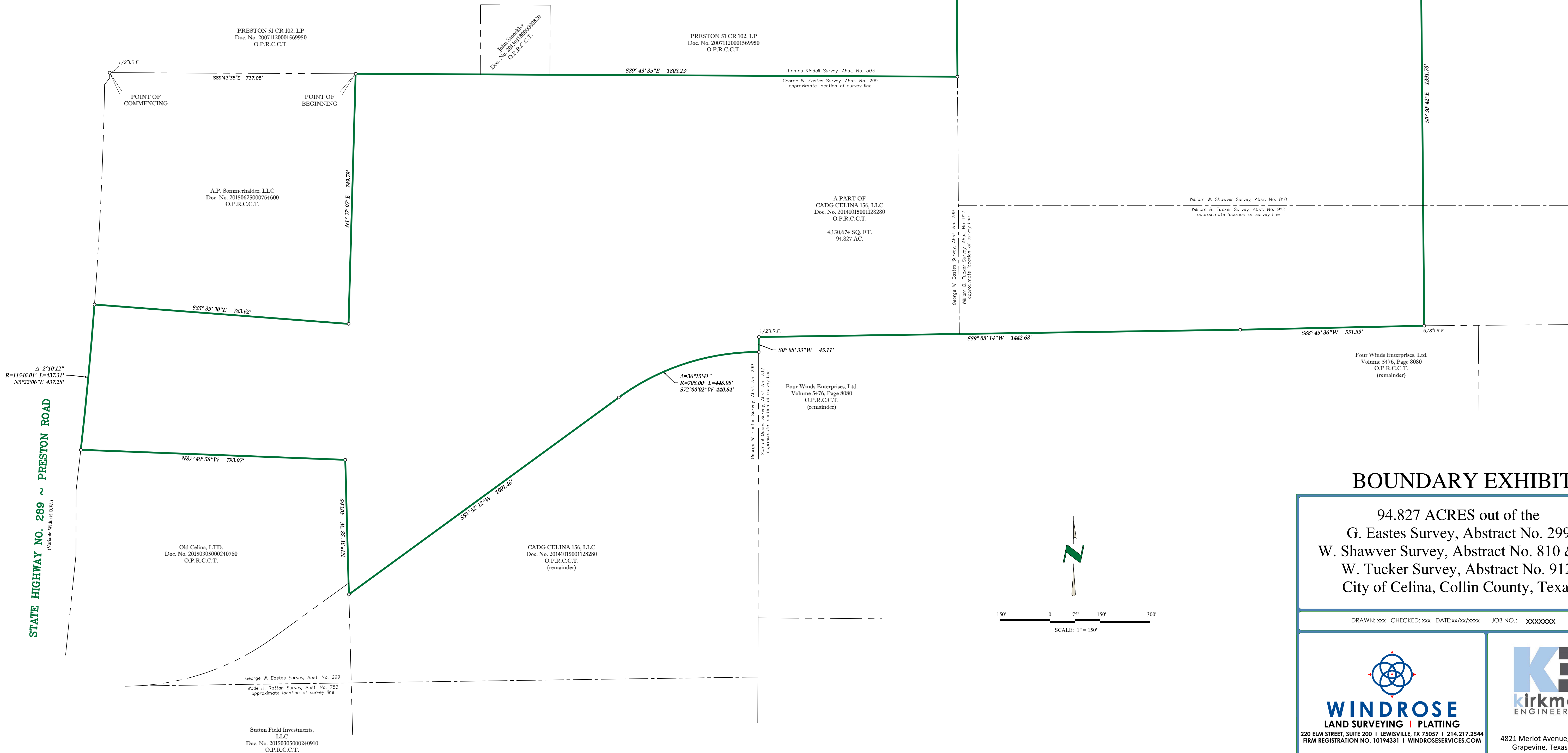
THENCE North 01 degrees 31 minutes 38 seconds West, with the west line of said CADG Celina 156 tract, the east line of said Sutton Field Investments, LLC, tract, and the east line of that certain tract of land described to Old Celina, LTD., by deed recorded under Document Number 20150305000240780 of the Official Public Records of Collin County, Texas, a distance of 403.65 feet to point for corner;

THENCE North 87 degrees 49 minutes 58 seconds West, with the westernmost south line of said CADG Celina 156 tract, and the north line of said Old Celina, LTD. tract, a distance of 793.07 feet to a 1/2 inch iron rod with a yellow cap stamped "ASC" set for corner in the east line of said Preston Road, lying in a curve to the left having a radius of 11546.01 feet, with a delta angle of 02 degrees 10 minutes 12 seconds, whose chord bears North 05 degrees 22 minutes 06 seconds East, a distance of 437.28 feet;

THENCE continuing with the east line of said Preston Road and with said curve, an arc length of 437.31 feet to a point for the westernmost northwest corner of said CADG Celina 156 tract and the southwest corner of said A.P. Sommerhalder, LLC tract;

THENCE South 85 degrees 39 minutes 30 seconds East, with the westernmost north line of said CADG Celina 156 tract and the south line of said A.P. Sommerhalder, LLC tract, a distance of 763.62 feet to point for the southeast corner of said A.P.Sommerhalder, LLC. tract and an interior corner of said CADG Celina 156 tract;

THENCE North 01 degrees 37 minutes 07 seconds East, with the northernmost west line of said CADG Celina 156 tract and the east line of said A.P. Sommerhalder, LLC. tract, a distance of 749.79 feet to the POINT OF BEGINNING, and containing 94.827 acres of land, more or less, and being subject to any and all easements that may affect.



BOUNDARY EXHIBIT

94.827 ACRES out of the
G. Eastes Survey, Abstract No. 299
W. Shawver Survey, Abstract No. 810 & the
W. Tucker Survey, Abstract No. 912,
City of Celina, Collin County, Texas

DRAWN: xxx CHECKED: xxx DATE: xx/xx/xxxx JOB NO.: XXXXXXX

WINDROSE
LAND SURVEYING | PLATTING
220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

Kirkman
ENGINEERING

4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

PROPERTY DESCRIPTION:

Being a 94.827 acre tract of land situated in the George W. Eastes Survey, Abstract Number 299, the William W. Shawver Survey, Abstract Number 810, and the William B. Tucker Survey, Abstract Number 912, City of Celina, Collin County, Texas, and being a part of that certain tract of land described by deed to CADG CELINA 156, LLC, recorded under Document Number 20141015001128280, Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found for the most northwest corner of a tract of land described to A.P. Sommerhalder, LLC, by deed recorded in document number 20150625000764600, Deed Records, Collin County, Texas, and the southwest corner of that certain tract of land described by deed to Preston 51 CR 102, LP, recorded under Document Number 20071120001569950 of the Official Public Records of Collin County, Texas, and being in the east line of State Highway No. 289, also known as Preston Road, having a variable width right-of-way, and being within County Road 102;

THENCE South 89 degrees 43 minutes 35 seconds East, within said County Road 102 and with the north line of said A. P. Sommerhalder tract and the south line of said Preston 51 CR 102 tract, a distance of 737.08 feet to a point for corner, being the POINT OF BEGINNING;

THENCE South 89 degrees 43 minutes 35 seconds East, continuing within said County Road 102, a distance of 1803.23 feet to a point for the southeast corner of said Preston 51 CR 102, LP tract, same being an inner ell corner of said CADG Celina 156, LLC tract;

THENCE North 00 degrees 26 minutes 05 seconds West, with the east line of said Preston 51 CR 102, LP tract and the northernmost west line of said CADG Celina 156, LLC tract, a distance of 640.81 feet to a 1/2 inch iron rod found for the southwest corner of that same tract of land described to Mohammad Ali Dalaki, by deed recorded in Document Number 20141119001266880, Official Public Records, Collin County, Texas, same being the northernmost northwest corner of said CADG Celina 156, LLC tract;

THENCE North 89 degrees 49 minutes 17 Seconds East, with the south line of said Dalaki tract and the north line of said CADG Celina 156, LLC tract, a distance of 1391.00 feet to a point for the southeast corner of said Dalaki tract and the northeast corner of said CADG Celina 156, LLC tract, said point lying on the west line of that same tract of land described to Nanda Estates, LLC, by deed recorded in Document Number 201407090000706790, Official Public Records, Collin County, Texas;

THENCE South 00 degrees 30 minutes 42 seconds East, with the west line of said Nada Estates, LLC tract and the easternmost line of said CADG Celina 156, LLC tract, a distance of 1391.70 feet to a 5/8 inch iron rod found for the easternmost southeast corner thereof, same being the southwest corner of said Nada Estates, LLC tract, and lying on the north line of that same tract of land described to Four Winds Enterprises, Ltd., by deed recorded in Volume 5476, Page 8080, Official Public Records, Collin County, Texas;

THENCE South 88 degrees 45 minutes 36 seconds West, with the north line of said Four Winds Enterprises, Ltd. tract, and the easternmost south line of said CADG Celina 156, LLC tract, a distance of 551.59 feet to a point for corner;

THENCE South 89 degrees 08 minutes 14 seconds West, continuing with the north line of said Four Winds Enterprises, Ltd. tract, and the easternmost south line of said CADG Celina 156, LLC tract, a distance of 1442.68 feet to a 1/2 inch iron rod found for the northwest corner of said Four Winds Enterprises, Ltd. tract and an inner ell corner of said CADG Celina 156, LLC tract;

THENCE South 00 degrees 08 minutes 33 seconds West, with the west line of said Four Winds Enterprises, Ltd. tract, and the southernmost east line of said CADG Celina 156, LLC tract, a distance of 45.11 feet to point for corner in the west line of said Four Winds Enterprises, Ltd., and at the beginning of a curve to the left having a radius of 708.00 feet, with a delta angle of 36 degrees 15 minutes 41 seconds, whose chord bears South 72 degrees 00 minutes 02 seconds West, a distance of 440.64 feet;

THENCE, in a southwesterly direction, departing the southernmost east line of said CADG Celina 156 tract, over, across, and upon said CADG Celina 156 tract, and with said curve, an arc length of 448.08 feet to a point for corner;

THENCE South 53 degrees 52 minutes 12 seconds West, continuing within said CADG Celina 156 tract, a distance of 1001.46 feet to a point for corner lying on the west line thereof, same being the east line of that certain tract of land described in deed to Sutton Field Investments, LLC, recorded under Document Number 20150305000240910, Official Public Records of Collin County, Texas;

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THENCE North 01 degrees 37 minutes 07 seconds East, with the northernmost west line of said CADG Celina 156 tract and the east line of said A.P. Sommerhalder, LLC. tract, a distance of 749.79 feet to the POINT OF BEGINNING, and containing 94.827 acres of land, more or less, and being subject to any and all easements that may affect.



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Jason Laumer, City Manager
CC: Jason Laumer, City Manager
Date: November 14, 2017
Re: Negotiate and execute annexation agreements

Action Requested:

Consider and act on authorizing the city manager to negotiate and execute annexation agreements with landowners within Celina's extraterritorial jurisdiction. (Laumer)

Background Information:

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:

Staff Recommendation: