



**NOTICE OF
CITY COUNCIL REGULAR MEETING
FIRST UNITED METHODIST CHURCH 112 N. COLORADO ST, CELINA, TX 75009
TUESDAY, NOVEMBER 10, 2015 AT 5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Terry called the meeting to order at 5:20 PM.

Attendee Name	Organization	Title	Status	Arrived
Wayne Nabors	City of Celina	Place 2	Present	
Carmen Roberts	City of Celina	Place 4	Present	
Lori Vaden	City of Celina	Place 5	Present	5:55 PM
Chad Anderson	City of Celina	Place 6	Present	
Andy Hopkins	City of Celina	Place 3	Present	
Erik Geiger	City of Celina	Place 1	Absent	
Sean Terry	City of Celina	Mayor	Present	

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Employee Introductions/Recognitions

Public Safety Director Mark Metdker introduced the following new employees and promotions: Police-Timothy Hebert, Dan Schechter, Timothy Hale, Tony Griggs, Shea Scott, Samuel Hernandez, John Jackson, Michael Proffer and Fire-Bryan McMeekan, Chris Kincaid, Johnny Smith, Kyle Mills, James Campbell, Shawn McCarty.

Public Works and Engineering Director Gabe Johnson introduced the following new employees and promotions: Jeff McClelland - Construction Inspector, Catherine Oduro - Engineer in Training, Nathan Bidelman - Water Tech 1, Gary Stout - Water Operator, Jon LaPradd - Wastewater Tech 1, Robert Chumbley - Wastewater Operator.

B. Department Update for Engineering and Public Works (Johnson)

Public Works and Engineering Director Gabe Johnson gave updates on various road, water and sewer line projects throughout the city.

C. City Hall remodel update (Montgomery)

Administrative Services Manager Michael Montgomery informed council that operations would move to 302 W. Walnut Street during the remodel.

The City Council took a brief recess at 5:40 PM.

III. EXECUTIVE SESSION:

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

City Council reconvened into open session at 6:10 PM. Mayor Terry led the pledges of allegiance. Councilman Nabors gave the invocation.

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

VI. **OPEN FORUM:**

No public comment was received. Mayor Terry mentioned Veteran's Day activities taking place in the schools.

VII. **CONSENT AGENDA:**

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

A. **Minutes Approval:**

1. City Council - Regular Meeting - Oct 13, 2015 5:00 PM
 2. City Council - Public Hearing and Special Meeting - Oct 20, 2015 5:30 PM
 3. City Council - Public Hearing and Special Meeting - Oct 27, 2015 6:15 PM
- B. Consider and act upon an Interlocal Agreement Amendment by and between The City of Celina, Texas and the City of Weston Texas, for Municipal Court Services. (Montgomery)
- C. Consider and act upon a Master Services Agreement (MSA) contract by and between the City of Celina and Pacheco Koch Consulting Engineers, Inc. for Engineering and Surveying Services. (Johnson)
- D. Consider and act upon a Master Services Agreement (MSA) contract by and between the City of Celina and Garver, LLC for Engineering and Professional Services. (Johnson)
- E. Consider and act upon a Master Services Agreement (MSA) contract by and between the City of Celina and Cobb, Fendley and Associates, Inc. For Engineering and Professional Services. (Johnson)
- F. Consider and act upon a task order authorization by and between the City of Celina and Cobb, Fendley and Associates, Inc as per the MSA for Professional Services. (Johnson)
- G. Consider and act upon a contract by and between the City of Celina and Pacheco Koch, LLC for Professional Services related to an Inflow and Infiltration Study for the West Basin. (Johnson)
- H. Consider and act upon Interlocal Agreements by and between the City of Celina and Collin County for Animal Control Services and Animal Shelter Construction and Use. (Faulkner)
- I. Consider and act upon a resolution of the City Council of the City of Celina, Texas, accepting the 2015 Certified Tax Roll for the City of Celina. (Toutounchian)

- J. Consider and act on an Ordinance Of The City of Celina, Texas, adopting the annexation of certain territory contiguous to and adjoining the City of Celina, Texas, to wit: Being all that certain 1.60 acre tract of land situated in the L.M. Boyd Survey, Abstract No. 48, Collin County, Texas, and being a portion of that certain tract of Tract I conveyed to Philip M. Littell, by deed recorded in Volume 2869, Page 535, Deed Records, Collin County, Texas; and Being all that certain 3.26 acre tract of land situated in the L.M. Boyd Survey, Abstract No. 48, Collin County, Texas, and being a portion of that certain tract of Tract II conveyed to Philip M. Littell, by deed recorded in Volume 2869, Page 529, Deed Records, Collin County, Texas, Such tracts are generally located north of County Road 100, east of SH 289, west of County Road 97, and south of County Road 134. (Liebman)

(2015-60)

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance of the City Council of the City of Celina, Texas, accepting and approving a Service and Assessment Plan and Neighborhood Improvement Area #1 Assessment Roll for Sutton Fields II Public Improvement District; making a finding of special benefit to the property in the district; levying special assessments against property within the district and establishing a lien on such property; providing for payment of the Neighborhood Improvement Area #1 Assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of assessment and the payment of the Neighborhood Improvement Area #1 Assessments, providing penalties and interest on delinquent assessments, providing for severability, and providing an effective date. (Liebman)

Mayor Terry recused himself at 6:13 PM for items A and B due to a conflict of interest. Mayor Pro Tem Anderson opened the hearing at 6:13 PM. No public comment was received. The hearing was closed at 6:16 PM. (2015-34)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Lori Vaden, Place 5
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins
ABSENT:	Geiger

- B. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance of the City Council of the City of Celina, Texas accepting and approving a Service and Assessment Plan and Neighborhood Improvement Areas #2-5 Assessment Roll for Sutton Fields II Public Improvement District; making a finding of special benefit to the property in the district; levying special assessments against property within the district and establishing a lien on such property; providing for payment of the Neighborhood Improvement Areas #2-5 Assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of assessment and the payment of the Neighborhood Improvement Areas #2-5 Assessments, providing penalties and interest on delinquent assessments. (Liebman)

Mayor Pro Tem Anderson opened the hearing at 6:16 PM. No public comment was received. The hearing was closed at 6:17 PM. (2015-56)

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

- C. The Celina City Council will conduct a public hearing at 6:00 p.m. to consider testimony regarding proposed involuntary annexations of Rolling Meadows Estates being 51.418 acres situated in the Coleman Watson Survey Abstract No. 945 and encompassing 44 lots. (Liebman)

Mayor Terry returned to the meeting at 6:17 PM and opened the hearing.

Lee Johnson of 6582 Swallow Court asked what is the reasoning, what is the benefit, and when will this happen.

Doug Wink (?) of Meadow (?) asked if the council would consider pushing this back to allow for budgeting.

Ann Radcliffe of 6533 Swallow Court asked what is the benefit and why is the water so much.

Darrel Wilson of 6270 Coastal Drive asked what is the benefit, why is the water so much, when will this happen and when the taxes will take place.

Ann Radcliffe stated that their water was off now and the water pressure is low.

An unidentified woman asked about services provided and why two hearings in a row.

City Attorney Lance Vanzant noted proposed services are stated in the service plan.

The hearing was closed at 6:22 PM

- D. The Celina City Council will conduct a public hearing at 6:05 p.m. to consider testimony regarding proposed involuntary annexations of Rolling Meadows Estates being 51.418 acres situated in the Coleman Watson Survey Abstract No. 945 and encompassing 44 lots. (Liebman)

Mayor Terry opened the hearing at 6:23 PM.

Donna McNamara of 6560 Swallow Court stated that the information passed out to them is not matching what they are being told and when will taxes will go into effect.

Mike Denison of 6506 Lark Circle asked when sewer is coming.

The hearing was closed at 6:30 PM.

- E. The Celina City Council will conduct a public hearing to consider testimony on a final Service and Assessment Plan, including a final Assessment Roll for Assessed Property, for the Wells South Public Improvement District, a +400 acres of land located in the W. Wilhite Survey, Abstract No. 1002 and the Jonathan Westoven Survey, Abstract No. 1030; Collin County, Texas; making a finding of special benefit to assessable property within the District and establishing a lien on such property for payment of the Assessments. (Wells South NIA #1) (Liebman)

Mayor Terry opened the hearing at 6:30 PM and stated it would be continued to the December 7th meeting. No public comment was received.

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

Mayor Terry opened the hearing at 6:31 PM. No public comment was received.

RESULT:	TABLED [UNANIMOUS]	Next: 12/7/2015 5:00 PM
MOVER:	Wayne Nabors, Place 2	
SECONDER:	Andy Hopkins, Place 3	
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins	
ABSENT:	Geiger	

- G. Conduct a public hearing to consider testimony and act upon an ordinance of the City Council of the City of Celina for a zoning amendment request from an AG-Agricultural Zoning District to PD-Planned Development Zoning District with a base zoning of LI - Light Industrial on a ±58.46 acre tract of land located in the Collin County School Survey #15, Abstract No. 170, Collin County, Texas. The property is generally located east of Business 289 (Louisiana Street), north of CR 95, south of CR 99 and west of the BNSF Railroad. (Huddleston 58) (Liebman)

Item H was taken before item G. Mayor Terry opened the hearing at 6:36 PM. No public comment was received. The hearing was closed at 6:38 PM. (2015-61)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Chad Anderson, Place 6
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins
ABSENT:	Geiger

- H. Conduct a public hearing to consider testimony and act upon an ordinance of the City Council of the City of Celina for a zoning amendment request from an AG- Agricultural Zoning District to PD-Planned Development Zoning District with a base zoning of SF-R - Single Family Residential on a ±60.13 acre tract of land located in the Gabriel Chenowith Survey, Abstract No. 140, Collin County, Texas. The property is generally located east of the intersection of CR 58 and CR 59, and west of North Preston Lakes Estates (Huddleston 60) Liebman

Item H was taken before item G. Mayor Terry opened the hearing at 6:32 PM. Shea Kirkman, representing the applicant stated he was here to answer any questions and that the project was consistent with the Future Land Use Plan. No public comment was received. The hearing was closed at 6:36 PM. (2015-62)

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

- I. The Celina City Council will conduct a public hearing to consider testimony and take action regarding an Extra Territorial Jurisdiction Development Agreement by and between the City of Celina, Texas and the property owners of Wells North. The property is a ±244.1 acre tract of land located within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas and is generally located south of CR 88, east of Carter Ranch, north of CR 83, and approximately 1,350 feet west of the future alignment of Coit Road. (Wells North) (Liebman)

Mayor Terry opened the hearing at 6:39 PM. Misty Ventura, representing Hillwood, outlined current negotiated deal points since the latest copy was distributed. No public comment was received. The hearing was closed at 6:44 PM. Councilman Nabors moved to approve with the stipulations to include moving Marilee SUD CCN purchase (decertification) costs of \$38,750 from Phase III to Phase I, the CCN mapping cost of \$30,000 to be removed, \$585,000 to be paid out of PID bonds, \$376,315 developer roadway contribution from Phase III to be

paid with PID bonds, Exhibit E, paragraph 5, development regulations be deleted and a one million dollar roadway impact fee rebate be removed (content) contingent upon acceptance by the attorney.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Chad Anderson, Place 6
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins
ABSENT:	Geiger

IX. ACTION ITEM:

- A. Consider and act upon an ordinance amending and restating provisions of the Ordinance authorizing the issuance of "City of Celina, Texas, Tax and Waterworks and Sewer System (Limited Pledge) Revenue Certificates of Obligation, Series 2015"; specifying the terms and features of said certificates; providing for the payment of said certificates of obligation by the levy of an ad valorem tax upon all taxable property within the City and a limited pledge of the net revenues derived from the operation of the City's combined waterworks and sewer system; providing the terms and conditions of such certificates of obligation and resolving other matters incident and relating to the issuance, payment, security, sale and delivery of said certificates of obligation, including the approval and execution of Paying Agent/Registrar Agreement and an Addendum to Purchase Agreement and the ratification of the execution of a Bond Purchase Agreement and the distribution of a preliminary Official Statement and an Official Statement pertaining to such certificates; and providing an effective date. (Toutounchian)

Bond Counsel Drew Slone explained the action taking place. (2015-58)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Lori Vaden, Place 5
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins
ABSENT:	Geiger

- B. Consider and act upon an ordinance approving the Reinvestment Zone Number Four, City of Celina, Texas, Final Project and Finance Plan for Sutton Fields II. (Liebman)

Mayor Terry recused himself at 6:47 PM for items B through F due to a conflict of interest. (2015-59)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Lori Vaden, Place 5
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins
ABSENT:	Geiger

- C. Consider and act upon an ordinance of the City Council of the City of Celina approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #1 Project); and approving and authorizing related agreements. (Liebman)

Jim Sabonis with First Southwest explained bond items C and E. (2015-55)

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

- D. Consider and act upon a resolution of the City of Celina, Texas, approving and authorizing the Mayor Pro Tem to execute "Sutton Fields II Public Improvement District Neighborhood Improvement area #1 Reimbursement Agreement" between the City of Celina, Texas, and CADG Sutton Fields, LLC.. (Liebman)

(2015-57R)

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

- E. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (Sutton Fields II Public Improvement District Neighborhood Improvement Areas #2-5 Major Improvement Project); and approving and authorizing related agreements. (Liebman)

Jim Sabonis with First Southwest noted that a Landowner Agreement has been added to this document. (2015-57)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Lori Vaden, Place 5
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins
ABSENT:	Geiger

- F. Consider and act upon a resolution of the City of Celina, Texas, approving and authorizing the Mayor Pro Tem to execute "Sutton Fields II Public Improvement District Neighborhood Improvement Areas #2-5 Major Improvement Reimbursement Agreement" between the City of Celina, Texas, and CADG Sutton Fields, LLC. (Liebman)

(2015-58R)

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

- G. Consider and act upon an ordinance of the City of Celina, Texas, adopting the annexation of certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being an approximately 3.50 acre tract of land located in the Collin County School land #14 survey, abstract number 167, Collin County, Texas, being all of an approximately 3.50 acre tract of land conveyed to Al-Raza Enterprises Inc. in Instrument Number 20080312000296050 of the real property records of Collin County, Texas, and being more particularly described by metes and bounds in exhibit "A" and graphically depicted in exhibit "B" attached hereto and incorporated herein, such tract is generally located east of SH 289, north and west of County Road 89 and south of East Sunset Blvd. (Liebman)

(2015-63)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chad Anderson, Place 6
SECONDER:	Wayne Nabors, Place 2
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins
ABSENT:	Geiger

- H. Consider and act upon an Ordinance Of The City of Celina, Texas, adopting the annexation of certain territories contiguous to and adjoining the City of Celina, Texas, to wit: Being a .589 acre tract of land situated in the Thomas Strayton survey, abstract no. 0805, tract #3, Collin County, Texas, and being part of a 5.346 acre tract of land described in a deed to Billy J. and Cyndee V. Herrin as recorded in instrument number 19960514000392680 of the real property records of Collin County, Texas; and being a 1.07 acre tract of land situated in the Collin County School Land Survey #15, Abstract No. 0170, block 2, tract #1, Collin County, Texas, and being part of a 5.346 acre tract of land described in a deed to Billy J and Cyndee V. Herrin as recorded in instrument number 19960514000392680 of the real property records of Collin County, Texas, such tracts are generally located north of E. Malone Street, east of Business 289, west of the BNSF railroad, and south of County Road 95. (Liebman)

(2015-64)

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

- I. Consider and act upon appointment of three directors to the Old Celina MMD No. 1 Board of Directors as follows: (1) one member to serve until May 31, 2016, and (2) two members to serve until May 31, 2018. (Old Celina MMD Board Appointment) (Liebman)

Carmen Roberts was appointed to a term expiring in 2016. Lori Vaden and Sean Terry were appointed to a term expiring in 2018.

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

- J. Consider and act upon a seventh amendment to the Amended and Restated Development Agreement with Light Farms regarding sex offender residency restrictions. (Liebman)

It was noted that this agreement expires on January 13, 2016.

RESULT: APPROVED [UNANIMOUS]
MOVER: Wayne Nabors, Place 2
SECONDER: Chad Anderson, Place 6
AYES: Nabors, Roberts, Vaden, Anderson, Hopkins
ABSENT: Geiger

- K. Consider and act to institute the annexation of certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being an approximately 4.203 acre tract of land located in the Jonathan Westover Survey, Abstract No. 1030 and the McKinzie Wilhite Survey, Abstract No. 1008 Collin County, Texas, such tract is generally CR 84. (Liebman)

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

- L. Consider and act to institute the the annexation of certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being a +-11.05 acre strip of CR83 right of way adjacent to Wells South, situated in the William Wilhite Survey, Abstract No. 1002, the Lindsey Lewis Survey, Abstract No. 532, and the Jonathan Westover Survey, Abstract No. 1030, Collin County, Texas; such tract is generally a portion of CR 83. (Liebman)

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

- M. Consider and act upon a resolution of the City Council of the City of Celina, Texas, setting a date, time and place (Monday December 7, 2015 at 6:00 PM & Monday December 7, 2015 at 6:05 PM) for public hearings on the proposed annexation of 45.311 Acres situated in the Thomas Stayton Survey, Abstract 0806, Tract 2. (Liebman)

(2015-60R)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Carmen Roberts, Place 4
SECONDER:	Chad Anderson, Place 6
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins
ABSENT:	Geiger

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 7:10 PM.

Sean Terry, Mayor

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

Date Minutes Approved