



**NOTICE OF
CITY COUNCIL PUBLIC HEARING AND SPECIAL MEETING
CELINA COUNCIL CHAMBERS 302 W. WALNUT ST., CELINA, TX 75009
TUESDAY, OCTOBER 27, 2015 AT 6:15 PM**

MINUTES

I. CALL TO ORDER:

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	Absent	
Chad Anderson	City of Celina	Place 6	Present	
Andy Hopkins	City of Celina	Place 3	Present	
Erik Geiger	City of Celina	Place 1	Present	
Sean Terry	City of Celina	Mayor	Present	

A. Recognition of Brandy Berry Court Clerk Level II

Mayor Terry present Court Clerk Brandy Berry with a Certificate of Recognition for the attainment of her Court Clerk Level II title.

B. Information Regarding Fun Day (Bise)

Main Street Manager Bridgette Bise updated the City Council on the schedule of events for Saturday's Fun Day event on the square.

C. Collin County Open Space Grant update (Montgomery)

Administrative Services Manager Michael Montgomery advised council of a \$500,000.00 grant received from Collin County.

II. EXECUTIVE SESSION:

The City Council adjourned into executive session at 6:23 PM with City Attorney Lance Vanzant, City Manager Mike Foreman and Marketing Director Terri Ricketts (Balloon Festival item only). The City Council reconvened into open session at 6:54 PM.

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. Agreement with Light Farms

B. Celina Balloon Festival Agreement with Chamber of Commerce

C. Consider and act upon items discussed in Executive Session

No action was taken.

III. PUBLIC HEARING:

- A. The Celina City Council will conduct a public hearing to consider testimony and take action regarding a 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 in the Shelby Glass Survey, Abstract No. 346 and the J. Cahill Survey, Abstract No. 171, 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 6:54 PM. No public comment was received. Mayor Terry closed the hearing at 7:55 PM. No action was taken.

- B. The Celina City Council will conduct a public hearing to consider testimony and take action regarding a Development Agreement by and between the City of Celina, Texas and CADG Sutton Fields, LLC. The property consists of ±622.779 acre tract of land located within the city limits and the ETJ of the City of Celina, Denton County, Texas, and is generally located at the north of Parvin Road, east of FM 1385 and south of FM 428. (Sutton Fields II) (Liebman)

Mayor Terry recused himself at 7:55 PM due to a conflict of interest. Mayor Pro Tem Anderson called the hearing to order at 7:56 PM. No public comment was received. Mayor Pro Tem Anderson closed the hearing at 7:56 PM. Councilwoman Roberts moved to approve item B with the conditions that the taxes are subject to attorney review and the exhibits are subject to staff review.

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

- C. The Celina City Council will conduct a public hearing to provide reasonable opportunity for any owner of property within the proposed tax increment reinvestment zone to protest the inclusion of their property within the proposed reinvestment zone, which proposed zone consists of approximately 622.779 acre tract of land located within the city limits and the ETJ of the City of Celina, Denton County, Texas, and is generally located at the north of Parvin Road, east of FM 1385 and south of FM 428. (Sutton Fields II TIRZ) (Liebman)

Mayor Pro Tem Anderson opened the hearing at 7:57 PM. Developer Representative Prabha Cinclair spoke briefly regarding the TIRZ. No public comment was received. Mayor Pro Tem Anderson closed the hearing at 6:58 PM.

IV. ACTION ITEMS:

- A. Consider and act upon an ordinance approving the Reinvestment Zone Number Three, City of Celina, Texas Final Project and Finance Plan for Wells South. (Wells South) (Liebman)

Mayor Terry returned to the meeting at 6:59 PM. Mayor Pro Tem Anderson moved to approve item A, seconded by Councilman Hopkins, then later amended his motion to include "subject to final edits by staff and the land use attorney" seconded by Councilwoman Roberts for both item A and item B.

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

- B. Consider and act upon an ordinance approving the Reinvestment Zone Number Three, City of Celina, Texas Reimbursement Agreement for Wells South. (Liebman)

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

- C. Consider and act upon a resolution determining the cost of authorized improvements, calling for a public hearing for November 10, 2015 on the PID Levy and Assessment, approving the preliminary Service Assessment Plan and proposed assessment roll, and directing notice of the November 10, 2015 public hearing for Wells South Public Improvement District, generally located at the northeast corner of FM 1461 (Frontier Parkway) and CR 83 (Coit Road); consisting of a ±400.5 acre tract of land, setting a levy and assessment date for November 10, 2015. (Wells South) (Liebman)

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

- D. Consider and act upon a resolution of the City of Celina, Texas, approving the form and authorizing the distribution of a preliminary official statement for the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (Wells South Public Improvement District Neighborhood Improvement Area #1 Project) and approving the form and authorizing the distribution of a Preliminary Official Statement for the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (Wells South Public Improvement District Major Improvement Area Project); and resolving other matters incident and related thereto. (Wells South PID) (Liebman)

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

- E. Consider and act upon a Lease Agreement between the City of Celina, Texas and the First United Methodist Church of Celina and hereby authorizing the City Manager of the City of Celina, Texas, to sign such lease agreement. (Foreman)

City Manager Mike Foreman noted that a "30 day out" will be added for the Church to cancel the lease.

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

V. ADJOURN:

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