



**NOTICE OF
CITY COUNCIL REGULAR MEETING
FIRST UNITED METHODIST CHURCH 112 N. COLORADO ST, CELINA, TX 75009
TUESDAY, OCTOBER 13, 2015 AT 5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Attendee Name	Organization	Title	Status	Arrived	Departed
Wayne Nabors	City of Celina	Place 2	Present		
Carmen Roberts	City of Celina	Place 4	Present		6:45 PM
Lori Vaden	City of Celina	Place 5	Present		
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		

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

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

Director of Public Works Gabe Johnson updated the council on several projects and introduced Eddie Haas with Freese and Nichols who explained how his firm would update the city's roadway proportionality process.

B. Home Occupations Regulations

Director of Planning and Development Services Helen-Eve Liebman briefed the Council on current Home Occupation regulations in the city. Ms. Liebman introduced the new Building Inspector Joel Huff.

III. EXECUTIVE SESSION:

The City Council adjourned into executive session at 5:43 PM with City Manager Mike Foreman, City Attorney Lance Vanzant and Julie Fort, Director of Public Works Gabe Johnson, Director of Planning and Development Services Helen-Eve Liebman and Jim Sabonis with First Southwest Securities. The City Council reconvened into open session at 6:45 PM. Councilwoman Roberts left the meeting at this time.

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, and Section 551.072 Deliberation Regarding Real Property.

A. Development of Old Celina Municipal Management District and requested Development Agreement.

B. Potential Real Estate Purchases.

C. Easement acquisitions for southeast sector water and sewer lines.

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

Councilman Hopkins moved to authorize the city manager to make offers on easement acquisitions as discussed.

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

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

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

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. Clothe a Child Month

Mayor Terry presented the proclamation to representatives from "Clothe a Child".

B. World Pancreatic Cancer Day

This item will be presented in November.

C. Fire Prevention Month

Mayor Terry presented the proclamation to Assistant Fire Chief Kyle Mills.

D. Planning Month

Mayor Terry presented the proclamation to the Planning Department.

VI. OPEN FORUM:

Billy Herrin of 10182 CR 133 spoke against the annexation of his 1.7 acres (item J).
Marketing Director Terri Ricketts presented information on the Balloon Festival this weekend.

VII. CONSENT AGENDA:

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

A. Minutes Approval:

1. City Council - Special Meeting - Aug 31, 2015 5:00 PM
2. City Council - Public Hearing and Special Meeting - Sep 1, 2015 6:00 PM

3. City Council - Special Meeting - Sep 8, 2015 4:30 PM
 4. City Council - Regular Meeting - Sep 8, 2015 5:00 PM
- B. City Council - Public Hearing and Special Meeting - Sep 17, 2015 5:00 PM
 - C. Consider and act upon an agreement to become a member of the National Joint Powers Alliance (NJPA) purchasing agreement. (Johnson)
 - D. Consider and act upon an agreement to become a member of the National Cooperative Purchasing Alliance (NCPA) purchasing agreement. (Johnson)
 - E. Consider and act upon appointments to City Boards, Commissions and Development Corporations. (Faulkner)
 - F. Consider and act to authorize the City Manager to execute an agreement with TxDOT for Furnishing, Installing and Maintaining the Traffic Signal Preemption Equipment. (Johnson)
 - G. Consider and act upon a Landscape Maintenance Agreement between the City of Celina, Texas and the Texas Department of Transportation for TX-289 (Preston Rd) and hereby authorizing the City Manager of the City of Celina, Texas, to sign such agreement. (Johnson)
 - H. Consider and act upon a Task Order Authorization by and between the City of Celina and Halff Associates for Professional Services related to GIS. (Johnson)
 - I. Consider and act upon a contract change order by and between the City of Celina and Raba Kistner for Easement Acquisition Services for the Southeast Sector Sewer Project. (Johnson)
 - J. Consider and act to authorize the City Manager to execute an agreement with Denton County to partially fund the construction of Mobberly Bridge. (Johnson)
 - K. Consider and act upon a contract by and between the City of Celina and Garver, LLC for Professional Services related to GIS. (Johnson)
 - L. Consider and act upon a contract change order by and between the City of Celina and Pacheco Koch for the Engineering Design for the Southeast Sector Sewer Project. (Johnson)
 - M. Consider and act to authorize the City Manager to execute an agreement with NTTA and Collin County for Dallas North Tollway ROW utility crossings. (Johnson)
 - N. Consider and act on a Construction Plat for Light Farms Phase 6, The Grange Neighborhood, being a ± 17.78 acre tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167 and the John Ragsdale Survey, Abstract No. 734, and containing forty-nine (49) residential lots and six (6) common area lots. (Light Farms-The Grange) (Liebman)
 - O. Consider and act on a Construction Plat for Light Farms, Maydelle Neighborhood, Phase 2, ± 15.457 acre tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167 and the John Ragsdale Survey, Abstract No. 734, and containing thirty-six (36) residential lots and three (3) common area lots. (Light Farms-Maydelle) (Liebman)

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing, consider testimony and act upon a ordinance regarding the dissolution of an existing Public Improvement District (PID) for Sutton Fields, a ±494.29 acre tract of land located in the F. Wilkerson Survey, Abstract Number 1411, H. Rue Survey, Abstract Number 1111, T. Cox Survey, Abstract Number 309, J. Rue Survey, Abstract Number 1109, and the C. Jackson Survey, Abstract Number 1546, Denton County, Texas. The property is generally located north of Parvin Road, east of FM 1385 and west of Smiley Road. (Sutton Fields)(Liebman)

Mayor Terry recused himself at 6:58 PM due to a conflict of interest. Mayor Pro Tem Chad Anderson opened the hearing at 6:59 PM. City Attorney Julie Fort noted that the applicant is asking for a special meeting on the resolution and for the hearing to be continued. No public comment was received. Councilman Nabors moved to continue the hearing to November 4th at 6PM. Councilman Hopkins seconded. Motion carried. 5-yes;0-no. Later in the evening, Councilman Nabors moved to amend the time and date of the special meeting to November 5th at 7 AM on the previous action. Councilman Hopkins seconded. Motion carried. 5-yes;0-no.

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

- B. The Celina City Council will conduct a public hearing to consider testimony and take action upon a resolution authorizing and creating The Sutton Fields II Public Improvement District (PID) in accordance with Chapter 372 of the Texas Local Government Code, a ±622.779 acre tract of land generally located north of Parvin Road, east of FM 1385 and west of Smiley Road. (Sutton Fields PID II) (Liebman)

Mayor Pro Tem Anderson opened the hearing at 7:04 PM. Ross Martin of Dallas, Texas, representing Denton County 128 Partners, told the council he supports this resolution. The hearing was closed at 7:11 PM. (Resolution No. 2015-51R)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Erik Geiger, Place 1
SECONDER:	Andy Hopkins, Place 3
AYES:	Nabors, Vaden, Anderson, Hopkins, Geiger
ABSENT:	Roberts

- C. DO NOT USEThe 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 or support the inclusion of their property within the proposed reinvestment zone, which consists of an approximate 494.883 acre tract of land. The property is generally located at the northeast corner of Parvin Road and FM 1385. (Sutton Fields) (Liebman)

Mayor Pro Tem Anderson opened the hearing at 7:08 PM. It was stated that this item will not be pursued. No public comment was received. The hearing was closed at 7:13 PM.

- D. 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 returned to the meeting at 7:12 PM. Mayor Terry opened the hearing at 7:13 PM. Dale Bainum of the Preston Hills neighborhood asked what changed, if the development regulations were the same and were the 70 foot lots incorporated? It was noted that these questions pertained to a different agenda item. Councilman Nabors moved to continue this hearing to the October 27th special meeting.

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

- E. The Celina City Council will conduct a public hearing to consider testimony and act upon a zoning amendment request from an AG-Agricultural District to a PD-Planned Development District, with SF-R, Single Family Residential base zoning on a ±2.521 acre tract of land situated in the M.E.P. & P.R.Y. Co. Survey, Abstract No. 644, Celina, Texas. The property is located at the northwest corner of Sunset Blvd (CR 56) and Utah Drive. (Westgate Section 4) (Liebman)

Mayor Terry opened the hearing at 7:15 PM. No public comment was received. The hearing was closed at 7:19 PM. An ordinance (2015-47) of the City Council of the City of Celina, Texas, amending ordinance No. 2005-57, as heretofore amended, the same being the comprehensive zoning ordinance, and amending the official zoning map of the City by designating the zoning of land that is an approximately 3.516 acre tract of land located in the M.E.P. & P. RY Survey, Abstract Number 644, Collin County, Texas; as described in Exhibit "A" and depicted in Exhibit "B" attached hereto and incorporated herein to be zoned "PD" Planned Development District #55.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lori Vaden, Place 5
SECONDER:	Chad Anderson, Place 6
AYES:	Nabors, Vaden, Anderson, Hopkins, Geiger
ABSENT:	Roberts

- F. The Celina City Council will conduct a public hearing to consider testimony and take action on a zoning amendment request for a ±4.00 acre tract of land from an AG-Agricultural zoning district to an R/O-Retail/Office zoning district. The tract is generally located on the east side of Preston Road, approximately 700 feet south of Sunset Boulevard. (Keller Williams) (Liebman)

Mayor Terry opened the hearing at 7:20 PM. No public comment was received. The hearing was closed at 7:22 PM. Councilman Anderson stepped out of the room and did not vote on this item. Councilman Anderson returned to the meeting at the close of this item. An ordinance (2015-48) of the City Council of the City of Celina, Texas, amending Ordinance No. 2006-57, as heretofore amended, the same being the official zoning map of the City by designating the zoning of land that is an approximately 4.00 acre tract of land located in the Collin County School Land Survey #14, Abstract Number 167, Block 1, Tract 26, of the Real Property Records of Collin County, Texas; as described in Exhibit "A" and depicted in Exhibit "B" attached hereto and incorporated herein to be zoned R/O Retail Office Zoning District.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lori Vaden, Place 5
SECONDER:	Erik Geiger, Place 1
AYES:	Nabors, Vaden, Hopkins, Geiger
ABSENT:	Roberts, Anderson

- G. The Celina City Council will conduct two public hearings at 6:00 p.m. and 6:05 p.m. to consider testimony regarding an involuntary annexation of the portion of CR 83 right-of-way adjacent to Wells South, a ± 11.05 acre strip of land situated in the William Wilhite Survey, Abstract No. 1002, the Lindsey Lewis Survey, Abstract No. 532, and the Jonathan Westover Survey, Abstract No. 1030. (CR 83 Annexation) (Liebman)

Mayor Terry opened the hearing at 7:22 PM. Gale Minor of 8200 Ascot Place asked if there was a P&Z hearing on this, if the city council has an idea what is to be done with this and will it be abandoned. He would like to maintain rear access to his property. The hearing was closed at 7:35 PM. The second hearing was opened at 7:35 PM. No public comment was received. The second hearing was closed at 7:36 PM.

- H. The Celina City Council will conduct two public hearings at 6:00 p.m. and 6:05 p.m. to consider testimony regarding the involuntary annexation of the portion of CR 84 right-of-way adjacent to Wells South, a ± 4.203 strip of land situated in the Jonathan Westover Survey, Abstract No. 1030 and the McKinzie Wilhite Survey, Abstract No. 1008. (CR 84 Annexation) (Liebman)

Mayor Terry opened the hearing at 7:36 PM. Jack Reeves of 3879 Haymeadow asked who the property owners are and why is this involuntary? The hearing was closed at 7:37 PM. The second hearing was opened at 7:38 PM. No public comment was received. The second hearing was closed at 7:38 PM.

- I. The Celina City Council will conduct two public hearings at 6:00 p.m. and 6:05 p.m. to consider testimony regarding the voluntary annexation of a ± 1.60 acre tract of land situated in the L.M. Boyd Survey, Abstract No. 48, Tract 2-1 and a ± 3.26 acre tract of land situated in the L.M. Boyd Survey, Abstract No. 48, Tract 2. The properties are generally located east of SH 289 (Preston Road), west of CR 97, south of CR 104 and north of CR 100, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Littell Outparcels) (Liebman)

Mayor Terry opened the hearing at 7:39 PM. Dale Bainum of Preston Hills asked why wasn't this annexed when the rest of it was annexed? The hearing was closed at 7:41 PM. The second hearing was opened at 7:41 PM. The second hearing was closed at 7:42 PM.

- J. The Celina City Council will conduct two public hearings at 6:00 p.m. and 6:05 p.m. to consider testimony regarding proposed involuntary annexations of .589 acres situated in the Thomas Stayton Survey, Abstract 0805, Tract 3; 1.07 acres situated in the Collin County School Land #15 Survey, Abstract 0170, Blk 2, Tract 1; and 3.5 acres situated in the Collin County School Land #14 Survey, Abstract 0167, Blk 1, Tract 2. (Liebman)

Mayor Terry opened the hearing at 7:43 PM. No public comment was received. The hearing was closed at 7:43 PM. The second hearing was opened at 7:43 PM. No public comment was received. The second hearing was closed at 7:44 PM.

- K. The Celina City Council will conduct a public hearing to consider testimony and take action regarding amendments to the City's Code of Ordinances Chapter 14: Zoning, Article 14.05: Development Standards and Use Regulations, Division 2: Off-Street Parking and Loading Requirements, to amend Section 14.05.043, Nonresidential and Multiple Family Districts – Special Off-Street Parking Provisions. (Zoning Ordinance Amendment) (Liebman)

Mayor Terry opened the hearing at 7:44 PM. No public comment was received. The hearing was closed at 7:46 PM. Ordinance 2015-49.

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

IX. ACTION ITEM:

- A. Consider and act upon a resolution of the City Council of the City of Celina, Texas, setting a date, time and place (Tuesday, November 10, 2015 at 6:00 PM & Tuesday, November 10, 2015 at 6:05 PM) for public hearings on the 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)

Resolution 2015-52R.

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

- B. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, setting a public hearing under Sec. 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone within the City of Celina, Texas, and within the Extra Territorial Jurisdiction of 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. (Liebman)

It was first noted that no action would take place on this item and later decided that action would take place. Resolution 2015-53R.

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

- C. Consider and act upon a two year agreement with Focused Advocacy for legislative consultant services in the amount of \$90,000.00. Foreman

City Manager Mike Foreman explained the need for this agreement to the City Council.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chad Anderson, Place 6
SECONDER:	Lori Vaden, Place 5
AYES:	Nabors, Vaden, Anderson, Hopkins, Geiger
ABSENT:	Roberts

- D. 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)

Councilman Hopkins moved to table items D, E, F and G to October 27th.

RESULT:	TABLED [UNANIMOUS]	Next: 10/27/2015 6:15 PM
MOVER:	Andy Hopkins, Place 3	
SECONDER:	Wayne Nabors, Place 2	
AYES:	Nabors, Vaden, Anderson, Hopkins, Geiger	
ABSENT:	Roberts	

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

RESULT:	TABLED [UNANIMOUS]	Next: 10/27/2015 6:15 PM
MOVER:	Andy Hopkins, Place 3	
SECONDER:	Wayne Nabors, Place 2	
AYES:	Nabors, Vaden, Anderson, Hopkins, Geiger	
ABSENT:	Roberts	

- F. 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:	TABLED [UNANIMOUS]	Next: 10/27/2015 6:15 PM
MOVER:	Andy Hopkins, Place 3	
SECONDER:	Wayne Nabors, Place 2	
AYES:	Nabors, Vaden, Anderson, Hopkins, Geiger	
ABSENT:	Roberts	

- G. 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. (Liebman)

RESULT:	TABLED [UNANIMOUS]	Next: 10/27/2015 6:15 PM
MOVER:	Andy Hopkins, Place 3	
SECONDER:	Wayne Nabors, Place 2	
AYES:	Nabors, Vaden, Anderson, Hopkins, Geiger	
ABSENT:	Roberts	

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 7:54 PM.

Sean Terry, Mayor

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

Date Minutes Approved