



**NOTICE OF
CITY COUNCIL REGULAR MEETING
CITY COUNCIL CHAMBERS 112 N. COLORADO ST, CELINA, TX 75009
TUESDAY, NOVEMBER 8, 2016 AT 5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Attendee Name	Organization	Title	Status	Arrived
Mindy Koehne	City of Celina	Place 5	Present	
Andy Hopkins	City of Celina	Place 3	Present	
Bill Webber	City of Celina	Place 1	Present	
Carmen Roberts	City of Celina	Place 4	Present	
Chad Anderson	City of Celina	Place 6	Present	
Wayne Nabors	City of Celina	Place 2	Present	
Sean Terry	City of Celina	Mayor	Present	

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

Mayor Terry presented a proclamation to Court Clerks Brandy Berry and Vivien Adams proclaiming November 7th through 11th as Municipal Court Week.

A. Introduction of First Southwest Securities Advisors (Hughes, Bulaich)

Jason Hughes with FirstSouthwest gave a brief history on the company and introduced himself and his partner Nick Bulaich.

B. Light Farms Police and Fire Fees (Petty)

Trent Petty with Petty and Associates briefed the City Council on his work with police and fire service contracts for the Light Farms development.

C. Planning & Zoning Commission Annual Report for the Fiscal Year 2015-16. (Ousley)

Planning and Zoning Commission Chairman Jace Ousley presented their Annual Report and discussed concerns about development getting away from the rural feel of Celina.

D. Parkfest Update (Cromwell)

Chamber of Commerce President Melissa Cromwell stated that they were ready to take this event back from the city.

E. Keep Celina Beautiful Update (Norris)

Keep Celina Beautiful Coordinator Haley Norris discussed her struggle with member participation, asked for guidance and suggested a potential temporary suspension of the program.

F. 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 5:41 p.m. with City Attorney Lance Vanzant and Interim City Manager Rick Chaffin.

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

A. Economic Development incentives for potential retail. (Chaffin)

Reconvene into Open Session

The City Council reconvened into open session at 6:02 p.m.

B. Consider and act upon any items discussed in executive session.

No action was taken out of Executive Session.

IV. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Terry led the pledges of allegiance. Councilman Nabors gave the invocation. Mayor Terry mentioned the Veterans Day event at Celina High School on Thursday, November 10th.

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

VI. OPEN FORUM:

Corbett Howard spoke as EDC Executive Director in support of the Palladium project (IX C).

Elaine Ford of 3090 Olive Street, Dallas spoke regarding the Wood Tract item. She is pleased that the mini storage and Multi Family was removed but asked to have the Townhomes next to Lilyana Bluewood removed too.

Dale Donnell of 3621 Quail Hollow spoke regarding the Wood Tract item. He does not want to see Townhomes and has a concern on the watertower and wants it moved farther north.

Gene Mathis of 305 Tarpan Trail spoke regarding his opposition to a permanent batch plan on SH289.

VII. CONSENT AGENDA:

Councilman Hopkins moved to approve the Consent Agenda excluding item C (Fee Schedule)

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

A. Minutes Approval:

1. City Council - Regular Meeting - Oct 11, 2016 5:00 PM

- B. Consider and act upon an ordinance of the City of Celina, Texas amending ordinance 2015-42, which adopted and approved the budget for fiscal year beginning October 1, 2015 and ending September 30, 2016, and make appropriations for each department, project and account, by adopting an amended fiscal year 2015-2016 budget for the City of Celina, Texas, reallocating funds between accounts pursuant to exhibit "A", attached hereto and incorporated into this ordinance. (Toutounchian)

(2016-70)

- C. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, adopting the annexation of certain territories contiguous to and adjoining the City of Celina, Texas, to wit: being an approximately 70.000 acre tract of land and an approximately 30.778 acre tract of land, both being situated in the Mary Howell Survey, Abstract No. 395, Collin County, Texas and generally located east of CR 90, north of the future alignment of Sunset Boulevard and west of FM 2478 (Custer Road); and more particularly described by metes and bounds in Exhibit "A" and graphically depicted in Exhibit "B" attached hereto and incorporated herein, and the rights-of-way adjacent to these properties. (Hundred Acre Park Annexation) (Liebman)

(2016-72)

- D. Consider and act upon a Construction Plat for Bluewood Phase 1, an approximately 103.03 acre tract of land situated in the John Cahill Survey, Abstract No. 171 and the Shelby Glass Survey, Abstract No. 346, and generally located on the north side of Ownsby Parkway, south of Choate Parkway, east of Carter Ranch, and west of future Coit Road (CR 86) containing 337 residential lots, one (1) school lot, one (1) amenity center lot, and thirty-three (33) open space lots. (Bluewood Phase 1 Construction Plat) (Liebman)
- E. Consider and act upon a Final Plat for Light Farms, The Cypress Neighborhood, Phase 2 being approximately 37 acres situated in the Collin County School Land Survey #14, Abstract No. 167, comprised of 147 residential lots and thirteen (13) open space lots. The property is generally located north of Frontier Parkway, west of Worthington Way and east of the BNSF Railroad. (Light Farms Cypress II) (Liebman)
- F. Consider and act upon a Final Plat for Light Farms, The Eastland Neighborhood being approximately 47.35 acres situated in the Collin County School Land Survey #14, Abstract No. 167, comprised of 156 residential lots and eight (8) open space lots. The property is generally located north of Frontier Parkway, west of Worthington Way and east of the BNSF Railroad. (Light Farms Eastland) (Liebman)
- G. Consider and act upon a Final Plat for Light Farms, The Sage Neighborhood, Phase 2 being approximately 31.40 acres situated in the John Ragsdale Survey, Abstract No. 734, comprised of 153 residential lots and ten (10) open space lots. The property is generally located north of Frontier Parkway, east of Worthington Way and west of Preston Road. (Light Farms Sage II) (Liebman)

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, amending Ordinance No. 2006-57, as heretofore amended the same being the Comprehensive Zoning Ordinance, and amending the Official Zoning Map of the City by designating the zoning of an approximately 70.00 acre tract of park land situated in the Mary Howell Survey, Abstract No. 395, Collin County, Texas and generally located east of CR 90, north of the future alignment of Sunset Boulevard and west of Custer Road; a 30.778 acre tract of park land situated in the Mary Howell Survey, Abstract No. 395, Collin County, Texas and generally located east of CR 90, north of the future alignment of Sunset Boulevard and west of Custer Road; a 4.006 acre tract of park land situated in the Henry Bentley Survey, Abstract No. 124, Collin County, Texas, and generally located at the southwest corner of FM 455 and FM 428; a 14.974 acre tract of park land situated in the Henry Bentley Survey, Abstract No. 124, Collin County, Texas and generally located south of FM 455 and west of FM 428; and a 44.00 acre tract of park land situated in the Celina City Park Addition Lot 1, Block 1, Celina, Collin County, Texas and generally located south of FM 455 and west of FM 428, as described in Exhibit "A," and depicted in Exhibits "B," "C," "D," and "E," attached hereto and incorporated herein to be zoned CF, Community Facilities zoning district. (City Park Land Rezoning) (Liebman)

(2016-73) Mayor Terry opened the hearing at 6:20 p.m. No public comment was received. The hearing was closed at 6:22 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
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 of the City Council of the City of Celina, Texas, amending Ordinance No. 2006-57, as heretofore amended the same being the Comprehensive Zoning Ordinance, and amending the Official Zoning Map of the City by designating the zoning of an approximately 43.0 acre tract of land situated in the M. Wilhite Survey, Abstract No. 1008, Collin County, Texas, and generally located at the northwest corner of CR 86 (future Coit Road) and CR 84, Celina, Texas, as described in Exhibit "A" and depicted in Exhibit "B," attached hereto and incorporated herein, to be zoned PD, Planned Development District #74. (Ken Wood Tract Rezoning) (Liebman)

Mayor Terry opened the hearing at 6:22 p.m. Shea Kirkman of 312 W. Walnut representing the applicant noted that Multi Family and mini storage options were removed from the project. A landscape buffer was added at the request of staff and additional restrictions were added to limit impacts.

Jenny Page of 1111 E. Ownsby Parkway said she thought the tracts across the street would be 5 acre estate lots. She thought during the neighborhood meeting that senior living was removed and asked if it was being replaced by retail. She expressed concerns regarding traffic at the curve in the road and hopes for some traffic control. She hopes the council will consider what is said tonight.

Bobby Page of 1111 E. Ownsby Parkway said he didn't move to Celina to be next to retail which can have an adverse effect on quality of life. He is concerned about quality of life.

Sandy Shipley of 3618 Quail Hollow says the project is directly across the street from her home and would like to have Single Family. She thanked Councilman Bill Webber for helping to remove the Multi Family and add a burm. She would like the council to consider moving the water tower further north.

David Shipley of 3618 Quail Hollow said he has a country atmosphere and large lots (in his neighborhood). He brought a copy of a petition in protest (of the proposed zoning) with 133 signatures. He asked that the water tower be moved farther north. He has a concern about the electrical station. He asked the City Council to take care to have Celina look better when you come into it.

Robert Flores of 3700 Quail Hollow said he had concerns with the Wood Tract. He didn't expect retail, need to concur with the neighborhood and asked Council to act responsibly.

Carol Waina of 3795 Dove Creek has a concern (with this item). She agrees with those who spoke and wants to keep the country feel with large lots.

Steven Bower of 3700 Preston Hills Circle was looking for a country appeal when he moved here. He asked to please consider those already here and keep development flow consistent with what is already here.

Jeff Knowles of 3956 Peregrine Point said thank you for removing Multi Family and his concern is the water tower. He asked to consider moving it further north.

Dale Bainum of 3541 Heritage Trail handed out and spoke on a written list of concerns to the City Council.

John Lance of 3262 Preston Hills Circle said he was opposed to the development and has noticed a pattern to development coming in with what is not wanted. He said this is an opportunity to learn from other cities. He asked the City Council to consider what we want in this town.

Eric Geiger of 1123 E. Ownsby Parkway said he is located in the absolute middle of the corner and has issues with connectivity. He believes Tract B would make a good walkway park. He says we need to respect nicer established neighbors.

Shea Kirkman answered questions related to Townhomes and Patio Homes.

Mayor Terry closed the hearing at 7:04 p.m.

RESULT:	CONTINUED [UNANIMOUS]	Next: 12/13/2016 5:00 PM
MOVER:	Bill Webber, Place 1	
SECONDER:	Andy Hopkins, Place 3	
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson, Nabors	

- C. The Celina City Council will conduct a public hearing to consider testimony regarding the proposed assessments to be levied against the assessable property within the Ownsby Farms Public Improvement District (PID), pursuant to the provisions of Chapter 372 of the Texas Local Government Code. The property is a ±119.138 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167 Collin County, Texas and located within the city limits of the City of Celina, Texas. The property is generally located south of CR 53, north of Frontier Parkway, west of Preston Road and east of the BNSF Railroad. (Ownsby Farms) (Liebman)

Mayor Terry recused himself at 7:04 p.m. due to a conflict of interest. Mayor Pro Tem Anderson called the hearing to order at 7:04 p.m. No public comment was received. The hearing was closed at 7:10 p.m.

Councilman Hopkins moved to continue the hearing and table action to the December 13th meeting and direct staff to re-notice and republish the proper notification.

RESULT:	TABLED [UNANIMOUS]	Next: 12/13/2016 5:00 PM
MOVER:	Andy Hopkins, Place 3	
SECONDER:	Carmen Roberts, Place 4	
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson, Nabors	

- D. 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 voluntary annexation of approximately 8.784 acres of land situated in the Collin County School Land Survey #14, Abstract No. 167, Tracts 95, 38 and 96. The properties are generally located west of Preston Road (SH 289) and east of the Burlington Northern Santa Fe Railroad. (Old Celina Annexations) (Liebman)

Mayor Terry returned at 7:10 p.m. and opened the first public hearing at 7:10 p.m. No public comment was received. The hearing was closed at 7:11 p.m.

Mayor Terry opened the second public hearing at 7:11 p.m. No public comment was received. The hearing was closed at 7:12 p.m.

- E. 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 voluntary annexation of approximately 3.305 acres of land situated in the Collin County School Land Survey #14, Abstract No. 167 Sheet 2, Tract 2, Collin County Texas and a 0.95 acre tract of land situated in the B.B.B. and C. RR. Co Survey Abstract No. 132, Tract 20 Collin County, Texas. The properties are generally located west of Preston Road (SH 289) and east of the Burlington Northern Santa Fe Railroad. (Liebman) (Old Celina Annexations)

Mayor Terry opened the first public hearing at 7:12 p.m. No public comment was received. The hearing was closed at 7:12 p.m.

Mayor Terry opened the second public hearing at 7:12 p.m. No public comment was received. The hearing was closed at 7:13 p.m.

- F. 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 voluntary annexation of approximately 186.653 acres of land situated in the Collin County School Land Survey #14, Abstract No. 167, Tracts 1 and 74; the Samuel Queen Survey, Abstract No. 731, Tract 7; the J.K. Rice Survey, Abstract No 767, Tract 2; and the H.C. Routh Survey, Abstract No. 765, Tract 11, Collin County, Texas. The property is generally located east of Preston Road (SH 289), and south of FM 455. (Old Celina Annexations) (Liebman)

Mayor Terry opened the first public hearing at 7:13 p.m. No public comment was received. The hearing was closed at 7:13 p.m.

Mayor Terry opened the second public hearing at 7:13 p.m. No public comment was received. The hearing was closed at 7:13 p.m.

- G. 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 voluntary annexation of approximately 37.85 acres of land situated in the Collin County School Land Survey #14, Abstract No. 167 tracts 91-94, Collin County. The properties are generally located west of Preston Road (SH 289) and east of the Burlington Northern Santa Fe Railroad. (Old Celina Annexations) (Liebman)

Mayor Terry opened the first hearing at 7:13 p.m. No public comment was received. The hearing was closed at 7:14 p.m.

Mayor Terry opened the second hearing at 7:14 p.m. No public comment was received. The hearing was closed at 7:14 p.m.

- H. The Celina City Council will conduct a public hearing to consider testimony and act upon amendments to the City's Code of Ordinances Chapter 14: Zoning, Article 14.05: "Development Standards and Use Regulations," Division 4, "Fencing, Wall and Screening Requirements," Section 14.05.123, "Fences in Residential Areas." (Fences) (Liebman)

Mayor Terry opened the hearing at 7:14 p.m.

Dale Bainum of 3541 Heritage Trail said he was afraid livestock might be in frontyards (in large lot neighborhoods).

Councilman Hopkins moved to continue to the Decemer 13th meeting with given considerations.

RESULT:	TABLED [UNANIMOUS]	Next: 12/13/2016 5:00 PM
MOVER:	Andy Hopkins, Place 3	
SECONDER:	Mindy Koehne, Place 5	
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson, Nabors	

IX. ACTION ITEM:

- A. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, amending the City's Code of Ordinances, Appendix A: Fee Schedule, various utility fees. (Fourmentin)

(2016-71) Councilman Nabors asked that this item be pulled from the Consent Agenda (C) and be discussed as an action item.

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

- B. Consider and act upon a resolution of the City Council of the City of Celina, Texas, confirming support for the proposed legislation before the Texas House of Representatives and the Texas Senate regarding the timing of the future annexation of land located within the Smiley Road Water Control and Improvement District. (Smiley Road Water Control and Improvement District Legislation) (Liebman)

Councilwoman Koehne recused herself at 7:24 p.m. due to a conflict of interest. Scott Norris representing the developer and owner noted that the original language was somehow modified in the legislature.

RESULT:	APPROVED [5 TO 0]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Chad Anderson, Place 6
AYES:	Hopkins, Webber, Roberts, Anderson, Nabors
RECUSED:	Koehne

- C. Consider and act upon a resolution determining the cost of authorized improvements, calling for a public hearing for December 13, 2016 on the PID Levy and Assessments, approving the preliminary Service Assessment Plan (SAP) and proposed assessment roll, setting a levy and assessment date for December 13, 2016 and directing notice of the December 13, 2016 public hearing for Mustang Lakes Phase 2 Public Improvement District, consisting of a ±682 acre tract of land, situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas, and generally located north of FM 1461 (Frontier Parkway) and west of FM 2478 (Custer Road). (Mustang Lakes Phase 2 PID) (Liebman)

Councilwoman Koehne returned to the dais for item C. Mayor Pro Tem Anderson moved to approve item B with the updated SAP.

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

- D. 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 southwest corner of E. Sunset Blvd and County Road 89 (Palladium Celina Senior Living) (Liebman)

Councilwoman Koehne recused herself at 7:29 p.m. due to a conflict of interest.

Ryan Combs with Palladium asked for support for the project. Property owner Courtney Underwood spoke in support of the project.

RESULT:	APPROVED [5 TO 0]
MOVER:	Carmen Roberts, Place 4
SECONDER:	Chad Anderson, Place 6
AYES:	Hopkins, Webber, Roberts, Anderson, Nabors
RECUSED:	Koehne

- E. Consider and act upon a Construction Plat for Legacy Drive and Frontier Parkway, being approximately 8.663 acres situated in the William Davenport Survey, Abstract No. 262, and the J. McKinn Survey, Abstract No. 889 the property is generally located at the northwest and northeast corners of Frontier Parkway and Legacy Drive. (Creeks of Legacy) (Liebman)

Councilwoman Koehne returned to the dais. Mayor Terry recused himself at 7:33 p.m. due to a conflict of interest.

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

- F. Consider and act upon a resolution setting a date, time and place (Tuesday, December 13, 2016 at 5:00 PM & Tuesday, December 13, 2016 at 5:05 PM) at 112 N. Colorado Dr., Celina, Tx 75009, for public hearings on the proposed annexations of a 7.646 acre tract of land situated in the Collin County School Land #14 Survey Abstract No. 167, Tract 37, Collin County, Texas. The property is contiguous to and adjoining the City and is generally located on the east of FM 1385, north and west of Crutchfield Dr., and south of FM 428. (Ayala Tract) (Liebman)

Mayor Terry returned at 7:38 p.m. Councilman Hopkins moved to approve item E with (location) changes noted by staff. (North of CR 53 and west of Preston Road).

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

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 7:40 p.m.

Sean Terry, Mayor

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

Date Minutes Approved