NOTICE OF
CITY COUNCIL REGULAR MEETING
CITY COUNCIL CHAMBERS 112 N. COLORADO ST, CELINA, TX 75009
TUESDAY, SEPTEMBER 13, 2016 AT 5:00 PM

AGENDA

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Engineering Update (Johnson)

B. Employee Recognitions and Introductions, Planning Dept, Building Dept and Fire Dept

C. TX DOT Landscaping Presentation for SH289 (Webb)

D. Economic Development Corporation Budget (Rose)

III. EXECUTIVE SESSION:

The Celina City Council will convene into Executive Session pursuant to Texas Government Code 551.072, Deliberations Regarding Real Property, to deliberate the purchase, exchange, lease or value of real property.

A. Contract with DK Meyer LLC for purchase of city owned property located at 1371 S. Preston Rd

Reconvene into Open Session

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

IV. PLEDGE OF ALLEGIANCE/INVOCATION:

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. Constitution Week

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 - Regular Meeting - Aug 9, 2016 5:00 PM

2. City Council - Work Session - Aug 12, 2016 3:00 PM

3. City Council - Work Session - Aug 13, 2016 7:30 AM

4. City Council - Public Hearing and Special Meeting - Aug 23, 2016 5:30 PM

5. City Council - Public Hearing and Special Meeting - Aug 30, 2016 5:30 PM

B. Consider and act upon a Chapter 43 Pre-Annexation Agreement between the City of Celina, Texas, and Omar Stoutmire for an approximately 3.5014 acre tract of land situated in the Wilson Creek Estates Addition, Block A, Lot 1, and more commonly known as 3725 Bridle Bend, Prosper, Texas. (Stoutmire Pre-Annexation Agreement) (Liebman)

C. Consider and act upon a Chapter 43 Pre-Annexation Agreement between the City of Celina, Texas, and John & Christine Rowland for an approximately 3.5013 acre tract of land situated in the Wilson Creek Estates Addition, Block A, Lot 2, and more commonly known as 3761 Bridle Bend, Prosper, Texas. (Rowland Pre-Annexation Agreement) (Liebman)

D. Consider and act upon a Chapter 43 Pre-Annexation Agreement between the City of Celina, Texas, and James & Dana Herblin for an approximately 10.2286 acre tract of land situated In The Wilson Creek Estates Addition, Block A, Lots 3 and 3-1, and more commonly known as 3797 Bridle Bend, Prosper, Texas. (Herblin Pre-Annexation Agreement) (Liebman)

E. Consider and act upon a Chapter 43 Pre-Annexation Agreement between the City of Celina, Texas, and John & Patricia Harbus-Le for an approximately 5.0002 acre tract of land situated in the Wilson Creek Estates Addition, Block A, Lot 4, and more commonly known as 3798 Bridle Bend, Prosper, Texas. (Harbus-Le Pre-Annexation Agreement) (Liebman)

F. Consider and act upon a Chapter 43 Pre-Annexation Agreement between the City of Celina, Texas, and Michael & Kathleen Davidson for an approximately 1.00 acre tract of land and an approximately 2.7356 acre tract situated in the Wilson Creek Estates Addition, Block A, Lots 5 and 5-9, respectively, and more commonly known as 3790 Bridle Bend, Prosper, Texas. (Davidson Pre-Annexation Agreement) (Liebman)

G. Consider and act upon a Chapter 43 Pre-Annexation Agreement between the City of Celina, Texas, and Randall & Kimberly Tinsley for an approximately 5.6197 acre tract of land situated in the Wilson Creek Estates Addition, Block A, Lot 6, and more commonly known as 3714 Bridle Bend, Prosper, Texas. (Tinsley Pre-Annexation Agreement) (Liebman)

H. Consider and act upon a Chapter 43 Pre-Annexation Agreement between the City of Celina, Texas, and Michael Buster for an approximately 1.0 acre tract of land situated in the Wilson Creek Estates Addition, Block A, Lot 7, and an approximately 10.137 acre tract of land situated in the Wilson Creek Estates Addition, Block A, Lot 7-9, and more commonly known as 3656 Bridle Bend, Prosper, Texas. (Buster Pre-Annexation Agreement) (Liebman)

I. Consider and act upon a Chapter 43 Pre-Annexation Agreement between the City of Celina, Texas, and James & Nina Gargus for an approximately 5.488 acre tract of land situated in the Wilson Creek Estates Addition, Block A, Lots 8 and 8-9, and more commonly known as 3622 Bridle Bend, Prosper, Texas. (Gargus Pre-Annexation Agreement) (Liebman)

J. Consider and act upon a Chapter 43 Pre-Annexation Agreement between the City of Celina, Texas, Christopher Wesson Bosh, and Adrienne Bosh for approximately 43.000 acres situated in the McKinzie Wilhite Survey, Abstract No. 01008, Tract 3. (Bosh Pre-Annexation Agreement) (Liebman)

K. Consider and act upon appointments to City Boards, Commissions and Development Corporations. (Faulkner)

L. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, annexing certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being an approximately 31.117 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Wilson Creek Estates Phase 2) (Liebman)

M. Consider and act upon a resolution of the City of Celina adopting the Collin County Hazard Mitigation Action Plan. (Metdker)

VIII. PUBLIC HEARING/ACTION:

A. The Celina City Council will conduct a public hearing to consider testimony and receive public input regarding the proposed FY2017 Budget. Toutounchian

B. The Celina City Council will conduct a public hearing to consider and discuss 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, 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 on a tract of land situated in the Collin County School Land Survey, Abstract No. 167 Collin County, Texas. (Ownsby Farms) (Liebman)

C. The Celina City Council will conduct a public hearing to provide reasonable opportunity for any owner of property within the proposed Ownsby Farms Increment Reinvestment Zone to protest the inclusion of their property within the proposed reinvestment zone, which consists of an approximately ±119.138 acre tract of land located in the Collin County School Land Survey, Abstract No. 167 Celina, Texas. Following the public hearing the city will take action on an ordinance 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 Seven, City of Celina (Ownsby Farms)The property is generally located south of CR 53, north of Frontier Parkway, west of Preston Road and East of the BNSF Railroad. (Liebman) (Ownsby Farms).

IX. ACTION ITEM:

A. Consider and act upon a Development Agreement between the City of Celina, Texas and Centurion American Development Group for Ownsby Farms a subdivision within Celina, Texas Generally located west of SH 289 (Preston Road), north of CR 5 (Frontier Parkway), south and east of CR 53 and consisting of approximately 113.548 acre of land. (Liebman)

B. Consider and act upon a resolution of the City of Celina, Texas, ratifying and approving the fiscal year 2016/2017 budget for the Celina Economic Development Corporation. (Toutounchian)

C. Consider and act upon a resolution of the City of Celina, Texas, ratifying and approving the fiscal year 2016/2017 budget for the Celina Community Development Corporation. (Toutounchian)

D. Consider and act upon an ordinance of the City of Celina, Texas, adopting and approving the budget for the Fiscal Year 2017 beginning October 1, 2016, and ending September 30, 2017, and making appropriations for each department, project and account; providing for expenditures of funds; providing for filing of documents. (Roll Call) Toutounchian

E. Consider and act upon ratification of a property tax rate increase reflected in the FY2017 budget. (Roll Call) Toutounchian

F. Consider and act upon an ordinance of the City of Celina, Texas, fixing and levying municipal Ad Valorem taxes for the fiscal year beginning October 1, 2016, and ending September 30, 2017, and for each fiscal year thereafter until otherwise provided, at a rate of $.645 per one hundred dollars ($100.00) assessed valuation on all taxable property within the corporate limits of the city; this tax rate will raise more taxes for maintenance and operations than last year's tax rate; the tax rate will effectively be raised by 4.36 percent and will raise taxes for maintenance and operations on a $100,00 home by approximately $-10.24; directing the assessment thereof to provide revenues for the payment of current operation and maintenance expenses and indebtedness of the city; providing for due and delinquent dates together with penalties and interest; providing for collection by the Collin and Denton County Tax Assessor/Collectors. (Roll Call) Toutounchian.

G. Consider and act upon approval of the 2016 Annual Service Plan update including the collection of the 2016-17 annual installments for the Parks at Wilson Creek Public Improvement District. (Toutounchian)

H. Consider and act upon approval of the 2016 Annual Service Plan update including the collection of the 2016-17 annual installments for the Mustang Lakes Public Improvement District. (Toutounchian)

X. ADJOURNMENT:

Celina City Hall 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.

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

NOTICE OF
CITY COUNCIL REGULAR MEETING
CITY COUNCIL CHAMBERS 112 N. COLORADO ST, CELINA, TX 75009
TUESDAY, AUGUST 9, 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	5:13 PM
Sean Terry	City of Celina	Mayor	Present	

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Preston Road Landscaping Project (Webb)

This presentation will be given next month.

B. Facilities Update (Montgomery)

Administrative Services Manager Michael Montgomery updated the City Council on the proposed building remodels at 112 N. Colorado for the police department, engineering, planning and council chamber.

C. Mosquito Control Policy (Liebman)

Senior Planner Brooks Wilson summarized the proposed policy to be acted upon later on the agenda.

III. EXECUTIVE SESSION:

No executive session was held. Mayor Terry called a recess at 5:13 p.m. and reconvened the meeting at 5:55 p.m.

IV. PLEDGE OF ALLEGIANCE/INVOCATION:

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

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

A. Brookshire's Grocery Donation Acknowledgment (Metdker)

Mayor Terry presented a letter of gratitude to Brookshire's Store Director Chris Warfield for their $3500.00 donation to the fire department.

B. Street Sign Presentation to the Ownsby and Choate Families (Liebman)

Minutes Acceptance: Minutes of Aug 9, 2016 5:00 PM (Minutes Approval)

Mayor Terry presented street signs named after the Choate and Ownsby families of Celina to Mr. and Mrs. Eric and Charla Choate and the Christie Ownsby Duke family.

VI. OPEN FORUM:

No public comment was received.

VII. CONSENT AGENDA:

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Andy Hopkins, Place 3
SECONDER:	Wayne Nabors, Place 2
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson, Nabors

A. Minutes Approval:

1. City Council - Regular Meeting - Jul 12, 2016 5:00 PM

2. City Council - Public Hearing and Special Meeting - Jul 19, 2016 5:30 PM

B. Consider and act upon an ordinance amending the City's Code of Ordinances, Appendix A, Fee Schedule. (Liebman)

(2016-53)

C. Consider and act upon on a final plat for the First United Methodist Church of Celina, being approximately 19.789 acres situated in the M.E.P. and P.R.R. Survey, Abstract No. 644, containing one commercial lot, and generally located south of FM 455 (W. Walnut Street) and east of FM 428. (FUMC Final Plat)

D. Consider and act upon award of a proposal for the City of Celina Access Control and Video Security and authorize the City Manager to negotiate and execute a contract with Automation Integration. (Montgomery)

E. Consider and act to authorize the City Manager to execute a contract Change Order No. 3 with Red River Construction in the amount of $122,682.05 for the SE Sector Sewer Phase 3. (Fourmentin)

F. Consider and act upon approval of proposed auction items. (Fourmentin)

G. Consider and act upon an ordinance correcting a scrivener's error in the legal description of the property within the Wells North Public Improvement District documents, authorizing and approving the correction of City records, and providing for an effective date. (Scrivener's Error) (Liebman)

(2016-54)

H. Consider and act upon a construction plat for Wellspring Estates Phase 1, approximately 43.710 acres situated in the Coleman Watson Survey, Abstract No. 945, containing 129 residential lots and four (4) common area lots, and generally located north of FM 1461 (Frontier Parkway) and west of FM 2478 (Custer Road). (Wellspring Estates Phase 1 construction plat) (Liebman)

Minutes Acceptance: Minutes of Aug 9, 2016 5:00 PM (Minutes Approval)

I. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, annexing certain territories contiguous to and adjoining the City of Celina, Texas, to wit: being a 4.006 acre tract of land situated in the Henry Bentley Survey, Abstract No. 124 and more particularly described by metes and bounds in Exhibit "A," and graphically depicted in Exhibit "B," attached hereto and incorporated herein; and being a 14.974 acre tract of land situated in the Henry Bentley Survey, Abstract No. 124 and more particularly described by metes and bounds in Exhibit "C," and graphically depicted in Exhibit "D," attached hereto and incorporated herein, and such tracts are generally located south of FM 455 and west of FM 428, and the rights-of-way adjacent to these properties. (City Land Annexations) (Liebman)

(2016-55)

J. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, annexing certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being a ±69.34 acre tract of land situated in the B.B.B. & C.R.R. Survey, Abstract No. 130, Tract 14 and generally located north of CR 130, and east of CR 132, and the proposed annexation of portions of right-of-way adjacent to the O'Donnell Equestrian Tract: being a 1.31 acre strip of land in the William Stapp Survey, Abstract No. 834 (CR 128) and being a 1.14 acre strip of land in the Benjamin Haile Survey, Abstract No. 397 (CR 130), within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (O'Donnell Equestrian Tract Annexation) (Liebman)

(2016-56)

K. Consider and act upon a contract change order by and between the City of Celina and Pacheco Koch for Engineering and Survey for the Southeast Sector Sewer Project. (Johnson)

L. Consider and act upon an ordinance of the City of Celina, Texas, repealing ordinance No. 2005-20, an ordinance allowing for the establishment of rules and procedures for rationing, curtailing and controlling outdoor water usage and adopting a new ordinance in its place implementing a Drought Contingency Plan. (Fourmentin)

(2016-57)

M. Consider and act to set two public hearing dates on September 13, 2016 at 5:00 p.m. and September 13, 2016 at 5:05 p.m. for two tracts of City land within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas and described as follows: being an approximately 70.000 acre tract of 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 FM 2378 (Custer Road); and being an approximately 30.778 acre tract of 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 FM 2378 (Custer Road), and the rights-of-way adjacent to these properties. (Hundred Acre Park Annexation) (Liebman)

VIII. PUBLIC HEARING/ACTION:

Minutes Acceptance: Minutes of Aug 9, 2016 5:00 PM (Minutes Approval)

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 land that is an approximately1.65 acre tract of land situated in the Collin County School Land Survey #15, Abstract No. 170 and the Thomas Stayton Survey, Abstract No. 805, Collin County, Texas, and generally located east of N. Louisiana Drive and north of Poplar Street, Celina, Texas, as described in Exhibit "A" and depicted in Exhibit "B" attached hereto and incorporated herein to be zoned "PD" Planned Development District #69. (Grace Bridge) (Liebman)

(2016-58) Mayor Terry opened the hearing at 5:45 p.m. No public comment was received. Councilwoman Koehne asked what the use for this area is in the Comprehensive Plan. The hearing was closed at 5:51 p.m.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Bill Webber, Place 1
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 land that is an approximately 641.3 acre tract of land in the John Culwell Survey, Abstract No. 208, the Hezekiah Culwell Survey, Abstract No. 186, the B.B.B. & C.R.R. Survey, Abstract Nos. 129 and 130, and the George Jay Survey, Abstract No. 488 and generally located north of CR 130, south of CR 134, and east of CR 101, and west of CR 133, 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 No. 70. (O'Donnell Rezoning) (Liebman)

(2016-59) Mayor Terry opened the hearing at 5:52 p.m. Councilman Hopkins asked what the north/south road is that runs through the development. No public comment was received. The hearing was closed at 5:55 p.m.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Andy Hopkins, Place 3
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 on the proposed involuntary annexation of a tract of land located within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas and described as follows: being 82.414 acres situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas, and generally located east of CR 84 and north of FM 1461 (Frontier Parkway), and comprised of thirty-one (31) residential lots, and the rights-of-way adjacent to this property. (Wilson Creek Phase 2) (Liebman)

Mayor Terry opened the hearing at 5:55 p.m. Dale Bainum of 3541 Heritage Trail asked why both phases were not being annexed at the same time. The hearing was closed at 5:57 p.m.

Minutes Acceptance: Minutes of Aug 9, 2016 5:00 PM (Minutes Approval)

D. 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 1.374 acre tract of land situated in the Herrin Addition, Lot 1R, Block A and the Collin County School Land Survey, Abstract No. 167 and is generally located north and east of Business 289, south of Cherry Wood Lane, and west of Preston Road, Celina, Texas, as described in Exhibit "A" and depicted in Exhibit "B," attached hereto and incorporated herein, to be zoned as a PD-Planned Development District #71 and PRO, Preston Road Overlay. (Ace Hardware) (Liebman)

(2016-60) Mayor Terry opened the hearing at 5:58 p.m. No public comment was received. The hearing was closed at 6:05 p.m.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Carmen Roberts, Place 4
SECONDER:	Chad Anderson, Place 6
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson, Nabors

IX. ACTION ITEM:

A. Consider and act to propose an Ad Valorem tax rate of $.645 (M & O 0.433512, I & S 0.211488), and set public hearing dates of Tuesday, August 23, 2016 at 5:30 p.m. and Tuesday, August 30, 2016 at 5:30 p.m. (record vote) (Toutounchian)

(2016-44R) Mayor Terry called upon each council member for the vote. Mindy Koehne - yes; Carmen Roberts - yes; Andy Hopkins - yes; Chad Anderson - yes; Bill Webber - yes; Wayne Nabors - yes.

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

B. Consider and act upon a construction plat for Sutton Fields Infrastructure, approximately 12.598 acres situated in the Freeman Wilkerson Survey, Abstract No. 1411 and the Thomas H. McIntyre Survey, Abstract No. 903, containing the Fenwick Trail right-of-way, the Sutton Fields Boulevard right-of-way and one (1) non-residential lot, and generally located north of Parvin Road and east of FM 1385. (Sutton Fields Infrastructure Construction Plat) (Liebman)

Mayor Terry recused himself at this time (6:12 p.m.) due to a conflict of interest.

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

C. Consider and act upon a construction plat for Sutton Fields Phase 1A, approximately 69.961 acres situated in the Freeman Wilkerson Survey, Abstract No. 1411, containing 318 residential lots and ten (10) common area lots, and generally located north of Parvin Road and east of FM 1385. (Sutton Fields Phase 1A Construction Plat) (Liebman)

Minutes Acceptance: Minutes of Aug 9, 2016 5:00 PM (Minutes Approval)

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

D. Consider and act upon a construction plat for Sutton Fields Phase 1B, approximately 50.983 acres situated in the Freeman Wilkerson Survey, Abstract No. 1411, the Thomas B. Cox Survey, Abstract No. 309, the Carrol Jackson Survey, Abstract No. 1546, and the Jacob Rue Survey, Abstract No. 1109, containing 197 residential lots and five (5) common area lots, and generally located north of Parvin Road and east of FM 1385. (Sutton Fields Phase 1B Construction Plat) (Liebman)

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

E. Consider and act upon an ordinance on the proposed involuntary annexations of a ±1.39 acre tract of land situated in the Swanner Addition, Block A, Lot 1, Collin County, Texas; a ±4.563 acre tract of land situated in the Edgemon Addition Block A, Lots 1 & 2, Collin County, Texas; a ±2.5 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, block 4, Tract 40 & 57, Collin County, Texas; a ±2.5 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, sheet 4, Tract 39, Collin County, Texas; and a ±1.752 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, block 4, tract 52, generally located on the Northwest corner of FM 1461 (Frontier Parkway) & FM 2478 (Custer Road). (Custer Road Annexations) (Liebman)

(2016-61) Mayor Terry returned to the meeting at this time (6:17 p.m.).

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Mindy Koehne, Place 5
SECONDER:	Chad Anderson, Place 6
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson, Nabors

F. Consider and act upon on a final plat for Parkside Phase 2, being approximately 27.286 acres situated in the M.E.P. and P.R.R. Survey, Abstract No. 644, containing 122 residential lots and 4 HOA lots it is generally located south of FM 455 (W. Walnut Street) and east of FM 428, west of Tolleson Dr. and north of Sunset Boulevard. (Parkside Phase 2 Final Plat) Liebman

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

G. Consider and act upon a site plan for Celina Professional Village, approximately 4.00 acres, Lot 1, Block A of the Keller Williams Addition, containing one commercial lot, and generally located on the east side of Preston Road, north of CR 89 and south of E. Sunset Boulevard. (Liebman)

Minutes Acceptance: Minutes of Aug 9, 2016 5:00 PM (Minutes Approval)

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

H. Consider and act upon a change order with Hill and Wilkinson General Contractors for up to $100,000 to replace windows at City Council Chambers (Montgomery).

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

I. Consider and act upon a ordinance of the City Council of the City of Celina, Texas, abandoning and vacating the approximately thirty (30) foot wide public right-of-way located adjacent to and encumbering Lot 3c, Block 90 of the Celina Original Addition, and being more particularly described and depicted in Exhibit "A" and depicted in Exhibit "B," attached hereto, and authorize the City Manager to execute a quitclaim deed as may be requested by owners of Lot 3c, Block 90 of the Celina Original Addition. (Svoboda Right-of-Way Abandonment) (Liebman)

(2016-62)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Wayne Nabors, Place 2
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 6:35 p.m.

_____
Sean Terry, Mayor

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

_____
Date Minutes Approved

Minutes Acceptance: Minutes of Aug 9, 2016 5:00 PM (Minutes Approval)

NOTICE OF
CITY COUNCIL WORK SESSION
CITY HALL CONFERENCE ROOM 142 N. OHIO DRIVE, CELINA, TX 75009
FRIDAY, AUGUST 12, 2016 AT 3:00 PM

MINUTES

I. CALL TO ORDER:

Mayor Terry called the work session to order at 3:05 p.m.

Attendee Name	Organization	Title	Status	Arrived	Departed
Mindy Koehne	City of Celina	Place 5	Present		
Andy Hopkins	City of Celina	Place 3	Absent		
Bill Webber	City of Celina	Place 1	Present		5:00 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		

Mayor Terry left the workshop at 4:00 p.m. and returned at 5:00 p.m. Councilman Webb left the workshop at 5:00 p.m.

II. WORKSESSION:

A. 3:00 p.m. Budget Presentation (Toutounchian)

Interim City Manager Helen-Eve Liebman welcomed the City Council to the work session. Finance Director Jay Toutounchian presented noteworthy elements from the current FY 2015-2016 budget.

B. 4:00 p.m. Public Works-Streets (Johnson/Fourmentin)

Public Works Director Gabe Johnson and Assistant Public Works Director Alan Fourmentin presented the proposed budget for streets and drainage projects, equipment and personnel.

C. 5:00 p.m. Public Works-Water, Sewer (Johnson/Fourmentin)

Public Works Director Gabe Johnson and Assistant Public Works Director Alan Fourmentin presented the proposed budget for water and wastewater department projects, equipment and personnel.

D. 6:00 p.m. Engineering (Johnson)

Public Works Director Gabe Johnson presented the proposed budget for engineering department personnel.

III. ADJOURN:

No action was taken on any item. There being no further comment Mayor Terry adjourned the work session at 6:16 p.m.

_____
Sean Terry, Mayor

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

_____
Date Minutes Approved

NOTICE OF
CITY COUNCIL WORK SESSION
CITY HALL CONFERENCE ROOM 142 N. OHIO DRIVE, CELINA, TX 75009
SATURDAY, AUGUST 13, 2016 AT 7:30 AM

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived	Departed
Mindy Koehne	City of Celina	Place 5	Present		
Andy Hopkins	City of Celina	Place 3	Absent		
Bill Webber	City of Celina	Place 1	Present		
Carmen Roberts	City of Celina	Place 4	Present		
Chad Anderson	City of Celina	Place 6	Present		1:53 PM
Wayne Nabors	City of Celina	Place 2	Present		
Sean Terry	City of Celina	Mayor	Present		

Mayor Terry called the work session to order at 7:55 a.m.

II. WORKSESSION:

A. 7:30 a.m. Breakfast

B. 8:00 a.m. Police (Metdker/Griggs)

Public Safety Director Mark Metdker, Assistant Police Chief Tony Griggs and Sergeant Shea Scott presented the Police department budget requesting additional personnel and salary increases.

C. 9:00 a.m. Fire (Metdker/Mills)

Public Safety Director Mark Metdker and Assistant Fire Chief Kyle Mills presented the Fire department budget requesting additional personnel and equipment.

D. 10:00 a.m. Development Services (Toutounchian/Liebman)

E. 10:30 a.m. Library, Main Street, Marketing (Toutounchian/Liebman)

Interim City Manager Helen-Eve Liebman and Director of Finance Jay Toutounchian presented proposed budgets for the Library, Main Street Program and Marketing department.

The Celina City Council convened into Executive Session at 11:07 a.m. pursuant to Texas Government Code 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.
1. Police Chief
2. City Manager

3. Fire Chief
The City Council reconvened into open session at 11:34 a.m.

F. 11:30 a.m. Lunch

The City Council recessed at 11:34 a.m. for lunch and reconvened at 12:45 p.m.

G. 1:00 p.m. General Services, Administration (Toutounchian/Liebman)

City Secretary Vicki Faulkner and Finance Director Jay Toutounchian presented the proposed budgets for General Services and Administration.

The Celina City Council convened into Executive Session at 1:06 p.m. with Interim City Manager Helen-Eve Liebman pursuant to Texas Government Code 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.
1. City Manager
The City Council reconvened into open session at 1:20 p.m.

H. 1:30 p..m. Parks (Webb)

Director of Parks and Recreation Cody Webb presented the Parks department budget requesting additional personnel and equipment to maintain the Preston Road corridor.

I. 1:45 p.m. Court, Utility Billing (Toutounchian/Liebman)

Director of Finance Jay Toutounchian presented the Court and Utility Billing department budgets.

J. 2:00 p.m. Board Appointments Discussion

General discussion took place regarding Economic Development Board appointments.

K. 2:15 p.m. Summary, General Budget Discussion (Toutounchian/Liebman)

Finance Director Jay Toutounchian summarized the proposed budget and City Council desires for the FY 2016-2017 budget.

III. ADJOURN:

No action was taken on any item. There being no further discussion Mayor Terry adjourned the work session at 2:20 p.m.

_____
Sean Terry, Mayor

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

_____
Date Minutes Approved

Minutes Acceptance: Minutes of Aug 13, 2016 7:30 AM (Minutes Approval)

NOTICE OF
CITY COUNCIL PUBLIC HEARING AND SPECIAL MEETING
CITY COUNCIL CHAMBERS 112 N. COLORADO ST, CELINA, TX 75009
TUESDAY, AUGUST 23, 2016 AT 5:30 PM

MINUTES

I. CALL TO ORDER:

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

Mayor Terry called the meeting to order at 5:30 p.m.

II. EXECUTIVE SESSION:

The City Council adjourned into Executive Session at 5:30 p.m. with City Attorney Trey Seargent.

The Celina City Council will convene into Executive Session pursuant to Texas Government Code 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

A. City Manager

Reconvene Into Open Session

B. Consider and act upon any items discussed in Executive Session.

The City Council reconvened into open session at 5:51 p.m. Councilman Nabors moved to authorize the Mayor to proceed as instructed in Executive Session.

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

III. PUBLIC HEARING:

Minutes Acceptance: Minutes of Aug 23, 2016 5:30 PM (Minutes Approval)

A. The Celina City Council will conduct a public hearing to consider testimony regarding the proposed 2016 Ad Valorem (property tax) rate. (Toutounchian)

Mayor Terry opened the hearing at 5:52 p.m. Dale Bainum of 3541 Heritage Trail noted that with appraisals up, sales tax up and the new stormwater tax, the city should think about how we are going to spend that money. He says that his hit will be about a 19% increase. He noticed that FY2016 looks like it will come under budget and looks pretty conservative with fund balances getting bigger that could possibly mitigate the tax rate. He thinks the water and sewer fund is making money, and the parks are making money. He would like to see more public notice on large capital projects to educate citizens about how the money is spent. Mayor Terry closed the hearing at 5:58 p.m.

B. The Celina City Council will conduct a public hearing to consider testimony on the proposed involuntary annexation of land located within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas and described as follows: being 82.414 acres situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas, and generally located east of CR 84 and north of FM 1461 (Frontier Parkway), and comprised of thirty-one (31) residential lots, and the rights-of-way adjacent to this property. (Wilson Creek Phase 2) (Liebman)

Mayor Terry opened the hearing at 5:58 p.m. No public comment was received. The hearing was closed at 5:59 p.m.

IV. ACTION ITEMS:

A. Consider and act upon a resolution authorizing the execution and filing in the Real Property Records of Collin County, Texas, a Correction Right of Way Special Warranty Deed executed by Celina Development North, LLC, transferring title to a 28.72 acre portion of property out of the John Cahill Survey, Abstract No. 171, to the City of Celina, Texas, for the purpose of public right of way. (Liebman)

(2016-45R)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Carmen Roberts, Place 4
SECONDER:	Bill Webber, Place 1
AYES:	Koehne, Webber, Roberts, Nabors
ABSENT:	Hopkins, Anderson

V. ADJOURN:

There being no further comment Mayor Terry adjourned the meeting at 6:00 p.m.

_____
Sean Terry, Mayor

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

_____
Date Minutes Approved

Minutes Acceptance: Minutes of Aug 23, 2016 5:30 PM (Minutes Approval)

NOTICE OF
CITY COUNCIL PUBLIC HEARING AND SPECIAL MEETING
CITY COUNCIL CHAMBERS 112 N. COLORADO ST, CELINA, TX 75009
TUESDAY, AUGUST 30, 2016 AT 5:30 PM

MINUTES

I. CALL TO ORDER:

Mayor Terry called the meeting to order at 5:32 p.m.

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. PUBLIC HEARING:

A. The Celina City Council will conduct a public hearing to consider testimony regarding the proposed 2016 Ad Valorem (property tax) rate. (Toutounchian)

Mayor Terry opened the hearing at 5:32 p.m. No public comment was received. The hearing was closed at 5:33 p.m.

III. WORKSESSION:

A. Cambridge Crossing Presentation on Financing Options

Kirk Wilson of 1800 Valley View Lane in Farmers Branch, Texas, spoke representing the applicant. Mr. Wilson asked the City Council to consider developer reimbursement of city projects, to continue negotiating other costs and the Developer's Agreement and asked to include reimbursement (to the developer) through a TIRZ (Tax Increment Reinvestment Zone) and impact fees.

IV. EXECUTIVE SESSION:

The City Council adjourned into executive session at 6:02 p.m. with Financial Advisor Jim Sabonis, City Attorneys Julie Fort and Lance Vanzant, Interim City Manager Helen-Eve Liebman, Director of Public Works Gabe Johnson and Director of Finance Jay Toutounchian.

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, 551.087, Deliberation Regarding Economic Development Negotiation, 551.074, Personnel Matters, to deliberate the appointment,

and 551.072, Deliberations Regarding Real Property, to deliberate the purchase, exchange, lease or value of real property.

A. Economic incentives for Cambridge Crossing Development

B. Contract with DK Meyer LLC for purchase of city owned property located at 1371 S. Preston Road

C. City Manager

Reconvene into Open Session

City Council reconvened into open session at 7:15 p.m.

D. Consider and act upon items discussed in Executive Session.

A. No action
B. Councilman Hopkins moved to extend the Real Estate Contract as discussed and if the offer is not accepted to enforce conditions in the contract.
C. Councilman Webber moved to authorize the Mayor to act on behalf of the Council as discussed in Executive Session regarding the City Manager. Councilwoman Koehne seconded. Motion carried. 6-yes;0-no.

V. CONSENT AGENDA:

Mayor Terry recused himself due to a conflict of interest at 6:00 p.m. for the Consent Agenda items. Mayor Pro Tem Anderson called the Consent Agenda for a vote and led Council into executive session at which time Mayor Terry rejoined the Council.

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

A. Consider and act upon a resolution setting a public hearing on September 13, 2016 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 Ownsby Farms, Being a ±119.138 acre tract of land located in the Collin County School Land Survey, Abstract No. 167 Celina, Texas and generally located south of CR 53, north of Frontier Parkway, west of Preston Road and East of the BNSF Railroad. (Liebman) (Ownsby Farms).

(2016-46R)

B. Consider and act upon a resolution of the City of Celina, Texas determining the costs of certain authorized improvements to be financed by the Ownsby Farms Public Improvement District; approving a preliminary service plan and assessment plan, including proposed assessment rolls; noticing a public hearing for September 13, 2016 to consider an ordinance levying assessments on property located within the Ownsby Farms Public Improvement District; directing the filing of the proposed assessment rolls with the City Secretary to make available for public inspection; directing city staff to publish and mail notice of said public hearing. (Liebman) (Ownsby Farms)

(2016-47R)

VI. ADJOURN:

There being no further comment Mayor Terry adjourned the meeting at 7:17 p.m.

Minutes Acceptance: Minutes of Aug 30, 2016 5:30 PM (Minutes Approval)

_____
Sean Terry, Mayor

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

_____
Date Minutes Approved

Planning and Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Brooks Wilson, Senior Planner
CC:	Helen-Eve Liebman, Interim City Manager
Date:	September 13, 2016
Re:	Stoutmire Pre-Annexation Agreement

Action Requested:
Consider and act upon a Chapter 43 Pre-Annexation Agreement between the City of Celina, Texas, and Omar Stoutmire for an approximately 3.5014 acre tract of land situated in the Wilson Creek Estates Addition, Block A, Lot 1, and more commonly known as 3725 Bridle Bend, Prosper, Texas. (Stoutmire Pre-Annexation Agreement) (Liebman)

Background Information:
The TEXAS LOCAL GOVERNMENT CODE requires that municipalities offer land owners a pre-annexation agreement for tracts of land which contain an agriculture, wildlife management or timber exemption from ad valorem taxes. The agreement states that the property may remain outside of the City's corporate limits so long as the owner agrees not to develop the property. The agreement is to last for a period of fifteen years after which the City may annex the property. Approval of this agreement will allow the city to utilize this tract as a point of contiguity for future annexations.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
Postponing the annexation of this tract of land will preclude the City from collecting ad valorem taxes on this property for a period of fifteen years.

Legal Review:
The City's Land Use Attorney has reviewed the agreement and found it to be acceptable.

Supporting Documents:
Proposed Agreement
Property Exhibit

Staff Recommendation:
Staff recommends approval.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS)
)
COUNTY OF COLLIN)

CHAPTER 43 TEXAS LOCAL GOVERNMENT CODE DEVELOPMENT AGREEMENT

This Agreement is entered into pursuant to Sections 43.035 and 212.172 of the Texas Local Government Code by and between the City of Celina, Texas (the "City") and the undersigned property owner(s) (the "Owner"). The term "Owner" includes all owners of the Property.

WHEREAS, the Owner owns a parcel of real property (the "Property") in Collin County, Texas, legally described as Wilson Creek Estates, Block A, Lot 1, containing 3.5014 acres, more or less, Celina, Texas, and recorded in Volume J, Page 605, Map Records, Collin County, Texas, as generally depicted on Exhibit "A" attached hereto; and

WHEREAS, the City intends to begin the process to institute annexation proceedings on all or portions of Owner's Property in the near future; and

WHEREAS, the Owner desires to have the Property remain in the City's extraterritorial jurisdiction, in consideration for which the Owner agrees to enter into this Agreement; and

WHEREAS, this Agreement is entered into pursuant to Sections 43.035 and 212.172 of the Texas Local Government Code, in order to address the desires of the Owner and the procedures of the City; and

WHEREAS, the Owner and the City acknowledge that this Agreement is binding upon the City and the Owner and their respective successors and assigns for the term (defined below) of this Agreement; and

WHEREAS, this Development Agreement is to be recorded in the Real Property Records of Collin County.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

Section 1. The City guarantees the continuation of the extraterritorial status of the Owner's Property, its immunity from annexation by the City, and its immunity from City property taxes, for the term of this Agreement, subject to the provisions of this Agreement. Except as provided in this Agreement, the City agrees not to annex the Property, agrees not to involuntarily institute proceedings to annex the Property, and further agrees not to include the Property in a statutory annexation plan for the Term of

this Agreement. However, if the Property is annexed pursuant to the terms of this Agreement, then the City shall provide services to the Property pursuant to Chapter 43 of Texas Local Government Code.

Section 2. The Owner covenants and agrees not to use the Property for any use other than for agriculture, wildlife management, and/or timber land consistent with Chapter 23 of the Texas Tax Code without the prior written authority of the City Council.

The Owner covenants and agrees that the Owner will not file any type of subdivision plat or related development document for the Property, which includes but is not limited to seeking to create any special district (including but not limited to a Municipal Utility District, Fresh Water Supply District, Water Control and Improvement District, Municipal Management District, Public Improvement District, or any similar special district) within any part of the Property within the City's extraterritorial jurisdiction ("ETJ") including by seeking to file, or filing, any legislation or any application with the Texas Commission on Environmental Quality ("TCEQ") to create any such special district (a "Development Document"), until the Property has been annexed into, and zoned by, the City.

The Owner covenants and agrees not to construct, or allow to be constructed, any improvements or buildings on the Property that would require a permit or building permit if the Property were in the city limits, until the Property has been annexed into, and zoned by, the City; provided, however, the Owner may make improvements to the Property with the prior written consent of the City. The Owner also covenants and agrees that the City's AG—Agricultural District zoning requirements apply to the Property, and that the Property shall be used only for AG— Agricultural District zoning uses that exist on that Property at the time of the execution of this Agreement, unless otherwise provided in this Agreement. However, the Owner may maintain the home, barn, and other existing improvements currently on the Property.

The Owner acknowledges that each and every owner of the Property must sign this Agreement in order for the Agreement to take full effect, and the Owner who signs this Agreement covenants and agrees, jointly and severably, to indemnify, hold harmless, and defend the City against any and all legal claims, by any person claiming an ownership interest in the Property who has not signed the Agreement, arising in any way from the City's reliance on this Agreement.

Section 3. The Owner acknowledges and stipulates that if any plat or Development Document is filed in violation of this Agreement, or if the Owner commences construction on or development of the Property in violation of this Agreement, then in addition to the City's other remedies, such act will constitute an irrevocable petition for voluntary annexation by the Owner, and the Property will be subject to annexation at the discretion of the City Council. The Owner agrees and stipulates that such annexation shall be voluntary and the Owner hereby consents to such annexation as though a petition for such annexation had been tendered by the Owner to the City. If annexation proceedings begin pursuant to this Section, the Owner acknowledges that this Agreement serves as an exception to Local Government Code Section 43.052, requiring a municipality to use certain statutory procedures under an annexation plan. Furthermore, the Owner hereby waives any and all vested rights and claims that they may have under

Section 43.002(a)(2) and Chapter 245 of the Texas Local Government Code that would otherwise exist by virtue of any actions Owner has taken in violation of Section 2 herein.

Section 4. Pursuant to Sections 43.035(b)(1)(B) of the Texas Local Government Code, Owner agrees that the City is authorized to enforce all of the City's regulations, permit requirements and planning authority applicable in its City limits to future improvements on the Property that do not materially interfere with the use of the Property for agriculture, wildlife management, or timber, in the same manner the regulations are enforced within the City's boundaries. The City states and specifically reserves its authority pursuant to Chapter 251 of the Texas Local Government Code to exercise eminent domain over property that is subject to a Chapter 43 and/or Chapter 212 development agreement. City regulations that apply in its extraterritorial jurisdiction will continue to apply to the Property.

Section 5. The term of this Agreement (the "Term") is fifteen (15) years from the date that the City Manager's signature to this Agreement is acknowledged by a public notary. The Owner, and all of the Owner's heirs, successors and assigns shall be deemed to have filed a petition for voluntary annexation before the end of the Term, for annexation of the Property to be completed on or after the end of the Term. Prior to the end of the Term, the City may commence the voluntary annexation of the Property. In connection with annexation pursuant to this section, the Owners hereby waives any vested rights they may have under Section 43.002(a)(2) and Chapter 245 of the Texas Local Government Code that would otherwise exist by virtue of any plat or construction any of the Owners may initiate during the time between the expiration of this Agreement and the institution of annexation proceedings by the City.

Section 6. Property annexed pursuant to this Agreement will initially be zoned AG – Agricultural pursuant to the City's Code of Ordinances, pending determination of the property's permanent zoning in accordance with the provisions of applicable law and the City's Code of Ordinances.

Section 7. Any person who sells or conveys any portion of the Property shall, no later than 14 days prior to such sale or conveyance, give written notice of this Agreement to the prospective purchaser or grantee, and shall give written notice of the sale or conveyance to the City. Furthermore, the Owner and the Owner's heirs, successor, and assigns shall give the City written notice within 14 days of any change in the agricultural exemption status of the Property. However, a violation of this Section 7 is not grounds to initiate annexation under the terms of this Agreement. A copy of either notice required by this section shall be forwarded to the City at the following address:

City of Celina
Attn: Interim City Manager
142 N. Ohio
Celina, Texas 75009

Section 8. A certified copy of this Agreement shall be recorded in the real property records of Collin County, Texas, and this Agreement shall constitute a covenant that runs with the Property.

Section 9. If a court of competent jurisdiction determines that any covenant of this Agreement is void or unenforceable, including the covenants regarding involuntary annexation, then the remainder of this Agreement shall remain in full force and effect.

Section 10. This Agreement may be enforced by any Owner or the City by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter. Notwithstanding the preceding terms of this section, the City does not waive immunity from suit or liability.

Section 11. No subsequent change in the law regarding annexation shall affect the enforceability of this Agreement or the City's ability to annex the properties covered herein pursuant to the terms of this Agreement.

Section 12. The validity of this Agreement and any of its terms and provisions, as well as the rights and duties of the parties, shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be only in Collin County, Texas.

Section 13. This Agreement may be separately executed in individual counterparts and, upon execution, shall constitute one and same instrument.

Section 14. This Agreement shall survive its termination to the extent necessary for the implementation of the provisions of Sections 2, 3, and 4 herein.

Section 15. This Agreement embodies the complete agreement of the parties hereto, superseding all oral or written, previous and contemporary agreements between the parties and relating to the matters in this Agreement and except as otherwise provided herein, cannot be modified without written agreement of the parties to be attached to and made a part of this Agreement.

Section 16. The determinations recited and declared in the preambles to this Agreement are hereby incorporated herein as part of this Agreement.

Section 17. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

Entered into this ____ day of _____, 2016.

SIGNATURES ON NEXT PAGE

CITY OF CELINA

By: _____
Name: Helen-Eve Liebman
Title: Interim City Manager
Date: _____

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on _____ ____, 2016, by Helen-Eve Liebman, Interim City Manager of the City of Celina, Texas on behalf of said City.

_____
Notary Public in and for the State of TEXAS

OWNER 1: OMAR STOUTMIRE

By: _____
Name: Omar Stoutmire
Title: Owner
Date: 8-25-16

THE STATE OF TEXAS §
§
COUNTY OF Collin §

This instrument was acknowledged before me on August 25, 2016, by Omar Stoutmire, owner of said Property.

_____
Notary Public in and for the State of TEXAS

NOTARY PUBLIC STATE OF TEXAS
JOSEPH MARIO CORTEZ
Notary ID # 126381173
My Commission Expires
March 29, 2020

OWNER 2: SHEILA STOUTMIRE

By: _____
Name: Sheila Stoutmire
Title: Owner
Date: 8/25/16

THE STATE OF TEXAS §
§
COUNTY OF Collin §

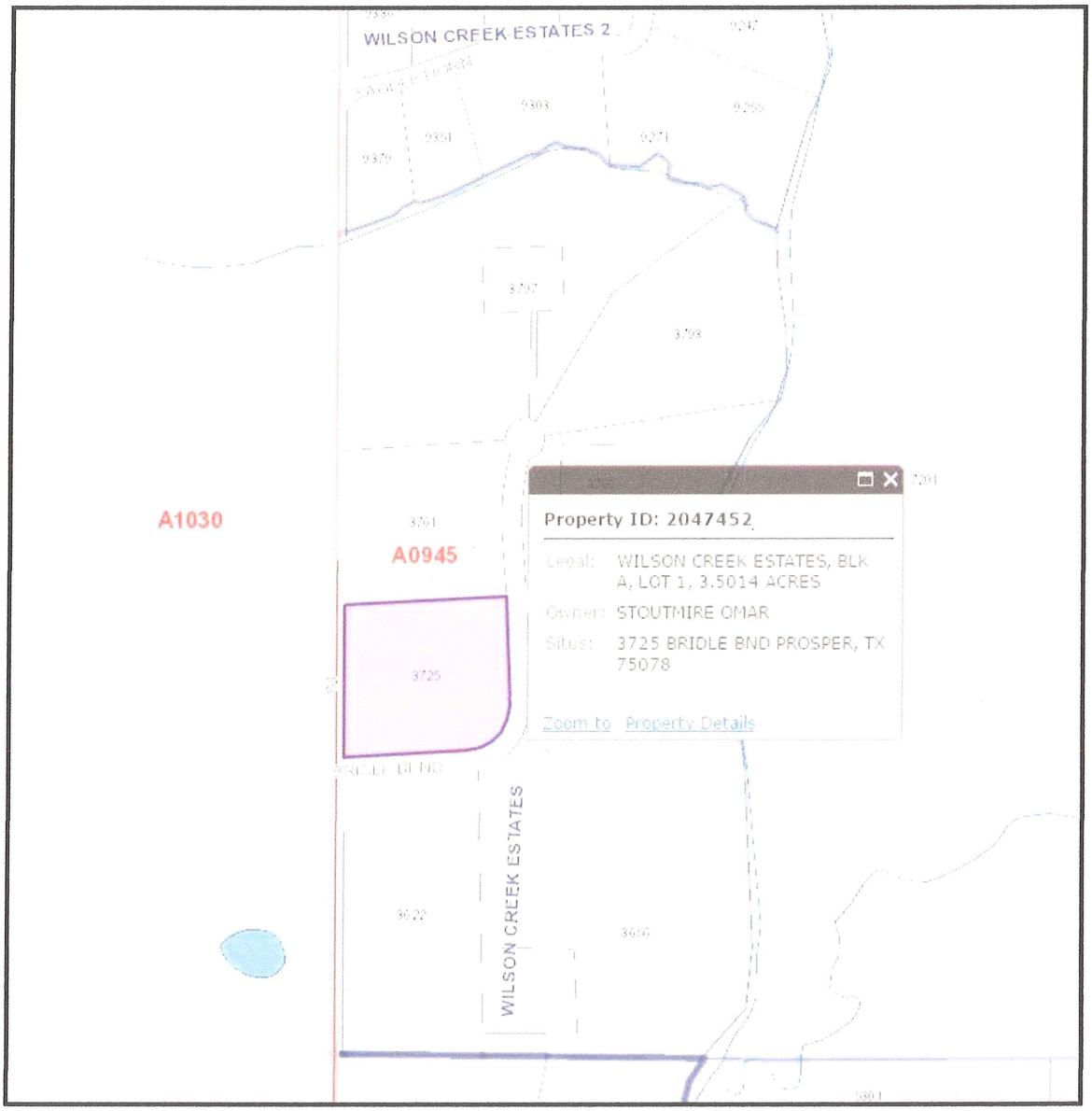
This instrument was acknowledged before me on August 25, 2016, by Sheila Stoutmire, owner of said Property.

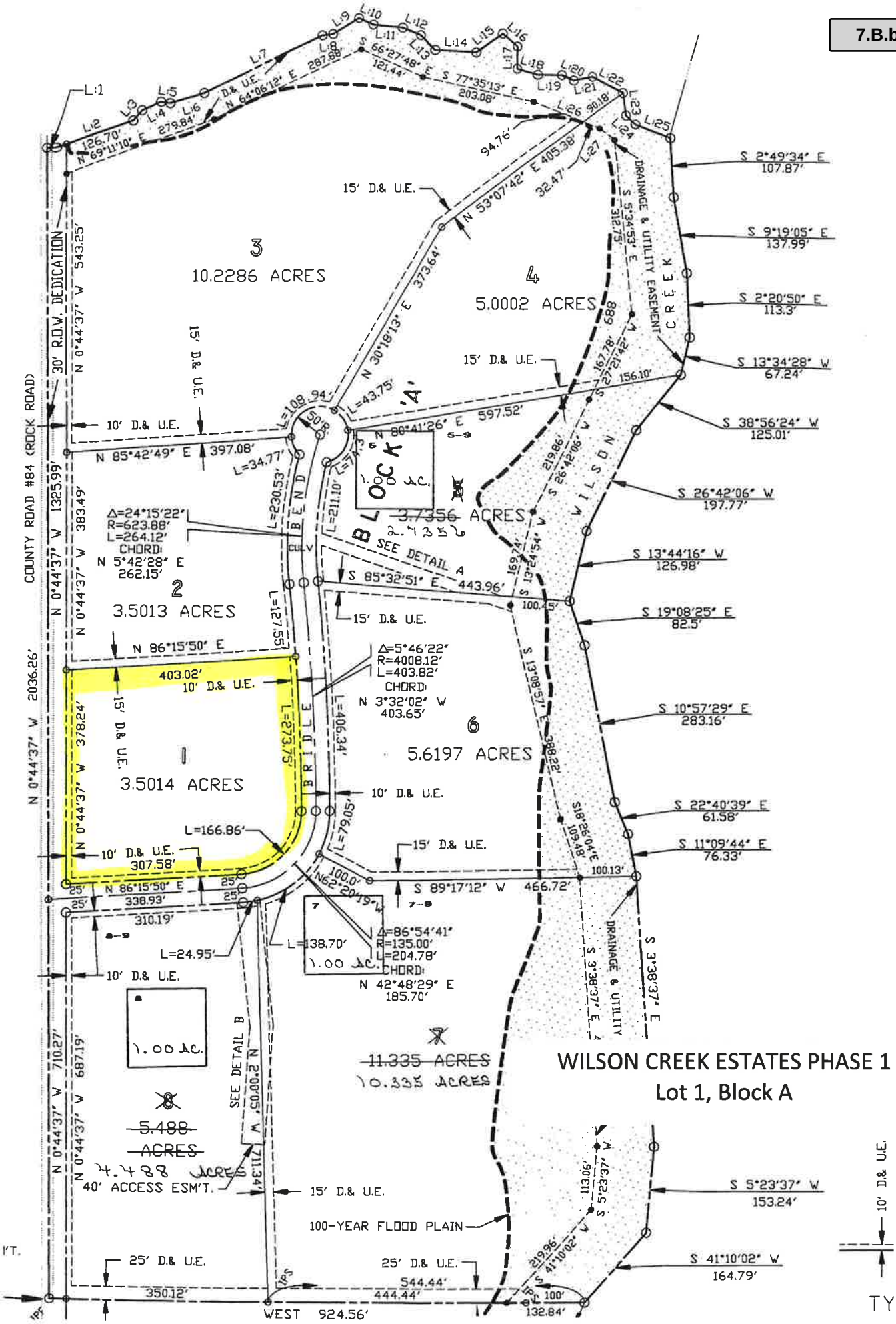
_____
Notary Public in and for the State of TEXAS

NOTARY PUBLIC STATE OF TEXAS
JOSEPH MARIO CORTEZ
Notary ID # 126381173
My Commission Expires
March 29, 2020

Attachment: Development Agreement Executed by Stoutmire (1746 : Stoutmire Pre-Annexation

EXHIBIT A





Attachment: Lot 1 Exhibit (1746 : Stoutmire Pre-Annexation Agreement)

Planning and Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Brooks Wilson, Senior Planner
CC:	Helen-Eve Liebman, Interim City Manager
Date:	September 13, 2016
Re:	Rowland Pre-Annexation Agreement

Action Requested:
Consider and act upon a Chapter 43 Pre-Annexation Agreement between the City of Celina, Texas, and John & Christine Rowland for an approximately 3.5013 acre tract of land situated in the Wilson Creek Estates Addition, Block A, Lot 2, and more commonly known as 3761 Bridle Bend, Prosper, Texas. (Rowland Pre-Annexation Agreement) (Liebman)

Background Information:
The TEXAS LOCAL GOVERNMENT CODE requires that municipalities offer land owners a pre-annexation agreement for tracts of land which contain an agriculture, wildlife management or timber exemption from ad valorem taxes. The agreement states that the property may remain outside of the City's corporate limits so long as the owner agrees not to develop the property. The agreement is to last for a period of fifteen years after which the City may annex the property. Approval of this agreement will allow the city to utilize this tract as a point of contiguity for future annexations.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
Postponing the annexation of this tract of land will preclude the City from collecting ad valorem taxes on this property for a period of fifteen years.

Legal Review:
The City's Land Use Attorney has reviewed the agreement and found it to be acceptable.

Supporting Documents:
Proposed Agreement
Property Exhibit

Staff Recommendation:
Staff recommends approval.

Attachment: Development Agreement executed by Rowland (1752 : Rowland Pre-Annexation Agreement)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS)
)
COUNTY OF COLLIN)

CHAPTER 43 TEXAS LOCAL GOVERNMENT CODE DEVELOPMENT AGREEMENT

This Agreement is entered into pursuant to Sections 43.035 and 212.172 of the Texas Local Government Code by and between the City of Celina, Texas (the "City") and the undersigned property owner(s) (the "Owner"). The term "Owner" includes all owners of the Property.

WHEREAS, the Owner owns a parcel of real property (the "Property") in Collin County, Texas, legally described as Wilson Creek Estates, Block A, Lot 2, containing 3.5013 acres, more or less, Celina, Texas, and recorded in Volume J, Page 605, Map Records, Collin County, Texas, as generally depicted on Exhibit "A" attached hereto; and

WHEREAS, the City intends to begin the process to institute annexation proceedings on all or portions of Owner's Property in the near future; and

WHEREAS, the Owner desires to have the Property remain in the City's extraterritorial jurisdiction, in consideration for which the Owner agrees to enter into this Agreement; and

WHEREAS, this Agreement is entered into pursuant to Sections 43.035 and 212.172 of the Texas Local Government Code, in order to address the desires of the Owner and the procedures of the City; and

WHEREAS, the Owner and the City acknowledge that this Agreement is binding upon the City and the Owner and their respective successors and assigns for the term (defined below) of this Agreement; and

WHEREAS, this Development Agreement is to be recorded in the Real Property Records of Collin County.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

Section 1. The City guarantees the continuation of the extraterritorial status of the Owner's Property, its immunity from annexation by the City, and its immunity from City property taxes, for the term of this Agreement, subject to the provisions of this Agreement. Except as provided in this Agreement, the City agrees not to annex the Property, agrees not to involuntarily institute proceedings to annex the Property, and further agrees not to include the Property in a statutory annexation plan for the Term of

this Agreement. However, if the Property is annexed pursuant to the terms of this Agreement, then the City shall provide services to the Property pursuant to Chapter 43 of Texas Local Government Code.

Section 2. The Owner covenants and agrees not to use the Property for any use other than for agriculture, wildlife management, and/or timber land consistent with Chapter 23 of the Texas Tax Code without the prior written authority of the City Council.

The Owner covenants and agrees that the Owner will not file any type of subdivision plat or related development document for the Property, which includes but is not limited to seeking to create any special district (including but not limited to a Municipal Utility District, Fresh Water Supply District, Water Control and Improvement District, Municipal Management District, Public Improvement District, or any similar special district) within any part of the Property within the City's extraterritorial jurisdiction ("ETJ") including by seeking to file, or filing, any legislation or any application with the Texas Commission on Environmental Quality ("TCEQ") to create any such special district (a "Development Document"), until the Property has been annexed into, and zoned by, the City.

The Owner covenants and agrees not to construct, or allow to be constructed, any improvements or buildings on the Property that would require a permit or building permit if the Property were in the city limits, until the Property has been annexed into, and zoned by, the City; provided, however, the Owner may make improvements to the Property with the prior written consent of the City. The Owner also covenants and agrees that the City's AG—Agricultural District zoning requirements apply to the Property, and that the Property shall be used only for AG— Agricultural District zoning uses that exist on that Property at the time of the execution of this Agreement, unless otherwise provided in this Agreement. However, the Owner may maintain the home, barn, and other existing improvements currently on the Property.

The Owner acknowledges that each and every owner of the Property must sign this Agreement in order for the Agreement to take full effect, and the Owner who signs this Agreement covenants and agrees, jointly and severably, to indemnify, hold harmless, and defend the City against any and all legal claims, by any person claiming an ownership interest in the Property who has not signed the Agreement, arising in any way from the City's reliance on this Agreement.

Section 3. The Owner acknowledges and stipulates that if any plat or Development Document is filed in violation of this Agreement, or if the Owner commences construction on or development of the Property in violation of this Agreement, then in addition to the City's other remedies, such act will constitute an irrevocable petition for voluntary annexation by the Owner, and the Property will be subject to annexation at the discretion of the City Council. The Owner agrees and stipulates that such annexation shall be voluntary and the Owner hereby consents to such annexation as though a petition for such annexation had been tendered by the Owner to the City. If annexation proceedings begin pursuant to this Section, the Owner acknowledges that this Agreement serves as an exception to Local Government Code Section 43.052, requiring a municipality to use certain statutory procedures under an annexation plan. Furthermore, the Owner hereby waives any and all vested rights and claims that they may have under

Section 43.002(a)(2) and Chapter 245 of the Texas Local Government Code that would otherwise exist by virtue of any actions Owner has taken in violation of Section 2 herein.

Section 4. Pursuant to Sections 43.035(b)(1)(B) of the Texas Local Government Code, Owner agrees that the City is authorized to enforce all of the City's regulations, permit requirements and planning authority applicable in its City limits to future improvements on the Property that do not materially interfere with the use of the Property for agriculture, wildlife management, or timber, in the same manner the regulations are enforced within the City's boundaries. The City states and specifically reserves its authority pursuant to Chapter 251 of the Texas Local Government Code to exercise eminent domain over property that is subject to a Chapter 43 and/or Chapter 212 development agreement. City regulations that apply in its extraterritorial jurisdiction will continue to apply to the Property.

Section 5. The term of this Agreement (the "Term") is fifteen (15) years from the date that the City Manager's signature to this Agreement is acknowledged by a public notary. The Owner, and all of the Owner's heirs, successors and assigns shall be deemed to have filed a petition for voluntary annexation before the end of the Term, for annexation of the Property to be completed on or after the end of the Term. Prior to the end of the Term, the City may commence the voluntary annexation of the Property. In connection with annexation pursuant to this section, the Owners hereby waives any vested rights they may have under Section 43.002(a)(2) and Chapter 245 of the Texas Local Government Code that would otherwise exist by virtue of any plat or construction any of the Owners may initiate during the time between the expiration of this Agreement and the institution of annexation proceedings by the City.

Section 6. Property annexed pursuant to this Agreement will initially be zoned AG – Agricultural pursuant to the City's Code of Ordinances, pending determination of the property's permanent zoning in accordance with the provisions of applicable law and the City's Code of Ordinances.

Section 7. Any person who sells or conveys any portion of the Property shall, no later than 14 days prior to such sale or conveyance, give written notice of this Agreement to the prospective purchaser or grantee, and shall give written notice of the sale or conveyance to the City. Furthermore, the Owner and the Owner's heirs, successor, and assigns shall give the City written notice within 14 days of any change in the agricultural exemption status of the Property. However, a violation of this Section 7 is not grounds to initiate annexation under the terms of this Agreement. A copy of either notice required by this section shall be forwarded to the City at the following address:

City of Celina
Attn: Interim City Manager
142 N. Ohio
Celina, Texas 75009

Section 8. A certified copy of this Agreement shall be recorded in the real property records of Collin County, Texas, and this Agreement shall constitute a covenant that runs with the Property.

Section 9. If a court of competent jurisdiction determines that any covenant of this Agreement is void or unenforceable, including the covenants regarding involuntary annexation, then the remainder of this Agreement shall remain in full force and effect.

Section 10. This Agreement may be enforced by any Owner or the City by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter. Notwithstanding the preceding terms of this section, the City does not waive immunity from suit or liability.

Section 11. No subsequent change in the law regarding annexation shall affect the enforceability of this Agreement or the City's ability to annex the properties covered herein pursuant to the terms of this Agreement.

Section 12. The validity of this Agreement and any of its terms and provisions, as well as the rights and duties of the parties, shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be only in Collin County, Texas.

Section 13. This Agreement may be separately executed in individual counterparts and, upon execution, shall constitute one and same instrument.

Section 14. This Agreement shall survive its termination to the extent necessary for the implementation of the provisions of Sections 2, 3, and 4 herein.

Section 15. This Agreement embodies the complete agreement of the parties hereto, superseding all oral or written, previous and contemporary agreements between the parties and relating to the matters in this Agreement and except as otherwise provided herein, cannot be modified without written agreement of the parties to be attached to and made a part of this Agreement.

Section 16. The determinations recited and declared in the preambles to this Agreement are hereby incorporated herein as part of this Agreement.

Section 17. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

Entered into this ____ day of _____, 2016.

SIGNATURES ON NEXT PAGE

CITY OF CELINA

By: _____
Name: Helen-Eve Liebman
Title: Interim City Manager
Date: _____

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on _____ ____, 2016, by Helen-Eve Liebman, Interim City Manager of the City of Celina, Texas on behalf of said City.

_____
Notary Public in and for the State of TEXAS

OWNER 1: JOHN ROWLAND

By: John Rowland
Name: John Rowland
Title: Owner
Date: 8/18/16

THE STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on August 18, 2016, by JOHN ROWLAND, owner of said Property.

Sorana Bartha
Notary Public in and for the State of TEXAS

NOTARY PUBLIC STATE OF TEXAS
SORANA BARTHA
Notary Public
STATE OF TEXAS
My Comm. Exp. April 10, 2017

OWNER 2: CHRISTINE ROWLAND

By: Cht Rowland
Name: Christine Rowland
Title: Owner
Date: 8/18/16

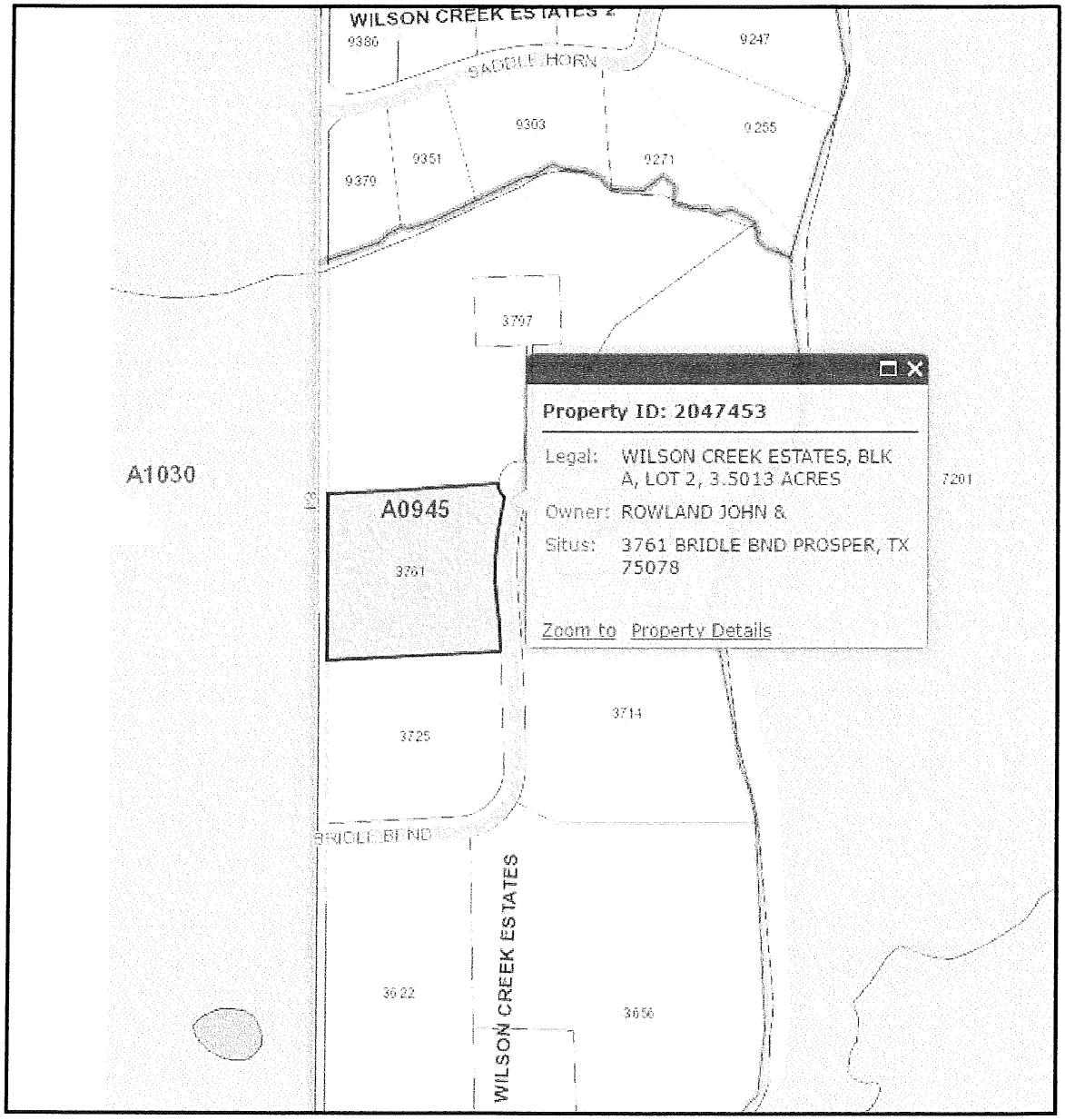
THE STATE OF TEXAS §
§
COUNTY OF COLLIN §

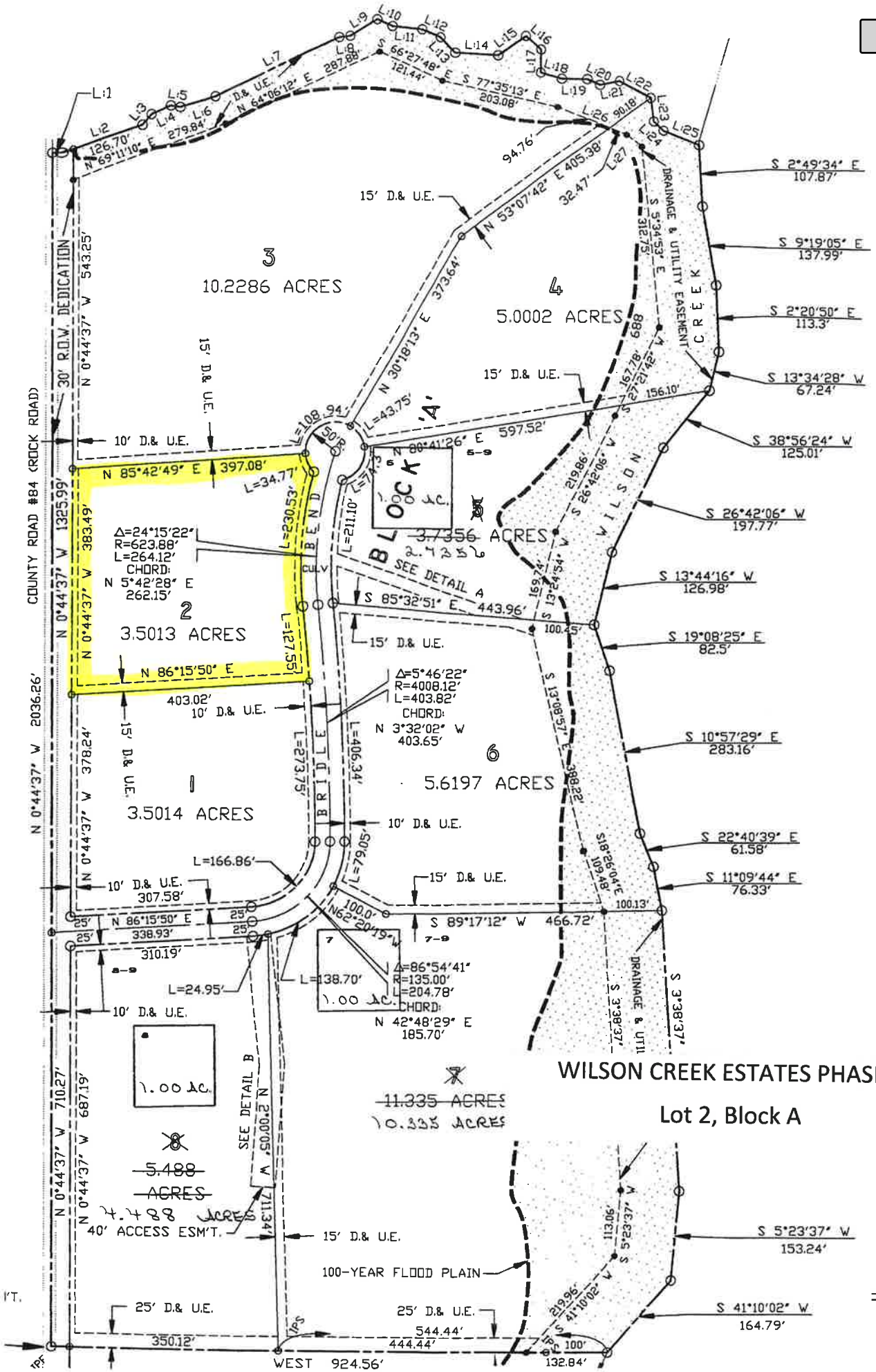
This instrument was acknowledged before me on August 18 ____, 2016, by CHRISTINE ROWLAND, owner of said Property.

Sorana Bartha
Notary Public in and for the State of TEXAS

SORANA BARTHA
Notary Public
STATE OF TEXAS
My Comm. Exp. April 10, 2017

EXHIBIT A


WILSON CREEK ESTATES 2
9386
9247
SADDLEHORN
9303
9255
9351
9271
9379
3797
Property ID: 2047453
Legal: WILSON CREEK ESTATES, BLK A, LOT 2, 3.5013 ACRES
Owner: ROWLAND JOHN &
Situs: 3761 BRIDLE BND PROSPER, TX 75078
Zoom to Property Details
A1030
A0945
3761
7201
3714
3725
BRIDLE BEND
WILSON CREEK ESTATES
3622
3656



Attachment: Lot 2 Exhibit (1752 : Rowland Pre-Annexation Agreement)

Planning and Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Brooks Wilson, Senior Planner
CC:	Helen-Eve Liebman, Interim City Manager
Date:	September 13, 2016
Re:	Herblin Pre-Annexation Agreement

Action Requested:
Consider and act upon a Chapter 43 Pre-Annexation Agreement between the City of Celina, Texas, and James & Dana Herblin for an approximately 10.2286 acre tract of land situated In The Wilson Creek Estates Addition, Block A, Lots 3 and 3-1, and more commonly known as 3797 Bridle Bend, Prosper, Texas. (Herblin Pre-Annexation Agreement) (Liebman)

Background Information:
The TEXAS LOCAL GOVERNMENT CODE requires that municipalities offer land owners a pre-annexation agreement for tracts of land which contain an agriculture, wildlife management or timber exemption from ad valorem taxes. The agreement states that the property may remain outside of the City's corporate limits so long as the owner agrees not to develop the property. The agreement is to last for a period of fifteen years after which the City may annex the property. Approval of this agreement will allow the city to utilize this tract as a point of contiguity for future annexations.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
Postponing the annexation of this tract of land will preclude the City from collecting ad valorem taxes on this property for a period of fifteen years.

Legal Review:
The City's Land Use Attorney has reviewed the agreement and found it to be acceptable.

Supporting Documents:
Proposed Agreement
Property Exhibit

Staff Recommendation:
Staff recommends approval.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS)
)
COUNTY OF COLLIN)

CHAPTER 43 TEXAS LOCAL GOVERNMENT CODE
DEVELOPMENT AGREEMENT

This Agreement is entered into pursuant to Sections 43.035 and 212.172 of the Texas Local Government Code by and between the City of Celina, Texas (the "City") and the undersigned property owner(s) (the "Owner"). The term "Owner" includes all owners of the Property.

WHEREAS, the Owner owns a parcel of real property (the "Property") in Collin County, Texas, legally described as Wilson Creek Estates, Block A, Lots 3 and 3-1, containing 10.2286 acres, more or less, Celina, Texas and generally depicted on Exhibit "A" attached hereto; and

WHEREAS, the City intends to begin the process to institute annexation proceedings on all or portions of Owner's Property in the near future; and

WHEREAS, the Owner desires to have the Property remain in the City's extraterritorial jurisdiction, in consideration for which the Owner agrees to enter into this Agreement; and

WHEREAS, this Agreement is entered into pursuant to Sections 43.035 and 212.172 of the Texas Local Government Code, in order to address the desires of the Owner and the procedures of the City; and

WHEREAS, the Owner and the City acknowledge that this Agreement is binding upon the City and the Owner and their respective successors and assigns for the term (defined below) of this Agreement; and

WHEREAS, this Development Agreement is to be recorded in the Real Property Records of Collin County.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

Section 1. The City guarantees the continuation of the extraterritorial status of the Owner's Property, its immunity from annexation by the City, and its immunity from City property taxes, for the term of this Agreement, subject to the provisions of this Agreement. Except as provided in this Agreement, the City agrees not to annex the Property, agrees not to involuntarily institute proceedings to annex the Property, and further agrees not to include the Property in a statutory annexation plan for the Term of

this Agreement. However, if the Property is annexed pursuant to the terms of this Agreement, then the City shall provide services to the Property pursuant to Chapter 43 of Texas Local Government Code.

Section 2. The Owner covenants and agrees not to use the Property for any use other than for agriculture, wildlife management, and/or timber land consistent with Chapter 23 of the Texas Tax Code without the prior written authority of the City Council.

The Owner covenants and agrees that the Owner will not file any type of subdivision plat or related development document for the Property, which includes but is not limited to seeking to create any special district (including but not limited to a Municipal Utility District, Fresh Water Supply District, Water Control and Improvement District, Municipal Management District, Public Improvement District, or any similar special district) within any part of the Property within the City's extraterritorial jurisdiction ("ETJ") including by seeking to file, or filing, any legislation or any application with the Texas Commission on Environmental Quality ("TCEQ") to create any such special district (a "Development Document"), until the Property has been annexed into, and zoned by, the City.

The Owner covenants and agrees not to construct, or allow to be constructed, any improvements or buildings on the Property that would require a permit or building permit if the Property were in the city limits, until the Property has been annexed into, and zoned by, the City; provided, however, the Owner may make improvements to the Property with the prior written consent of the City. The Owner also covenants and agrees that the City's AG—Agricultural District zoning requirements apply to the Property, and that the Property shall be used only for AG— Agricultural District zoning uses that exist on that Property at the time of the execution of this Agreement, unless otherwise provided in this Agreement. However, the Owner may maintain the home, barn, and other existing improvements currently on the Property.

The Owner acknowledges that each and every owner of the Property must sign this Agreement in order for the Agreement to take full effect, and the Owner who signs this Agreement covenants and agrees, jointly and severably, to indemnify, hold harmless, and defend the City against any and all legal claims, by any person claiming an ownership interest in the Property who has not signed the Agreement, arising in any way from the City's reliance on this Agreement.

Section 3. The Owner acknowledges and stipulates that if any plat or Development Document is filed in violation of this Agreement, or if the Owner commences construction on or development of the Property in violation of this Agreement, then in addition to the City's other remedies, such act will constitute an irrevocable petition for voluntary annexation by the Owner, and the Property will be subject to annexation at the discretion of the City Council. The Owner agrees and stipulates that such annexation shall be voluntary and the Owner hereby consents to such annexation as though a petition for such annexation had been tendered by the Owner to the City. If annexation proceedings begin pursuant to this Section, the Owner acknowledges that this Agreement serves as an exception to Local Government Code Section 43.052, requiring a municipality to use certain statutory procedures under an annexation plan. Furthermore, the Owner hereby waives any and all vested rights and claims that they may have under

Section 43.002(a)(2) and Chapter 245 of the Texas Local Government Code that would otherwise exist by virtue of any actions Owner has taken in violation of Section 2 herein.

Section 4. Pursuant to Sections 43.035(b)(1)(B) of the Texas Local Government Code, Owner agrees that the City is authorized to enforce all of the City's regulations, permit requirements and planning authority applicable in its City limits to future improvements on the Property that do not materially interfere with the use of the Property for agriculture, wildlife management, or timber, in the same manner the regulations are enforced within the City's boundaries. The City states and specifically reserves its authority pursuant to Chapter 251 of the Texas Local Government Code to exercise eminent domain over property that is subject to a Chapter 43 and/or Chapter 212 development agreement. City regulations that apply in its extraterritorial jurisdiction will continue to apply to the Property.

Section 5. The term of this Agreement (the "Term") is fifteen (15) years from the date that the City Manager's signature to this Agreement is acknowledged by a public notary. The Owner, and all of the Owner's heirs, successors and assigns shall be deemed to have filed a petition for voluntary annexation before the end of the Term, for annexation of the Property to be completed on or after the end of the Term. Prior to the end of the Term, the City may commence the voluntary annexation of the Property. In connection with annexation pursuant to this section, the Owners hereby waives any vested rights they may have under Section 43.002(a)(2) and Chapter 245 of the Texas Local Government Code that would otherwise exist by virtue of any plat or construction any of the Owners may initiate during the time between the expiration of this Agreement and the institution of annexation proceedings by the City.

Section 6. Property annexed pursuant to this Agreement will initially be zoned AG – Agricultural pursuant to the City's Code of Ordinances, pending determination of the property's permanent zoning in accordance with the provisions of applicable law and the City's Code of Ordinances.

Section 7. Any person who sells or conveys any portion of the Property shall, no later than 14 days prior to such sale or conveyance, give written notice of this Agreement to the prospective purchaser or grantee, and shall give written notice of the sale or conveyance to the City. Furthermore, the Owner and the Owner's heirs, successor, and assigns shall give the City written notice within 14 days of any change in the agricultural exemption status of the Property. However, a violation of this Section 7 is not grounds to initiate annexation under the terms of this Agreement. A copy of either notice required by this section shall be forwarded to the City at the following address:

City of Celina
Attn: Interim City Manager
142 N. Ohio
Celina, Texas 75009

Section 8. A certified copy of this Agreement shall be recorded in the real property records of Collin County, Texas, and this Agreement shall constitute a covenant that runs with the Property.

Section 9. If a court of competent jurisdiction determines that any covenant of this Agreement is void or unenforceable, including the covenants regarding involuntary annexation, then the remainder of this Agreement shall remain in full force and effect.

Section 10. This Agreement may be enforced by any Owner or the City by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter. Notwithstanding the preceding terms of this section, the City does not waive immunity from suit or liability.

Section 11. No subsequent change in the law regarding annexation shall affect the enforceability of this Agreement or the City's ability to annex the properties covered herein pursuant to the terms of this Agreement.

Section 12. The validity of this Agreement and any of its terms and provisions, as well as the rights and duties of the parties, shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be only in Collin County, Texas.

Section 13. This Agreement may be separately executed in individual counterparts and, upon execution, shall constitute one and same instrument.

Section 14. This Agreement shall survive its termination to the extent necessary for the implementation of the provisions of Sections 2, 3, and 4 herein.

Section 15. This Agreement embodies the complete agreement of the parties hereto, superseding all oral or written, previous and contemporary agreements between the parties and relating to the matters in this Agreement and except as otherwise provided herein, cannot be modified without written agreement of the parties to be attached to and made a part of this Agreement.

Section 16. The determinations recited and declared in the preambles to this Agreement are hereby incorporated herein as part of this Agreement.

Section 17. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

Entered into this ____ day of _____, 2016.

SIGNATURES ON NEXT PAGE

CITY OF CELINA

By: _____
Name: Helen-Eve Liebman
Title: Interim City Manager
Date: _____

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on _____ ____, 2016, by Helen-Eve Liebman, Interim City Manager of the City of Celina, Texas on behalf of said City.

_____
Notary Public in and for the State of TEXAS

OWNER 1: THE HERBLIN III FAMILY LIMITED PARTNERSHIP

By: James G Herblin, III
Name: James G. Herblin III
Title: President and Registered Agent
Date: 8-24-16

THE STATE OF TEXAS §
§
COUNTY OF Dallas §

This instrument was acknowledged before me on August 24, 2016, by James G. Herblin III, owner of said Property.

Luzmarina Vargas
Notary Public in and for the State of TEXAS

NOTARY PUBLIC STATE OF TEXAS
LUZMARINA VARGAS
My Commission Expires
February 13, 2018

OWNER 2: JAMES G HERBLIN III

By: James G Herblin, III
Name: James G. Herblin III
Title: Owner
Date: 8-24-16

THE STATE OF TEXAS §
§
COUNTY OF Dallas §

This instrument was acknowledged before me on August 24, 2016, by James G. Herblin, III, owner of said Property.

Luzmarina Vargas
Notary Public in and for the State of TEXAS

NOTARY PUBLIC STATE OF TEXAS
LUZMARINA VARGAS
My Commission Expires
February 13, 2018

OWNER 3: DANA S HERBLIN

By: Dana S. Herblin
Name: Dana S. Herblin
Title: Owner
Date: 8-24-16

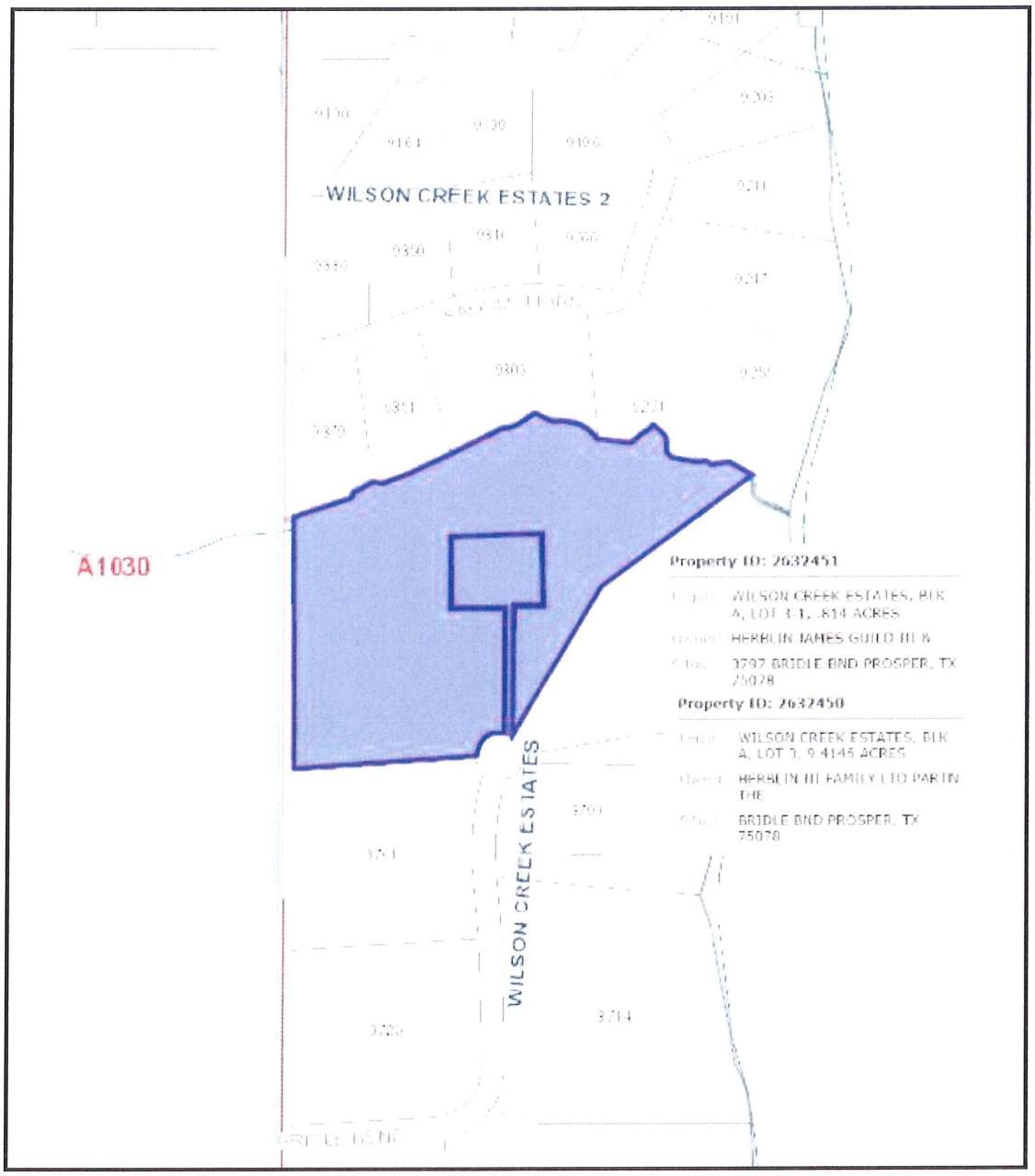
THE STATE OF TEXAS §
§
COUNTY OF Dallas §

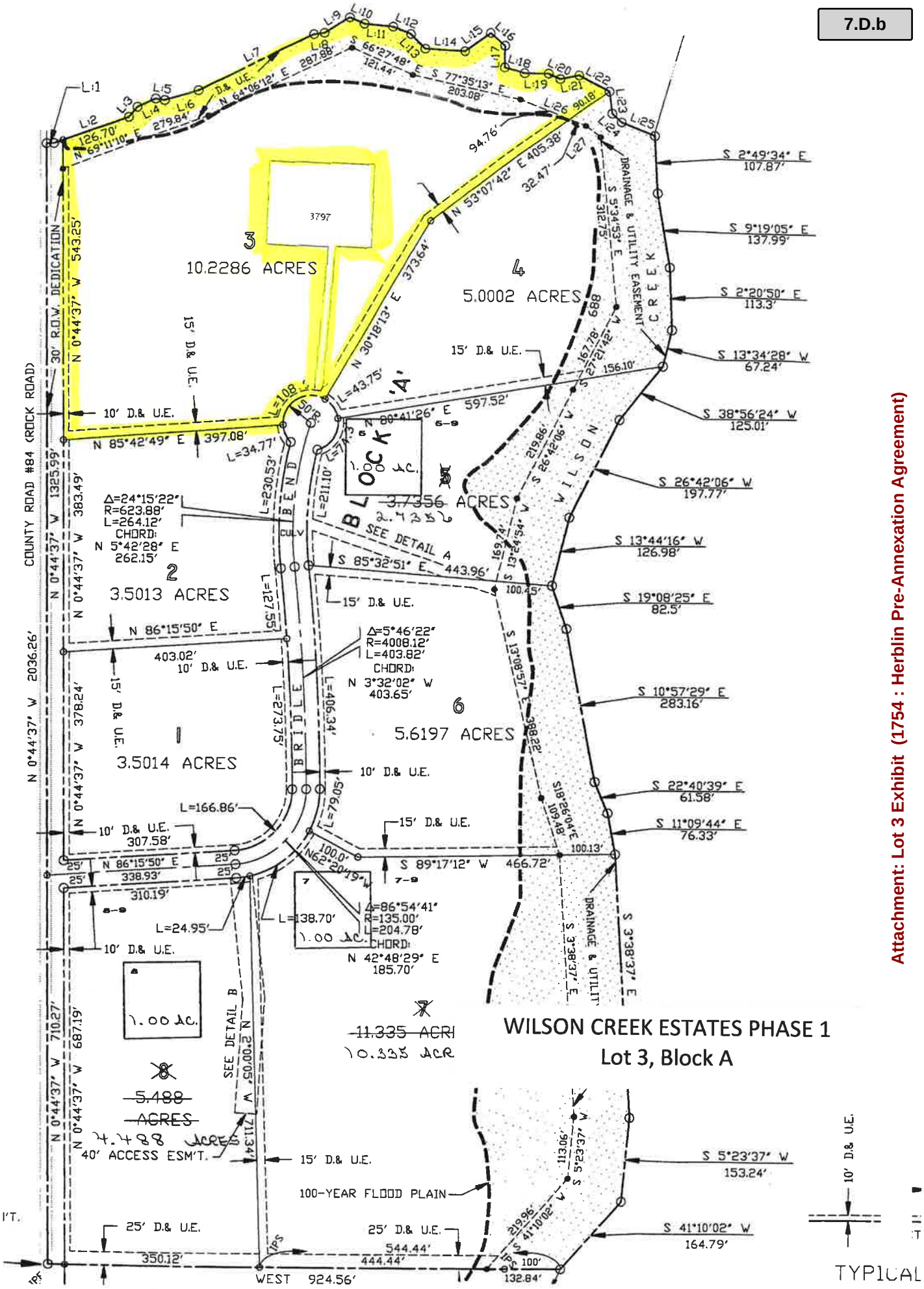
This instrument was acknowledged before me on August 24, 2016, by Dana S. Herblin, owner of said Property.

Luzmarina Vargas
Notary Public in and for the State of TEXAS

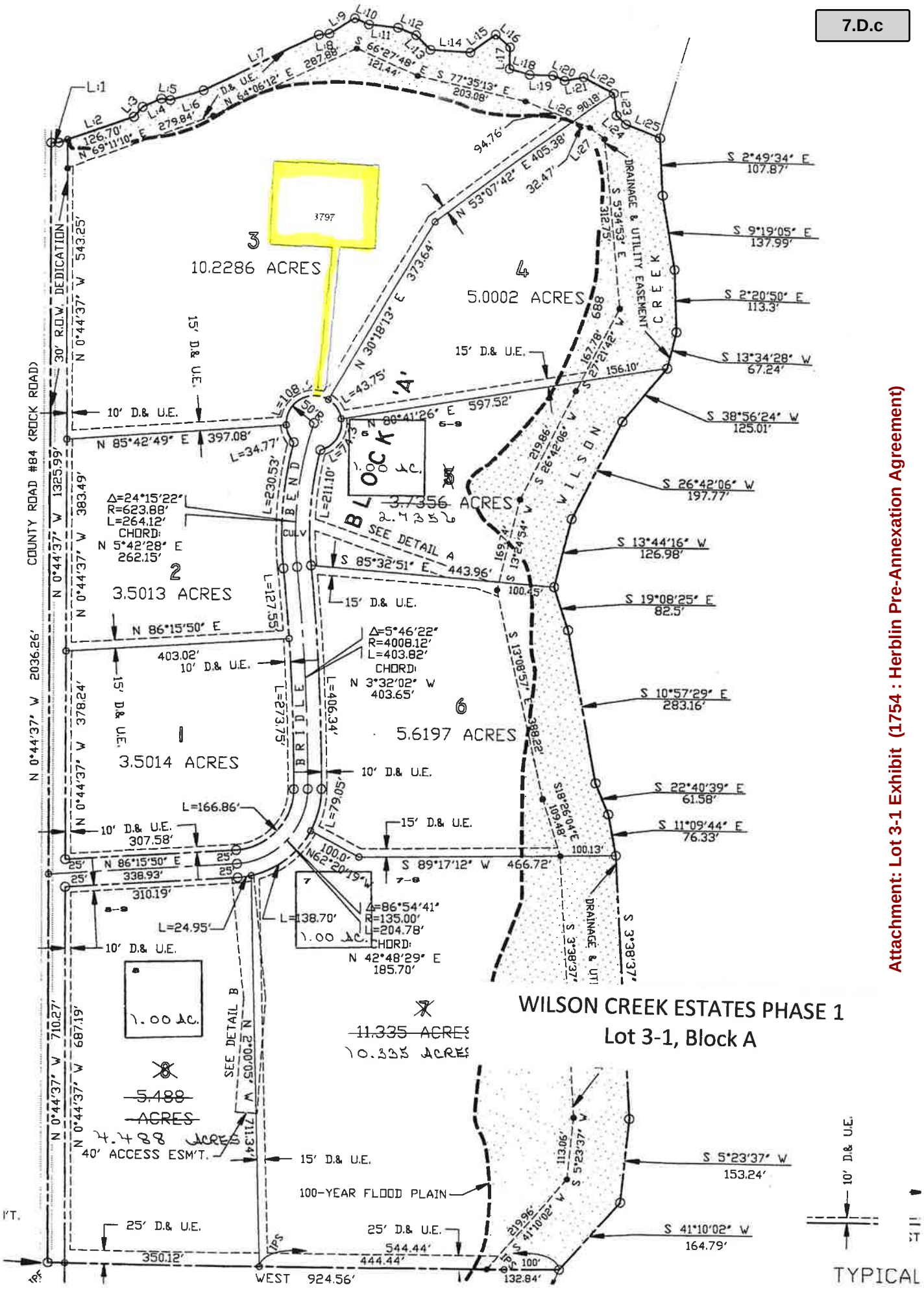
NOTARY PUBLIC STATE OF TEXAS
LUZMARINA VARGAS
My Commission Expires
February 13, 2018

EXHIBIT "A"


WILSON CREEK ESTATES 2
A1030
WILSON CREEK ESTATES
Property ID: 2632451
WILSON CREEK ESTATES, BLK A, LOT 3-1, .814 ACRES
HERBLIN JAMES GUILD III &
3797 BRIDLE BND PROSPER, TX 75078
Property ID: 2632450
WILSON CREEK ESTATES, BLK A, LOT 3, 9.4145 ACRES
HERBLIN III FAMILY LTD PARTN THE
BRIDLE BND PROSPER, TX 75078



Attachment: Lot 3 Exhibit (1754 : Herblin Pre-Annexation Agreement)



Attachment: Lot 3-1 Exhibit (1754 : Herblin Pre-Annexation Agreement)

Planning and Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Brooks Wilson, Senior Planner
CC:	Helen-Eve Liebman, Interim City Manager
Date:	September 13, 2016
Re:	Harbus Pre-Annexation Agreement

Action Requested:
Consider and act upon a Chapter 43 Pre-Annexation Agreement between the City of Celina, Texas, and John & Patricia Harbus-Le for an approximately 5.0002 acre tract of land situated in the Wilson Creek Estates Addition, Block A, Lot 4, and more commonly known as 3798 Bridle Bend, Prosper, Texas. (Harbus-Le Pre-Annexation Agreement) (Liebman)

Background Information:
The TEXAS LOCAL GOVERNMENT CODE requires that municipalities offer land owners a pre-annexation agreement for tracts of land which contain an agriculture, wildlife management or timber exemption from ad valorem taxes. The agreement states that the property may remain outside of the City's corporate limits so long as the owner agrees not to develop the property. The agreement is to last for a period of fifteen years after which the City may annex the property. Approval of this agreement will allow the city to utilize this tract as a point of contiguity for future annexations.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
Postponing the annexation of this tract of land will preclude the City from collecting ad valorem taxes on this property for a period of fifteen years.

Legal Review:
The City's Land Use Attorney has reviewed the agreement and found it to be acceptable.

Supporting Documents:
Proposed Agreement
Property Exhibit

Staff Recommendation:
Staff recommends approval.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS)
)
COUNTY OF COLLIN)

CHAPTER 43 TEXAS LOCAL GOVERNMENT CODE DEVELOPMENT AGREEMENT

This Agreement is entered into pursuant to Sections 43.035 and 212.172 of the Texas Local Government Code by and between the City of Celina, Texas (the "City") and the undersigned property owner(s) (the "Owner"). The term "Owner" includes all owners of the Property.

WHEREAS, the Owner owns a parcel of real property (the "Property") in Collin County, Texas, legally described as Wilson Creek Estates, Block A, Lot 4, containing 5.0002 acres, more or less, Celina, Texas, and recorded in Volume J, Page 605 of the Map Records of Collin County, as generally depicted on Exhibit "A" attached hereto; and

WHEREAS, the City intends to begin the process to institute annexation proceedings on all or portions of Owner's Property in the near future; and

WHEREAS, the Owner desires to have the Property remain in the City's extraterritorial jurisdiction, in consideration for which the Owner agrees to enter into this Agreement; and

WHEREAS, this Agreement is entered into pursuant to Sections 43.035 and 212.172 of the Texas Local Government Code, in order to address the desires of the Owner and the procedures of the City; and

WHEREAS, the Owner and the City acknowledge that this Agreement is binding upon the City and the Owner and their respective successors and assigns for the term (defined below) of this Agreement; and

WHEREAS, this Development Agreement is to be recorded in the Real Property Records of Collin County.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

Section 1. The City guarantees the continuation of the extraterritorial status of the Owner's Property, its immunity from annexation by the City, and its immunity from City property taxes, for the term of this Agreement, subject to the provisions of this Agreement. Except as provided in this Agreement, the City agrees not to annex the Property, agrees not to involuntarily institute proceedings to annex the Property, and further agrees not to include the Property in a statutory annexation plan for the Term of

this Agreement. However, if the Property is annexed pursuant to the terms of this Agreement, then the City shall provide services to the Property pursuant to Chapter 43 of Texas Local Government Code.

Section 2. The Owner covenants and agrees not to use the Property for any use other than for agriculture, wildlife management, and/or timber land consistent with Chapter 23 of the Texas Tax Code without the prior written authority of the City Council.

The Owner covenants and agrees that the Owner will not file any type of subdivision plat or related development document for the Property, which includes but is not limited to seeking to create any special district (including but not limited to a Municipal Utility District, Fresh Water Supply District, Water Control and Improvement District, Municipal Management District, Public Improvement District, or any similar special district) within any part of the Property within the City's extraterritorial jurisdiction ("ETJ") including by seeking to file, or filing, any legislation or any application with the Texas Commission on Environmental Quality ("TCEQ") to create any such special district (a "Development Document"), until the Property has been annexed into, and zoned by, the City.

The Owner covenants and agrees not to construct, or allow to be constructed, any improvements or buildings on the Property that would require a permit or building permit if the Property were in the city limits, until the Property has been annexed into, and zoned by, the City; provided, however, the Owner may make improvements to the Property with the prior written consent of the City. The Owner also covenants and agrees that the City's AG—Agricultural District zoning requirements apply to the Property, and that the Property shall be used only for AG— Agricultural District zoning uses that exist on that Property at the time of the execution of this Agreement, unless otherwise provided in this Agreement. However, the Owner may maintain the home, barn, and other existing improvements currently on the Property.

The Owner acknowledges that each and every owner of the Property must sign this Agreement in order for the Agreement to take full effect, and the Owner who signs this Agreement covenants and agrees, jointly and severably, to indemnify, hold harmless, and defend the City against any and all legal claims, by any person claiming an ownership interest in the Property who has not signed the Agreement, arising in any way from the City's reliance on this Agreement.

Section 3. The Owner acknowledges and stipulates that if any plat or Development Document is filed in violation of this Agreement, or if the Owner commences construction on or development of the Property in violation of this Agreement, then in addition to the City's other remedies, such act will constitute an irrevocable petition for voluntary annexation by the Owner, and the Property will be subject to annexation at the discretion of the City Council. The Owner agrees and stipulates that such annexation shall be voluntary and the Owner hereby consents to such annexation as though a petition for such annexation had been tendered by the Owner to the City. If annexation proceedings begin pursuant to this Section, the Owner acknowledges that this Agreement serves as an exception to Local Government Code Section 43.052, requiring a municipality to use certain statutory procedures under an annexation plan. Furthermore, the Owner hereby waives any and all vested rights and claims that they may have under

Section 43.002(a)(2) and Chapter 245 of the Texas Local Government Code that would otherwise exist by virtue of any actions Owner has taken in violation of Section 2 herein.

Section 4. Pursuant to Sections 43.035(b)(1)(B) of the Texas Local Government Code, Owner agrees that the City is authorized to enforce all of the City's regulations, permit requirements and planning authority applicable in its City limits to future improvements on the Property that do not materially interfere with the use of the Property for agriculture, wildlife management, or timber, in the same manner the regulations are enforced within the City's boundaries. The City states and specifically reserves its authority pursuant to Chapter 251 of the Texas Local Government Code to exercise eminent domain over property that is subject to a Chapter 43 and/or Chapter 212 development agreement. City regulations that apply in its extraterritorial jurisdiction will continue to apply to the Property.

Section 5. The term of this Agreement (the "Term") is fifteen (15) years from the date that the City Manager's signature to this Agreement is acknowledged by a public notary. The Owner, and all of the Owner's heirs, successors and assigns shall be deemed to have filed a petition for voluntary annexation before the end of the Term, for annexation of the Property to be completed on or after the end of the Term. Prior to the end of the Term, the City may commence the voluntary annexation of the Property. In connection with annexation pursuant to this section, the Owners hereby waives any vested rights they may have under Section 43.002(a)(2) and Chapter 245 of the Texas Local Government Code that would otherwise exist by virtue of any plat or construction any of the Owners may initiate during the time between the expiration of this Agreement and the institution of annexation proceedings by the City.

Section 6. Property annexed pursuant to this Agreement will initially be zoned AG – Agricultural pursuant to the City's Code of Ordinances, pending determination of the property's permanent zoning in accordance with the provisions of applicable law and the City's Code of Ordinances.

Section 7. Any person who sells or conveys any portion of the Property shall, no later than 14 days prior to such sale or conveyance, give written notice of this Agreement to the prospective purchaser or grantee, and shall give written notice of the sale or conveyance to the City. Furthermore, the Owner and the Owner's heirs, successor, and assigns shall give the City written notice within 14 days of any change in the agricultural exemption status of the Property. However, a violation of this Section 7 is not grounds to initiate annexation under the terms of this Agreement. A copy of either notice required by this section shall be forwarded to the City at the following address:

City of Celina
Attn: Interim City Manager
142 N. Ohio
Celina, Texas 75009

Section 8. A certified copy of this Agreement shall be recorded in the real property records of Collin County, Texas, and this Agreement shall constitute a covenant that runs with the Property.

Section 9. If a court of competent jurisdiction determines that any covenant of this Agreement is void or unenforceable, including the covenants regarding involuntary annexation, then the remainder of this Agreement shall remain in full force and effect.

Section 10. This Agreement may be enforced by any Owner or the City by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter. Notwithstanding the preceding terms of this section, the City does not waive immunity from suit or liability.

Section 11. No subsequent change in the law regarding annexation shall affect the enforceability of this Agreement or the City's ability to annex the properties covered herein pursuant to the terms of this Agreement.

Section 12. The validity of this Agreement and any of its terms and provisions, as well as the rights and duties of the parties, shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be only in Collin County, Texas.

Section 13. This Agreement may be separately executed in individual counterparts and, upon execution, shall constitute one and same instrument.

Section 14. This Agreement shall survive its termination to the extent necessary for the implementation of the provisions of Sections 2, 3, and 4 herein.

Section 15. This Agreement embodies the complete agreement of the parties hereto, superseding all oral or written, previous and contemporary agreements between the parties and relating to the matters in this Agreement and except as otherwise provided herein, cannot be modified without written agreement of the parties to be attached to and made a part of this Agreement.

Section 16. The determinations recited and declared in the preambles to this Agreement are hereby incorporated herein as part of this Agreement.

Section 17. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

Entered into this ____ day of _____, 2016.

SIGNATURES ON NEXT PAGE

CITY OF CELINA

By: _____
Name: Helen-Eve Liebman
Title: Interim City Manager
Date: _____

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on _____ ____, 2016, by Helen-Eve Liebman, Interim City Manager of the City of Celina, Texas on behalf of said City.

_____
Notary Public in and for the State of TEXAS

OWNER 1: HARBUS FAMILY TRUST

By: _____
Name: John W. Harbus
Title: Owner Representative
Date: 8/18/2016

THE STATE OF TEXAS §
§
COUNTY OF Dallas §

This instrument was acknowledged before me on Aug 18, 2016, by John W. Harbus, owner of said Property.

_____
Notary Public in and for the State of TEXAS

LOLA L BOX
Notary Public, State of Texas
My Commission Expires
October 13, 2017

OWNER 2: HARBUS FAMILY TRUST

By: Patricia A. Harbus
Name: Patricia A. Harbus
Title: Owner Representative
Date: 8/18/2016

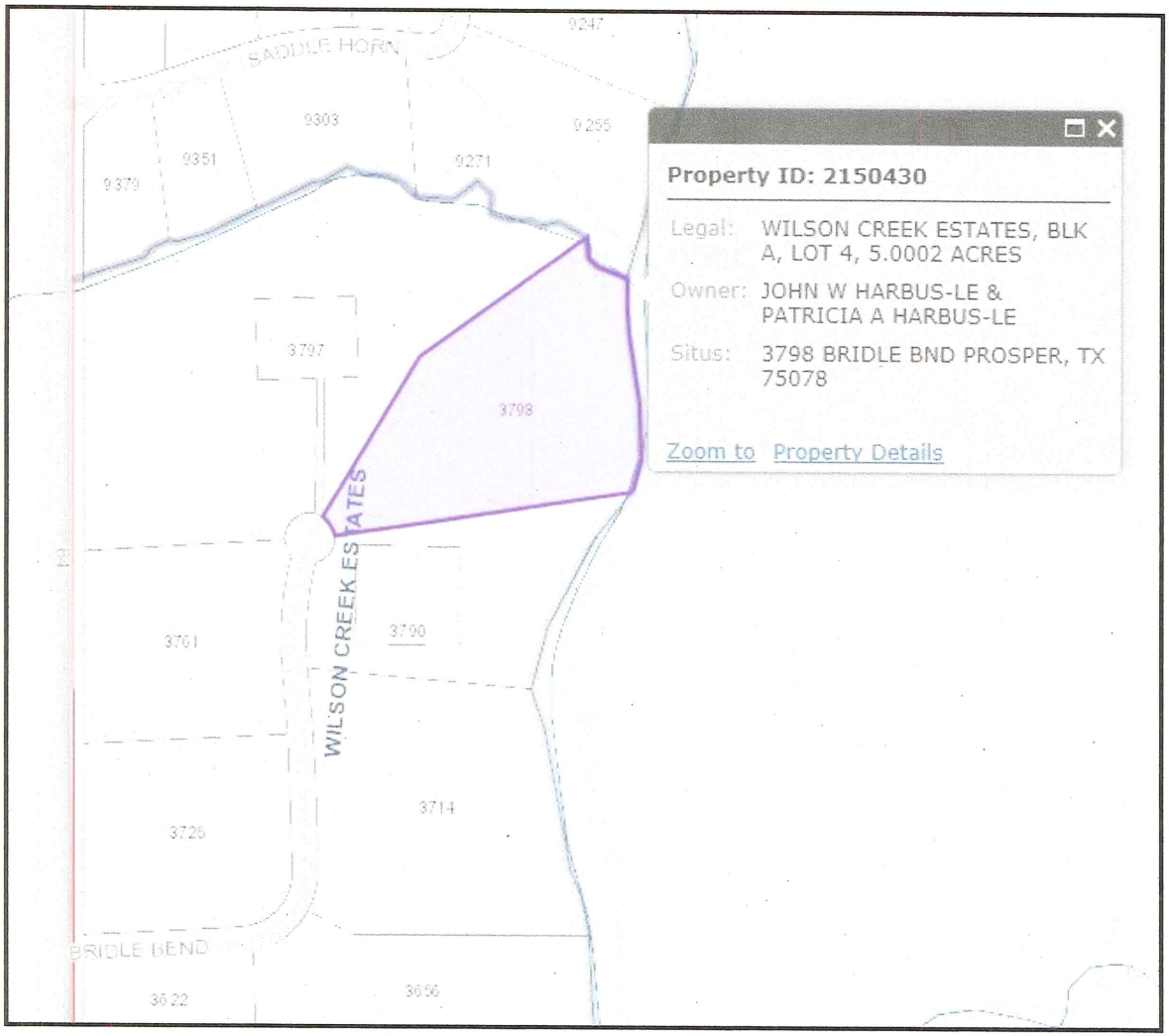
THE STATE OF TEXAS §
§
COUNTY OF Dallas §

This instrument was acknowledged before me on Aug 18 ____, 2016, by PATRICIA A. HARBUS, owner of said Property.

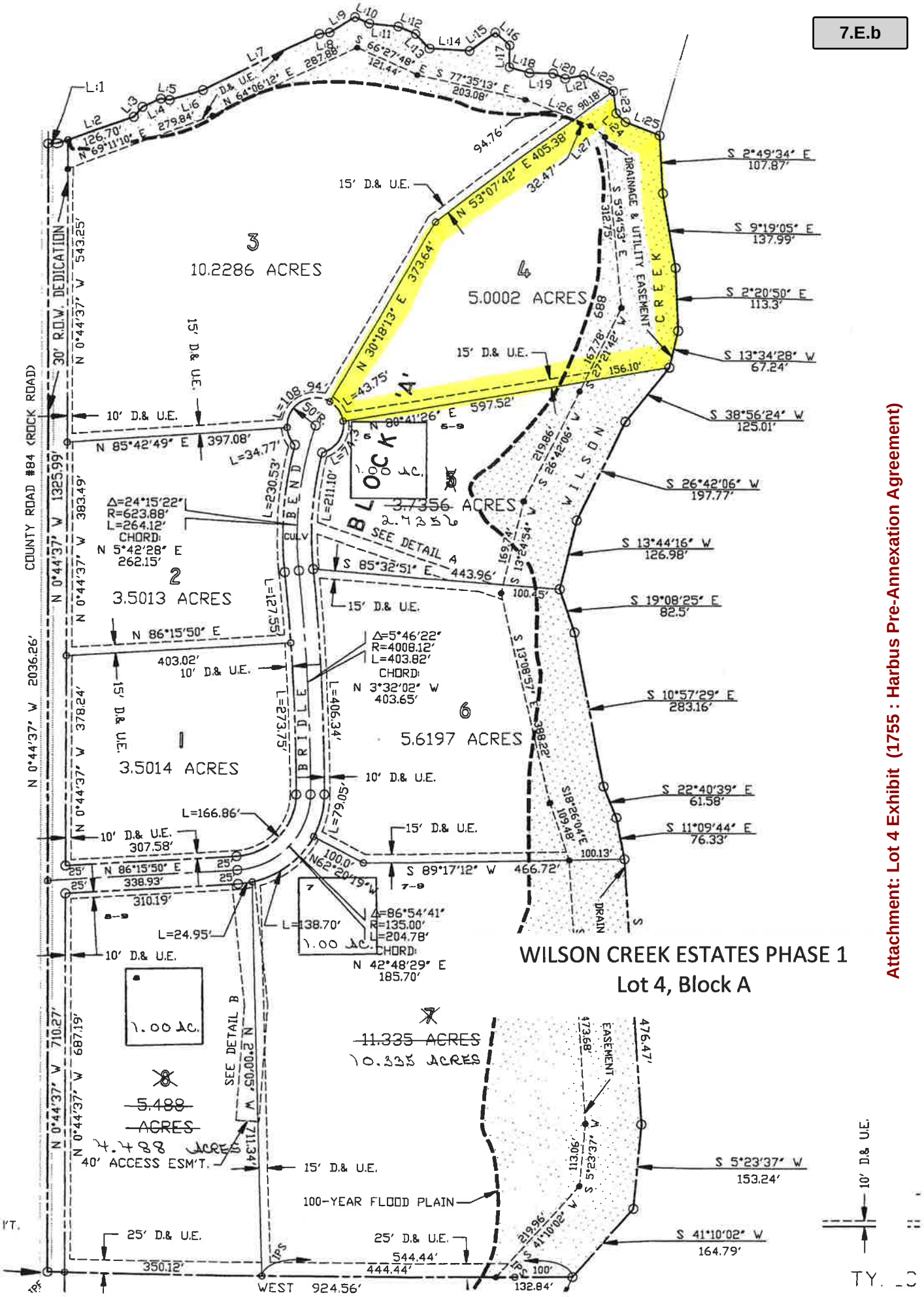
Lola L. Box
Notary Public in and for the State of TEXAS

LOLA L BOX
Notary Public, State of Texas
My Commission Expires
October 13, 2017

EXHIBIT A



Attachment: Development Agreement executed by Harbus Family Trust (1755 : Harbus Pre-Annexation



Attachment: Lot 4 Exhibit (1755 : Harbus Pre-Annexation Agreement)

Planning and Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Brooks Wilson, Senior Planner
CC:	Helen-Eve Liebman, Interim City Manager
Date:	September 13, 2016
Re:	Davidson Pre-Annexation Agreement

Action Requested:
Consider and act upon a Chapter 43 Pre-Annexation Agreement between the City of Celina, Texas, and Michael & Kathleen Davidson for an approximately 1.00 acre tract of land and an approximately 2.7356 acre tract situated in the Wilson Creek Estates Addition, Block A, Lots 5 and 5-9, respectively, and more commonly known as 3790 Bridle Bend, Prosper, Texas. (Davidson Pre-Annexation Agreement) (Liebman)

Background Information:
The TEXAS LOCAL GOVERNMENT CODE requires that municipalities offer land owners a pre-annexation agreement for tracts of land which contain an agriculture, wildlife management or timber exemption from ad valorem taxes. The agreement states that the property may remain outside of the City's corporate limits so long as the owner agrees not to develop the property. The agreement is to last for a period of fifteen years after which the City may annex the property. Approval of this agreement will allow the city to utilize this tract as a point of contiguity for future annexations.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
Postponing the annexation of this tract of land will preclude the City from collecting ad valorem taxes on this property for a period of fifteen years.

Legal Review:
The City's Land Use Attorney has reviewed the agreement and found it to be acceptable.

Supporting Documents:
Proposed Agreement
Property Exhibit

Staff Recommendation:

Staff recommends approval.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS)
)
COUNTY OF COLLIN)

CHAPTER 43 TEXAS LOCAL GOVERNMENT CODE DEVELOPMENT AGREEMENT

This Agreement is entered into pursuant to Sections 43.035 and 212.172 of the Texas Local Government Code by and between the City of Celina, Texas (the "City") and the undersigned property owner(s) (the "Owner"). The term "Owner" includes all owners of the Property.

WHEREAS, the Owner owns a parcel of real property (the "Property") in Collin County, Texas, legally described as Wilson Creek Estates, Block A, Lot 5, containing 3.7356 acres, more or less, Celina, Texas, and recorded in Volume J, Page 605 of the Map Records of Collin County, as generally depicted on Exhibit "A" attached hereto; and

WHEREAS, the City intends to begin the process to institute annexation proceedings on all or portions of Owner's Property in the near future; and

WHEREAS, the Owner desires to have the Property remain in the City's extraterritorial jurisdiction, in consideration for which the Owner agrees to enter into this Agreement; and

WHEREAS, this Agreement is entered into pursuant to Sections 43.035 and 212.172 of the Texas Local Government Code, in order to address the desires of the Owner and the procedures of the City; and

WHEREAS, the Owner and the City acknowledge that this Agreement is binding upon the City and the Owner and their respective successors and assigns for the term (defined below) of this Agreement; and

WHEREAS, this Development Agreement is to be recorded in the Real Property Records of Collin County.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

Section 1. The City guarantees the continuation of the extraterritorial status of the Owner's Property, its immunity from annexation by the City, and its immunity from City property taxes, for the term of this Agreement, subject to the provisions of this Agreement. Except as provided in this Agreement, the City agrees not to annex the Property, agrees not to involuntarily institute proceedings to annex the Property, and further agrees not to include the Property in a statutory annexation plan for the Term of

this Agreement. However, if the Property is annexed pursuant to the terms of this Agreement, then the City shall provide services to the Property pursuant to Chapter 43 of Texas Local Government Code.

Section 2. The Owner covenants and agrees not to use the Property for any use other than for agriculture, wildlife management, and/or timber land consistent with Chapter 23 of the Texas Tax Code without the prior written authority of the City Council.

The Owner covenants and agrees that the Owner will not file any type of subdivision plat or related development document for the Property, which includes but is not limited to seeking to create any special district (including but not limited to a Municipal Utility District, Fresh Water Supply District, Water Control and Improvement District, Municipal Management District, Public Improvement District, or any similar special district) within any part of the Property within the City's extraterritorial jurisdiction ("ETJ") including by seeking to file, or filing, any legislation or any application with the Texas Commission on Environmental Quality ("TCEQ") to create any such special district (a "Development Document"), until the Property has been annexed into, and zoned by, the City.

The Owner covenants and agrees not to construct, or allow to be constructed, any improvements or buildings on the Property that would require a permit or building permit if the Property were in the city limits, until the Property has been annexed into, and zoned by, the City; provided, however, the Owner may make improvements to the Property with the prior written consent of the City. The Owner also covenants and agrees that the City's AG—Agricultural District zoning requirements apply to the Property, and that the Property shall be used only for AG— Agricultural District zoning uses that exist on that Property at the time of the execution of this Agreement, unless otherwise provided in this Agreement. However, the Owner may maintain the existing residential structure identified in Exhibit "B" and add the barn authorized in the building permit issued prior to August 26, 2016. In addition, Owner may add one in-ground swimming pool and enlarge the existing residential structure if built to City standards under a City-issued building permit.

The Owner acknowledges that each and every owner of the Property must sign this Agreement in order for the Agreement to take full effect, and the Owner who signs this Agreement covenants and agrees, jointly and severably, to indemnify, hold harmless, and defend the City against any and all legal claims, by any person claiming an ownership interest in the Property who has not signed the Agreement, arising in any way from the City's reliance on this Agreement.

Section 3. The Owner acknowledges and stipulates that if any plat or Development Document is filed in violation of this Agreement, or if the Owner commences construction on or development of the Property in violation of this Agreement, then in addition to the City's other remedies, such act will constitute an irrevocable petition for voluntary annexation by the Owner, and the Property will be subject to annexation at the discretion of the City Council. The Owner agrees and stipulates that such annexation shall be voluntary and the Owner hereby consents to such annexation as though a petition for such annexation had been tendered by the Owner to the City. If annexation proceedings begin pursuant to this Section, the Owner acknowledges that this Agreement serves as an exception to Local Government Code Section 43.052, requiring a

municipality to use certain statutory procedures under an annexation plan. Furthermore, the Owner hereby waives any and all vested rights and claims that they may have under Section 43.002(a)(2) and Chapter 245 of the Texas Local Government Code that would otherwise exist by virtue of any actions Owner has taken in violation of Section 2 herein.

Section 4. Pursuant to Sections 43.035(b)(1)(B) of the Texas Local Government Code, Owner agrees that the City is authorized to enforce all of the City's regulations, permit requirements and planning authority applicable in its City limits to future improvements on the Property that do not materially interfere with the use of the Property for agriculture, wildlife management, or timber, in the same manner the regulations are enforced within the City's boundaries. The City states and specifically reserves its authority pursuant to Chapter 251 of the Texas Local Government Code to exercise eminent domain over property that is subject to a Chapter 43 and/or Chapter 212 development agreement. City regulations that apply in its extraterritorial jurisdiction will continue to apply to the Property.

Section 5. The term of this Agreement (the "Term") is fifteen (15) years from the date that the City Manager's signature to this Agreement is acknowledged by a public notary. The Owner, and all of the Owner's heirs, successors and assigns shall be deemed to have filed a petition for voluntary annexation before the end of the Term, for annexation of the Property to be completed on or after the end of the Term. Prior to the end of the Term, the City may commence the voluntary annexation of the Property. In connection with annexation pursuant to this section, the Owners hereby waives any vested rights they may have under Section 43.002(a)(2) and Chapter 245 of the Texas Local Government Code that would otherwise exist by virtue of any plat or construction any of the Owners may initiate during the time between the expiration of this Agreement and the institution of annexation proceedings by the City.

Section 6. Property annexed pursuant to this Agreement will initially be zoned AG – Agricultural pursuant to the City's Code of Ordinances, pending determination of the property's permanent zoning in accordance with the provisions of applicable law and the City's Code of Ordinances.

Section 7. Any person who sells or conveys any portion of the Property shall, no later than 14 days prior to such sale or conveyance, give written notice of this Agreement to the prospective purchaser or grantee, and shall give written notice of the sale or conveyance to the City. Furthermore, the Owner and the Owner's heirs, successor, and assigns shall give the City written notice within 14 days of any change in the agricultural exemption status of the Property. However, a violation of this Section 7 is not grounds to initiate annexation under the terms of this Agreement. A copy of either notice required by this section shall be forwarded to the City at the following address:

City of Celina
Attn: Interim City Manager
142 N. Ohio
Celina, Texas 75009

Section 8. A certified copy of this Agreement shall be recorded in the real property records of Collin County, Texas, and this Agreement shall constitute a covenant that runs with the Property.

Section 9. If a court of competent jurisdiction determines that any covenant of this Agreement is void or unenforceable, including the covenants regarding involuntary annexation, then the remainder of this Agreement shall remain in full force and effect.

Section 10. This Agreement may be enforced by any Owner or the City by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter. Notwithstanding the preceding terms of this section, the City does not waive immunity from suit or liability.

Section 11. No subsequent change in the law regarding annexation shall affect the enforceability of this Agreement or the City's ability to annex the properties covered herein pursuant to the terms of this Agreement.

Section 12. The validity of this Agreement and any of its terms and provisions, as well as the rights and duties of the parties, shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be only in Collin County, Texas.

Section 13. This Agreement may be separately executed in individual counterparts and, upon execution, shall constitute one and same instrument.

Section 14. This Agreement shall survive its termination to the extent necessary for the implementation of the provisions of Sections 2, 3, and 4 herein.

Section 15. This Agreement embodies the complete agreement of the parties hereto, superseding all oral or written, previous and contemporary agreements between the parties and relating to the matters in this Agreement and except as otherwise provided herein, cannot be modified without written agreement of the parties to be attached to and made a part of this Agreement.

Section 16. The determinations recited and declared in the preambles to this Agreement are hereby incorporated herein as part of this Agreement.

Section 17. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

Entered into this 30th day of August, 2016.

SIGNATURES ON NEXT PAGE

CITY OF CELINA

By: _____
Name: Helen-Eve Liebman
Title: Interim City Manager
Date: _____

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on _____ ____, 2016, by Helen-Eve Liebman, Interim City Manager of the City of Celina, Texas on behalf of said City.

_____
Notary Public in and for the State of TEXAS

OWNER 1: MICHAEL J DAVIDSON

By: _____
Name: Michael J. Davidson
Title: Owner
Date: 8/30/16

THE STATE OF TEXAS §
§
COUNTY OF Denton §

This instrument was acknowledged before me on August 30, 2016, by Michael J. Davidson, owner of said Property.

_____
Notary Public in and for the State of TEXAS

NOTARY PUBLIC STATE OF TEXAS
MIGUEL ANGEL GARZA
My Commission Expires
May 27, 2019

OWNER 2: KATHLEEN RENEE DAVIDSON

By: Kathleen Renee
Name: Kathleen Renee Davidson
Title: Owner
Date: 8/30/16

THE STATE OF TEXAS §
§
COUNTY OF Denton §

This instrument was acknowledged before me on August 30, 2016, by Kathleen Davidson, owner of said Property.

Notary Public in and for the State of TEXAS

NOTARY PUBLIC STATE OF TEXAS
MIGUEL ANGEL GARZA
My Commission Expires
May 27, 2019

EXHIBIT "A"

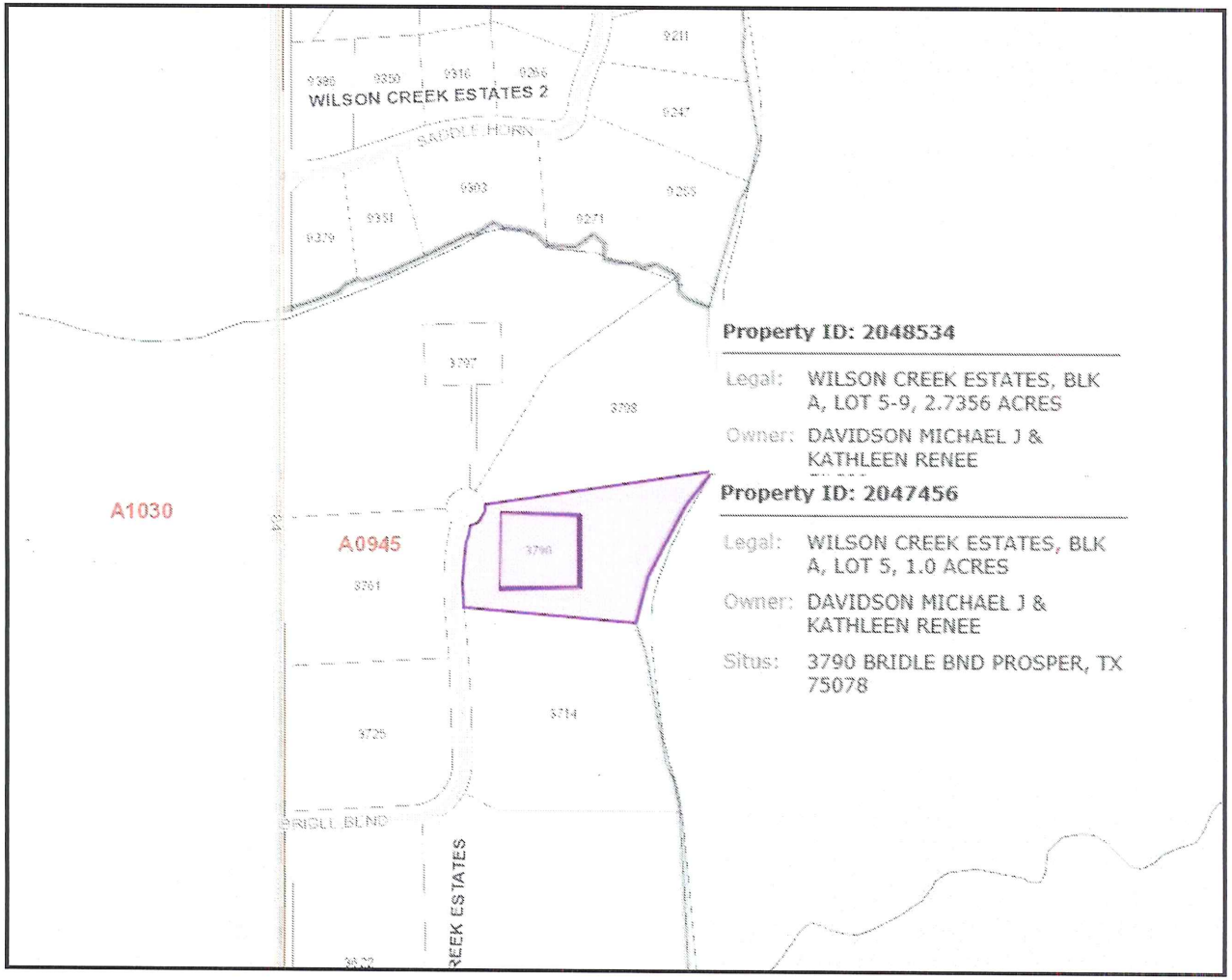

WILSON CREEK ESTATES 2
SADDLE HORN
A1030
A0945
BRIDLE BLND
REEK ESTATES
Property ID: 2048534
Legal: WILSON CREEK ESTATES, BLK A, LOT 5-9, 2.7356 ACRES
Owner: DAVIDSON MICHAEL J & KATHLEEN RENEE
Property ID: 2047456
Legal: WILSON CREEK ESTATES, BLK A, LOT 5, 1.0 ACRES
Owner: DAVIDSON MICHAEL J & KATHLEEN RENEE
Situs: 3790 BRIDLE BND PROSPER, TX 75078

EXHIBIT "B"

Property Search

Property ID: 2047456 - Tax Year: 2016

General Information

Property ID	2047456
Property Status	Active
Geographic ID	R-3552-00A-0050-1
Property Type	Real
Property Address	3790 Bridle Bnd Prosper, TX 75078
Total Land Area	43,560 sq. ft.
Total Improvement Main Area	2,878 sq. ft.
Abstract/Subdivision	Wilson Creek Estates
Primary State Code	A (Residential Single Family)
Legal Description	Wilson Creek Estates, Block A, Lot 5, Acres 1.0000

Owner Information

Owner ID	891543
Owner Name(s)	Davidson Michael J & Kathleen Renee
Exemptions	HS (Homestead)
Percent Ownership	100.00%
Mailing Address	3790 Bridle Bnd Prosper, TX 75078-8819

2016 Value Information

Improvement Homesite Value	$251,960
Improvement Non-Homesite Value	$0
Total Improvement Market Value	**$251,960**
Land Homesite Value	$75,000
Land Non-Homesite Value	$0
Land Agricultural Market Value	$0
Total Land Market Value	**$75,000**
Total Market Value	$326,960
Agricultural Use Loss	$0
Total Appraised Value	$326,960
Homestead Cap Loss	$0
Total Assessed Value	**$326,960**

Entities

Taxing Entity	Tax Rate	Collected By
GCN (Collin County)	0.225000 (2015 Rate)	Collin County Tax Office
JCN (Collin College)	0.081960 (2015 Rate)	Collin County Tax Office
SPR (Prosper ISD)	1.670000 (2015 Rate)	Collin County Tax Office

Improvements

Improvement #1	Residential
State Code	A (Residential Single Family)

Land Segments

Land Segment #1	Residential Single Family
State Code	A (Residential Single Family)

Homesite	Yes
Market Value	$251,960
Total Main Area	2,878 sq. ft.

Detail #	Type	Year Built	Sq. Ft.
1	MA - Main Area	1997	1,532
2	MA2 - Main Area 2nd Floor	1997	1,346
3	AG - Attached Garage	1997	516
4	CP - Covered Porch/patio	1997	85
5	CP - Covered Porch/patio	1997	90

Homesite	Yes
Market Value	$75,000
Ag Use Value	n/a
Land Size	1.0000 acres 43,560 sq. ft.

Value History

Year	Improvement	Land	Market	Ag Loss	Appraised	HS Cap Loss	Assessed
2016	$251,960	$75,000	$326,960	$0	$326,960	$0	$326,960
2015	$237,619	$65,000	$302,619	$0	$302,619	$0	$302,619
2014	$219,289	$65,000	$284,289	$0	$284,289	$0	$284,289
2013	$181,481	$60,000	$241,481	$0	$241,481	$0	$241,481
2012	$181,481	$60,000	$241,481	$0	$241,481	$0	$241,481

Deed History

Deed Date	Seller	Buyer	Instr #	Volume/Page
08/26/2013	SAMUELS WARREN	DAVIDSON MICHAEL J & KATHLEEN RENEE	20130828001219050	
09/23/1996	MT PROSPER LLC	SAMUELS WARREN		96-/0104709

SB 541 – Amends Section 25.027 of the Property Tax Code, effective September 1, 2005

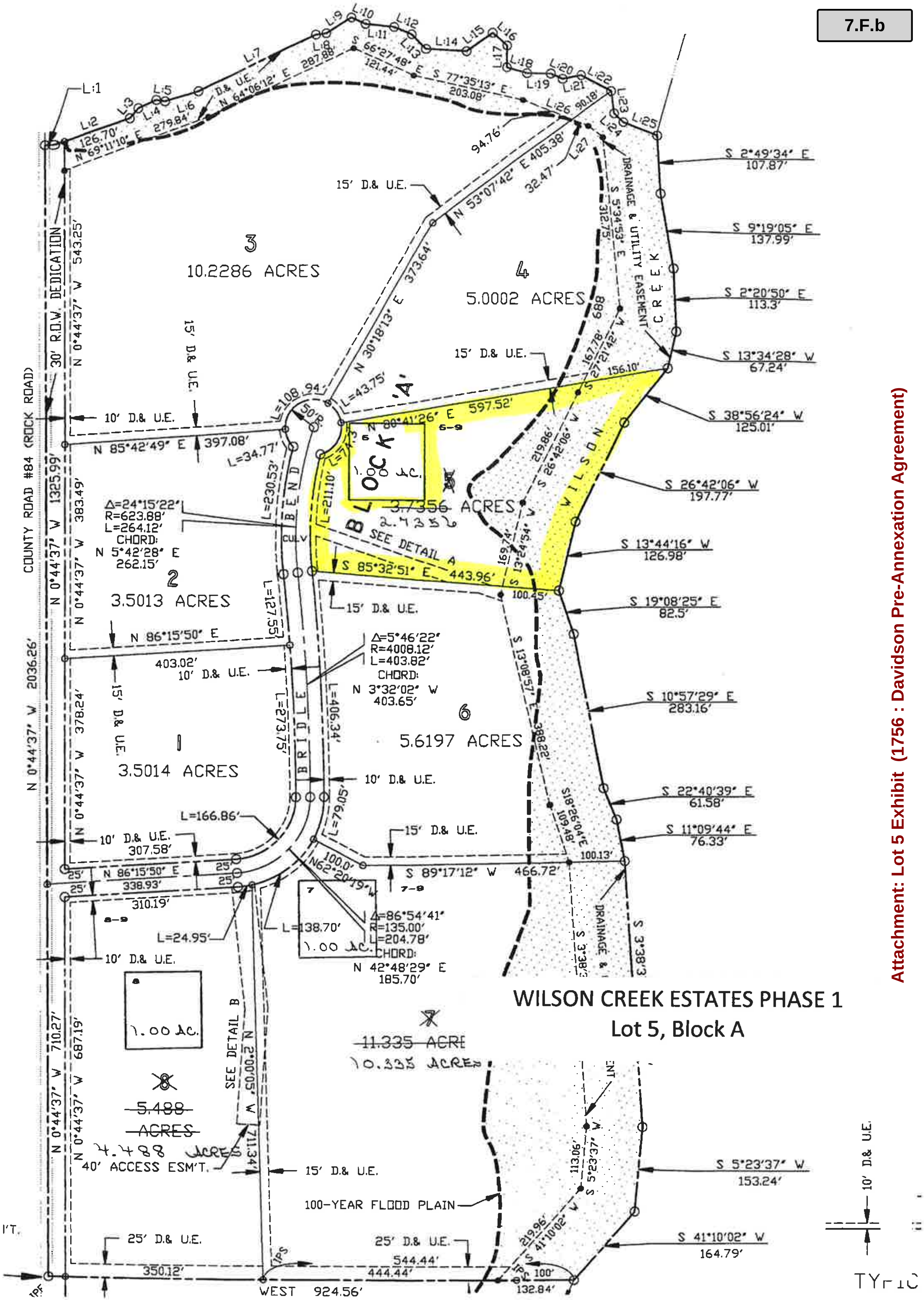
RESTRICTION ON POSTING DETAILED IMPROVEMENT INFORMATION ON INTERNET WEBSITE:

Information in appraisal records may not be posted on the Internet if the information is a photograph, sketch, or floor plan of an improvement to real property that is designed primarily for use as a human residence. This section does not apply to an aerial photograph that depicts five or more separately owned buildings.

HB 394 – Amends Section 25.027 of the Property Tax Code, effective September 1, 2015

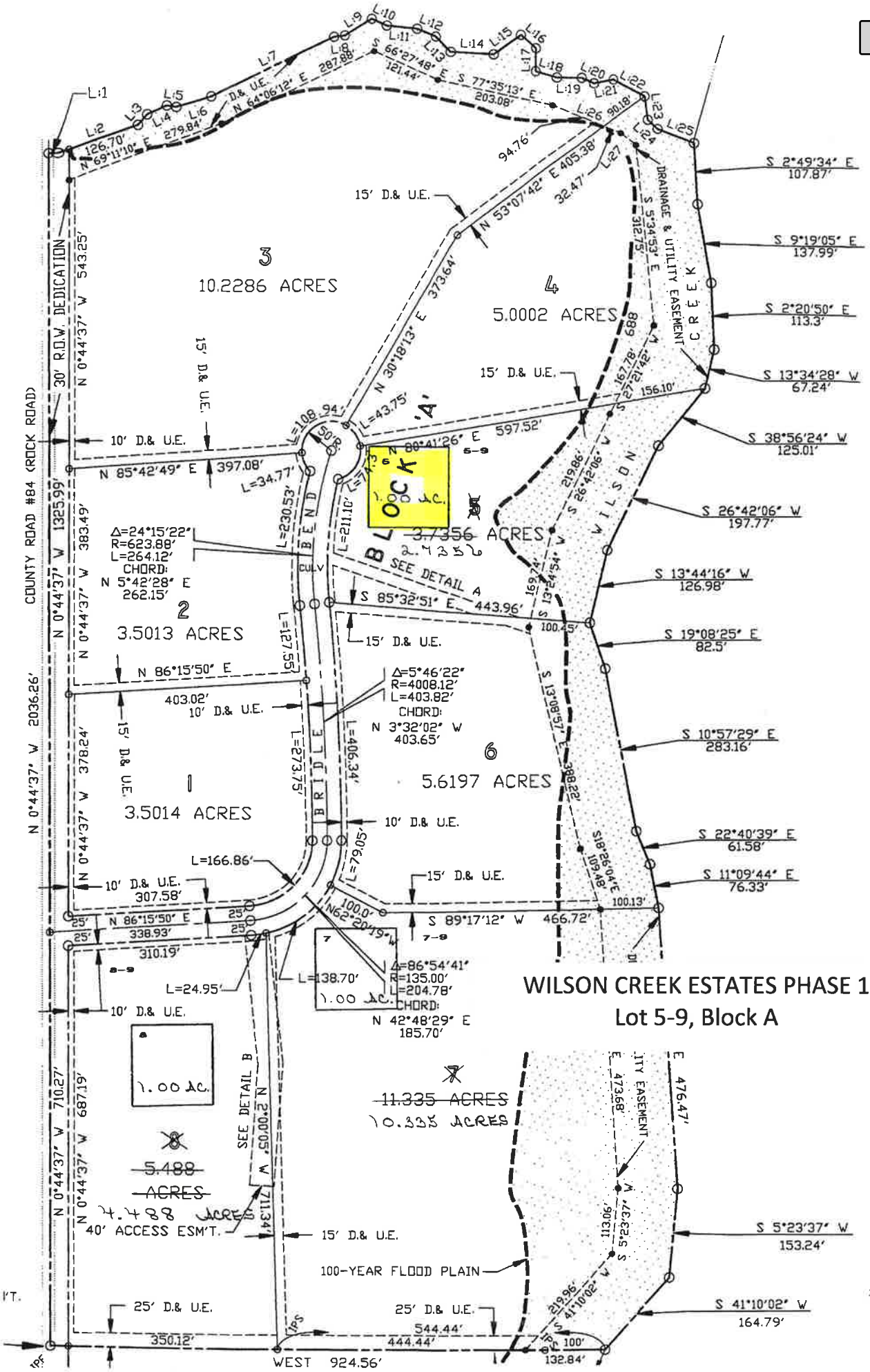
RESTRICTION ON POSTING AGE RELATED INFORMATION ON INTERNET WEBSITE:

Information in appraisal records may not be posted on the Internet if the information indicates the age of a property owner, including information indicating that a property owner is 65 years of age or older.



WILSON CREEK ESTATES PHASE 1
Lot 5, Block A

Attachment: Lot 5 Exhibit (1756 : Davidson Pre-Annexation Agreement)



Attachment: Lot 5-9 Exhibit (1756 : Davidson Pre-Annexation Agreement)

Planning and Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Brooks Wilson, Senior Planner
CC:	Helen-Eve Liebman, Interim City Manager
Date:	September 13, 2016
Re:	Tinsley Pre-Annexation Agreement

Action Requested:
Consider and act upon a Chapter 43 Pre-Annexation Agreement between the City of Celina, Texas, and Randall & Kimberly Tinsley for an approximately 5.6197 acre tract of land situated in the Wilson Creek Estates Addition, Block A, Lot 6, and more commonly known as 3714 Bridle Bend, Prosper, Texas. (Tinsley Pre-Annexation Agreement) (Liebman)

Background Information:
The TEXAS LOCAL GOVERNMENT CODE requires that municipalities offer land owners a pre-annexation agreement for tracts of land which contain an agriculture, wildlife management or timber exemption from ad valorem taxes. The agreement states that the property may remain outside of the City's corporate limits so long as the owner agrees not to develop the property. The agreement is to last for a period of fifteen years after which the City may annex the property. Approval of this agreement will allow the city to utilize this tract as a point of contiguity for future annexations.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
Postponing the annexation of this tract of land will preclude the City from collecting ad valorem taxes on this property for a period of fifteen years.

Legal Review:
The City's Land Use Attorney has reviewed the agreement and found it to be acceptable.

Supporting Documents:
Proposed Agreement
Property Exhibit

Staff Recommendation:
Staff recommends approval.

Planning and Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Brooks Wilson, Senior Planner
CC:	Helen-Eve Liebman, Interim City Manager
Date:	September 13, 2016
Re:	Buster Pre-Annexation Agreement

Action Requested:
Consider and act upon a Chapter 43 Pre-Annexation Agreement between the City of Celina, Texas, and Michael Buster for an approximately 1.0 acre tract of land situated in the Wilson Creek Estates Addition, Block A, Lot 7, and an approximately 10.137 acre tract of land situated in the Wilson Creek Estates Addition, Block A, Lot 7-9, and more commonly known as 3656 Bridle Bend, Prosper, Texas. (Buster Pre-Annexation Agreement) (Liebman)

Background Information:
The TEXAS LOCAL GOVERNMENT CODE requires that municipalities offer land owners a pre-annexation agreement for tracts of land which contain an agriculture, wildlife management or timber exemption from ad valorem taxes. The agreement states that the property may remain outside of the City's corporate limits so long as the owner agrees not to develop the property. The agreement is to last for a period of fifteen years after which the City may annex the property. Approval of this agreement will allow the city to utilize this tract as a point of contiguity for future annexations.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
Postponing the annexation of this tract of land will preclude the City from collecting ad valorem taxes on this property for a period of fifteen years.

Legal Review:
The City's Land Use Attorney has reviewed the agreement and found it to be acceptable.

Supporting Documents:
Proposed Agreement
Property Exhibit

Staff Recommendation:

Staff recommends approval.

Planning and Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Brooks Wilson, Senior Planner
CC:	Helen-Eve Liebman, Interim City Manager
Date:	September 13, 2016
Re:	Gargus Pre-Annexation Agreement

Action Requested:
Consider and act upon a Chapter 43 Pre-Annexation Agreement between the City of Celina, Texas, and James & Nina Gargus for an approximately 5.488 acre tract of land situated in the Wilson Creek Estates Addition, Block A, Lots 8 and 8-9, and more commonly known as 3622 Bridle Bend, Prosper, Texas. (Gargus Pre-Annexation Agreement) (Liebman)

Background Information:
The TEXAS LOCAL GOVERNMENT CODE requires that municipalities offer land owners a pre-annexation agreement for tracts of land which contain an agriculture, wildlife management or timber exemption from ad valorem taxes. The agreement states that the property may remain outside of the City's corporate limits so long as the owner agrees not to develop the property. The agreement is to last for a period of fifteen years after which the City may annex the property. Approval of this agreement will allow the city to utilize this tract as a point of contiguity for future annexations.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
Postponing the annexation of this tract of land will preclude the City from collecting ad valorem taxes on this property for a period of fifteen years.

Legal Review:
The City's Land Use Attorney has reviewed the agreement and found it to be acceptable.

Supporting Documents:
Proposed Agreement
Property Exhibit

Staff Recommendation:
Staff recommends approval.

Planning and Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Ben Rodriguez, Planner
CC:	Helen-Eve Liebman, Interim City Manager
Date:	September 13, 2016
Re:	<Insert Subject/RE Here>

Action Requested:
Consider and act upon a Chapter 43 Pre-Annexation Agreement between the City of Celina, Texas, Christopher Wesson Bosh, and Adrienne Bosh for approximately 43.000 acres situated in the McKinzie Wilhite Survey, Abstract No. 01008, Tract 3. (Bosh Pre-Annexation Agreement) (Liebman)

Background Information:
Texas local government code requires that municipalities offer land owners a pre-annexation agreement for tracts of land which contain an agriculture, wildlife management or timber exemption from ad valorem taxes.
The agreement states that the property may remain outside of the City's corporate limits so long as the owner agrees not to develop the property. The agreement is to last for a period of 15 years after which the City may annex the property. Approval of this agreement will allow the city to utilize this tract as a point of contiguity in future annexations.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
The City's land use attorney has reviewed the agreement and found it to be acceptable.

Supporting Documents:
- Proposed Agreement
- Property Exhibit

Staff Recommendation:
Staff recommends approval

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS)
)
COUNTY OF COLLIN)

CHAPTER 43 TEXAS LOCAL GOVERNMENT CODE
DEVELOPMENT AGREEMENT

This Agreement is entered into pursuant to Sections 43.035 and 212.172 of the Texas Local Government Code by and between the City of Celina, Texas (the "City") and the undersigned property owner(s) (the "Owner"). The term "Owner" includes all owners of the Property.

WHEREAS, the Owner owns a parcel of real property (the "Property") in Collin County, Texas, legally described as Abs A1008 Mckinzie Wilhite Survey, Tract 3, 43.0 acres, Celina, Texas and more particularly and separately described in the attached Exhibit "A"; and

WHEREAS, the Property is designated as two segments by Collin County Central Appraisal District, with "Land Segment 1" being 1.00 acres, "Land Segment 2" being 29.0000 acres and "Land Segment 3" being 13.0000 acres; and

WHEREAS, the City intends to begin the process to institute annexation proceedings on all or portions of Owner's Property in the near future; and

WHEREAS, the Owner desires to have the Property remain in the City's extraterritorial jurisdiction, in consideration for which the Owner agrees to enter into this Agreement; and

WHEREAS, this Agreement is entered into pursuant to Sections 43.035 and 212.172 of the Texas Local Government Code, in order to address the desires of the Owner and the procedures of the City; and

WHEREAS, the Owner and the City acknowledge that this Agreement is binding upon the City and the Owner and their respective successors and assigns for the term (defined below) of this Agreement; and

WHEREAS, this Development Agreement is to be recorded in the Real Property Records of Collin County.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

Section 1. The City guarantees the continuation of the extraterritorial status of the Owner's Property, its immunity from annexation by the City, and its immunity from City

Attachment: Development Agreement Bosh vF 9.7.16 (1762 : Chris Bosh Pre-Annexation agreement)

property taxes, for the term of this Agreement, subject to the provisions of this Agreement. Except as provided in this Agreement, the City agrees not to annex the Property, agrees not to involuntarily institute proceedings to annex the Property, and further agrees not to include the Property in a statutory annexation plan for the Term of this Agreement. However, if the Property is annexed pursuant to the terms of this Agreement, then the City shall provide services to the Property pursuant to Chapter 43 of Texas Local Government Code.

Section 2. The Owner covenants and agrees not to use the Property for any use other than for agriculture, wildlife management, and/or timber land consistent with Chapter 23 of the Texas Tax Code without the prior written authority of the City Council.

The Owner covenants and agrees that the Owner will not file any type of subdivision plat or related development document for the Property, which includes but is not limited to seeking to create any special district (including but not limited to a Municipal Utility District, Fresh Water Supply District, Water Control and Improvement District, Municipal Management District, Public Improvement District, or any similar special district) within any part of the Property within the City's extraterritorial jurisdiction ("ETJ") including by seeking to file, or filing, any legislation or any application with the Texas Commission on Environmental Quality ("TCEQ") to create any such special district (a "Development Document"), until the Property has been annexed into, and zoned by, the City.

The Owner covenants and agrees not to construct, or allow to be constructed, any improvements or buildings on the Property that would require a permit or building permit if the Property were in the city limits, until the Property has been annexed into, and zoned by, the City. The Owner also covenants and agrees that the City's AG—Agricultural District zoning requirements apply to the Property, and that the Property shall be used only for AG— Agricultural District zoning uses that exist on that Property at the time of the execution of this Agreement, unless otherwise provided in this Agreement. However, the Owner may maintain the existing structures identified in ***Exhibit B*** and add the structures identified in ***Exhibit B*** that are not presently in existence in the locations reflected on the site plan in ***Exhibit B***.

The Owner acknowledges that each and every owner of the Property must sign this Agreement in order for the Agreement to take full effect, and the Owner who signs this Agreement covenants and agrees, jointly and severably, to indemnify, hold harmless, and defend the City against any and all legal claims, by any person claiming an ownership interest in the Property who has not signed the Agreement, arising in any way from the City's reliance on this Agreement.

Section 3. The Owner acknowledges and stipulates that if any plat or Development Document is filed in violation of this Agreement, or if the Owner commences construction on or development of the Property in violation of this Agreement, then in addition to the City's other remedies, such act will constitute an irrevocable petition for voluntary annexation by the Owner, and the Property will be subject to annexation at the discretion of the City Council. The Owner agrees and stipulates that such annexation shall be voluntary and the Owner hereby consents to such annexation as though a petition for such annexation had been tendered by the Owner to the City. If annexation proceedings begin pursuant to this Section, the Owner acknowledges that this Agreement

Attachment: Development Agreement Bosh vF 9.7.16 (1762 : Chris Bosh Pre-Annexation agreement)

serves as an exception to Local Government Code Section 43.052, requiring a municipality to use certain statutory procedures under an annexation plan. Furthermore, the Owner hereby waives any and all vested rights and claims that they may have under Section 43.002(a)(2) and Chapter 245 of the Texas Local Government Code that would otherwise exist by virtue of any actions Owner has taken in violation of Section 2 herein. Owner acknowledges and stipulates that this Development Agreement is not a permit, as defined in Texas Local Government Code, Section 245.001(1), required by the City.

Section 4. Pursuant to Sections 43.035(b)(1)(B) of the Texas Local Government Code, Owner agrees that the City is authorized to enforce all of the City‘s regulations, permit requirements and planning authority that do not materially interfere with the use of the Property for agriculture, wildlife management, or timber, in the same manner the regulations are enforced within the City‘s boundaries. The City states and specifically reserves its authority pursuant to Chapter 251 of the Texas Local Government Code to exercise eminent domain over property that is subject to a Chapter 43 and/or Chapter 212 development agreement.

Section 5. The term of this Agreement (the “Term”) is fifteen (15) years from the date that the City Manager’s signature to this Agreement is acknowledged by a public notary. The Owner, and all of the Owner’s heirs, successors and assigns shall be deemed to have filed a petition for voluntary annexation before the end of the Term, for annexation of the Property to be completed on or after the end of the Term. Prior to the end of the Term, the City may commence the voluntary annexation of the Property. In connection with annexation pursuant to this section, the Owners hereby waives any vested rights they may have under Section 43.002(a)(2) and Chapter 245 of the Texas Local Government Code that would otherwise exist by virtue of any plat or construction any of the Owners may initiate during the time between the expiration of this Agreement and the institution of annexation proceedings by the City.

Section 6. Property annexed pursuant to this Agreement will initially be zoned AG – Agricultural pursuant to the City’s Code of Ordinances, pending determination of the property’s permanent zoning in accordance with the provisions of applicable law and the City’s Code of Ordinances.

Section 7. Any person who sells or conveys any portion of the Property shall, no later than 14 days prior to such sale or conveyance, give written notice of this Agreement to the prospective purchaser or grantee, and shall give written notice of the sale or conveyance to the City. Furthermore, the Owner and the Owner’s heirs, successor, and assigns shall give the City written notice within 14 days of any change in the agricultural exemption status of the Property. A copy of either notice required by this section shall be forwarded to the City at the following address:

City of Celina
Attn: Interim City Manager
142 N. Ohio
Celina, Texas 75009

Section 8. A certified copy of this Agreement shall be recorded in the real property records of Collin County, Texas, and this Agreement shall constitute a covenant that runs with the Property.

Attachment: Development Agreement Bosh vF 9.7.16 (1762 : Chris Bosh Pre-Annexation agreement)

Section 9. If a court of competent jurisdiction determines that any covenant of this Agreement is void or unenforceable, including the covenants regarding involuntary annexation, then the remainder of this Agreement shall remain in full force and effect.

Section 10. This Agreement may be enforced by any Owner or the City by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter. Notwithstanding the preceding terms of this section, the City does not waive immunity from suit or liability.

Section 11. No subsequent change in the law regarding annexation shall affect the enforceability of this Agreement or the City's ability to annex the properties covered herein pursuant to the terms of this Agreement.

Section 12. The validity of this Agreement and any of its terms and provisions, as well as the rights and duties of the parties, shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be only in Collin County, Texas.

Section 13. This Agreement may be separately executed in individual counterparts and, upon execution, shall constitute one and same instrument.

Section 14. This Agreement shall survive its termination to the extent necessary for the implementation of the provisions of Sections 2, 3, and 4 herein.

Section 15. This Agreement embodies the complete agreement of the parties hereto, superseding all oral or written, previous and contemporary agreements between the parties and relating to the matters in this Agreement and except as otherwise provided herein, cannot be modified without written agreement of the parties to be attached to and made a part of this Agreement.

Section 16. The determinations recited and declared in the preambles to this Agreement are hereby incorporated herein as part of this Agreement.

Section 17. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

Entered into this ____ day of _____, 2016.

SIGNATURES ON NEXT PAGE

Attachment: Development Agreement Bosh vF 9.7.16 (1762 : Chris Bosh Pre-Annexation agreement)

CITY OF CELINA

By: _____
Name: Helen-Eve Liebman
Title: Interim City Manager
Date: _____

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on _____ ____, 2016, by Helen-Eve Liebman, Interim City Manager of the City of Celina, Texas on behalf of said City.

_____
Notary Public in and for the State of TEXAS

OWNER 1: CHRISTOPHER WESSEN BOSH

By:_____
Name: Christopher Wessen Bosh
Title: Owner
Date: _____

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on _____ ____, 2016, by _____, owner of said Property.

_____
Notary Public in and for the State of TEXAS

Attachment: Development Agreement Bosh vF 9.7.16 (1762 : Chris Bosh Pre-Annexation agreement)

OWNER 2: ADRIENNE BOSH

By:_____
Name: Adrienne Bosh
Title: Owner
Date: _____

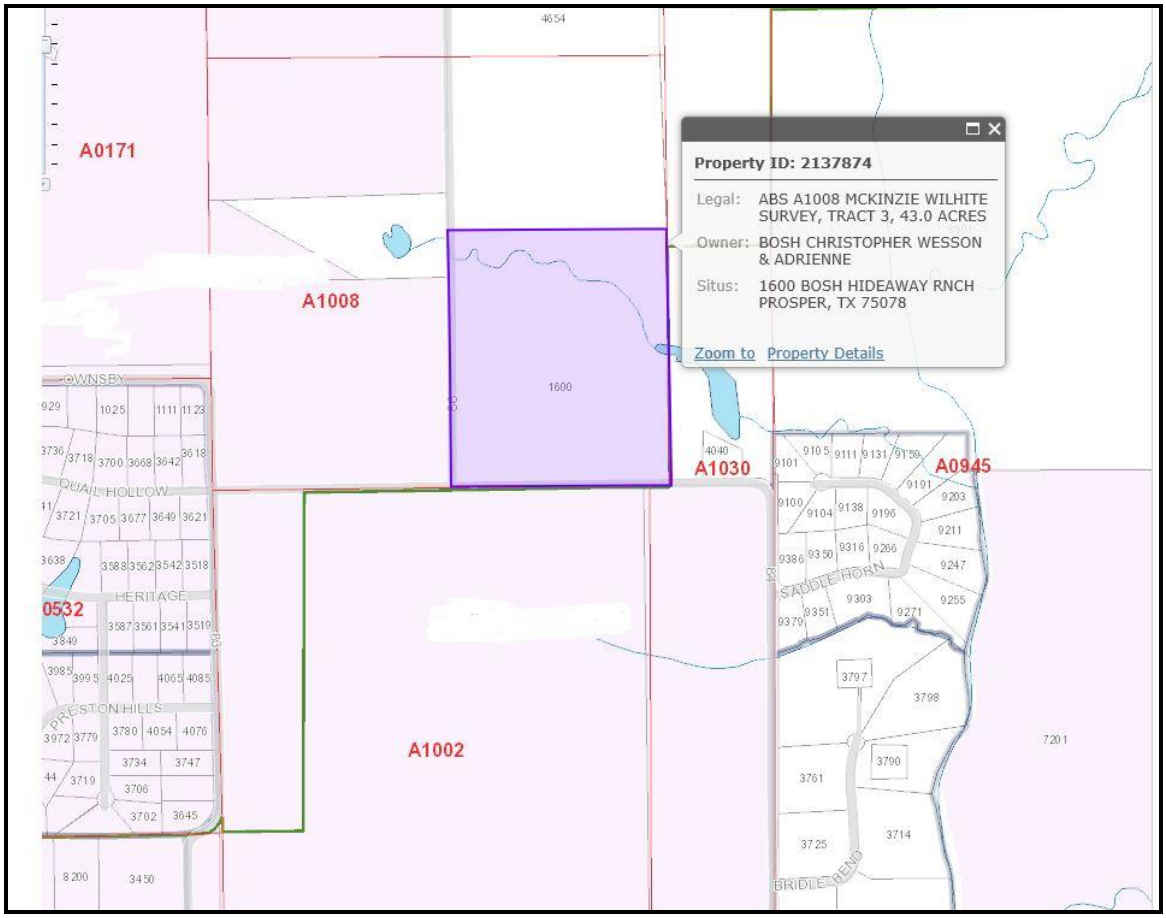
THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me on _____ ____, 2016, by _____, owner of said Property.

_____
Notary Public in and for the State of TEXAS

Attachment: Development Agreement Bosh vF 9.7.16 (1762 : Chris Bosh Pre-Annexation agreement)

EXHIBIT "A"



Attachment: Development Agreement Bosh vF 9.7.16 (1762 : Chris Bosh Pre-Annexation agreement)

Property Search

Property ID: 2137874 - Tax Year: 2016

General Information

Property ID	2137874
Property Status	Active
Geographic ID	R-7008-000-0030-1
Property Type	Real
Property Address	1600 Bosh Hideaway Rnch Prosper, TX 75078
Total Land Area	43.0000 acres
Total Improvement Main Area	26,810 sq. ft.
Abstract/Subdivision	Mckinzie Wilhite Survey
Primary State Code	E (Farm And Ranch % Complete)
Legal Description	Abs A1008 Mckinzie Wilhite Survey, Tract 3, 43.0 Acres

Owner Information

Owner ID	895327
Owner Name(s)	Bosh Christopher Wesson & Adrienne
Exemptions	None
Percent Ownership	100.00%
Mailing Address	6396 N Bay Rd Miami Beach, FL 33141-4514

2016 Value Information

Improvement Homesite Value	$3,497,809
Improvement Non-Homesite Value	$17,482
Total Improvement Market Value	**$3,515,291**
Land Homesite Value	$40,000
Land Non-Homesite Value	$520,000
Land Agricultural Market Value	$1,160,000
Total Land Market Value	**$1,720,000**
Total Market Value	$5,235,291
Agricultural Use Loss	(-) $1,157,825
Total Appraised Value	$4,077,466
Homestead Cap Loss	$0
Total Assessed Value	**$4,077,466**

Entities

Taxing Entity	Tax Rate	Collected By
GCN (Collin County)	0.225000 (2015 Rate)	Collin County Tax Office
JCN (Collin College)	0.081960 (2015 Rate)	Collin County Tax Office
SCL (Celina ISD)	1.640000 (2015 Rate)	Collin County Tax Office

Improvements

Improvement #1	Residential
State Code	E (Real Farm & Ranch Single Family)

Land Segments

Land Segment #1	Farm And Ranch Single Family
State Code	E (Real Farm & Ranch Single Family)

Attachment: Development Agreement Bosh vF 9.7.16 (1762 : Chris Bosh Pre-Annexation agreement)

Homesite	Yes
Market Value	$249,948
Total Main Area	3,039 sq. ft.

Detail #	Type	Year Built	Sq. Ft.
1	MA - Main Area	2001	3,039
2	AG - Attached Garage	2001	609
3	CP - Covered Porch/patio	2001	185
4	CP - Covered Porch/patio	2001	283

Improvement #2	Residential
State Code	D2 (Farm & Ranch Imprvs On Qualified Ag Land)
Homesite	No
Market Value	$17,482
Total Main Area	n/a

Detail #	Type	Year Built	Sq. Ft.
1	BARN - Barn	2003	2,400
2	CP - Covered Porch/patio	2003	1,080
3	CP - Covered Porch/patio	2003	1,080

Improvement #3	Residential
State Code	E (Farm And Ranch % Complete)
Homesite	Yes
Market Value	$3,069,343
Total Main Area	20,343 sq. ft.

Detail #	Type	Year Built	Sq. Ft.
1	MA - Main Area	2015	9,068
2	MA2 - Main Area 2nd Floor	2015	462
3	MA2 - Main Area 2nd Floor	2015	3,168
4	MA3 - Main Area 3rd Floor	2015	1,771
5	MA3 - Main Area 3rd Floor	2015	5,875
6	AG - Attached Garage	2015	1,799
7	CP - Covered Porch/patio	2015	243
8	CP - Covered Porch/patio	2015	396
9	CP - Covered Porch/patio	2015	968
10	CP - Covered Porch/patio	2015	221
11	CP - Covered Porch/patio	2015	253
12	CP - Covered Porch/patio	2015	405
13	CP - Covered Porch/patio	2015	440
14	CP - Covered Porch/patio	2015	1,269
15	STG - Storage	2015	401
16	STG - Storage	2015	2,011

Homesite	Yes
Market Value	$40,000
Ag Use Value	n/a
Land Size	1.0000 acres 43,560 sq. ft.

Land Segment #2	Native Pasture
State Code	D1 (Qualified Open-space Ag Land)
Homesite	No
Market Value	$1,160,000
Ag Use Value	1D1
Land Size	29.0000 acres 1,263,240 sq. ft.

Land Segment #3	Undeveloped
State Code	E (Rural Non-ag Land)
Homesite	No
Market Value	$520,000
Ag Use Value	n/a
Land Size	13.0000 acres 566,280 sq. ft.

Attachment: Development Agreement Bosh vF 9.7.16 (1762 : Chris Bosh Pre-Annexation agreement)

Improvement #4	Miscellaneous
State Code	E (Farm And Ranch New Imp Classed Nv (No Value))
Homesite	Yes
Market Value	n/a
Total Main Area	n/a

Detail #	Type	Year Built	Sq. Ft.
1	CP - Covered Porch/patio	2016	800

Improvement #5	Miscellaneous
State Code	E (Farm And Ranch New Imp Classed Nv (No Value))
Homesite	Yes
Market Value	n/a
Total Main Area	n/a

Detail #	Type	Year Built	Sq. Ft.
1	CP - Covered Porch/patio	2016	320

Improvement #6	Residential
State Code	E (Farm And Ranch New Imp Classed Nv (No Value))
Homesite	Yes
Market Value	n/a
Total Main Area	n/a

Detail #	Type	Year Built	Sq. Ft.
1	STG - Storage	2016	320

Improvement #7	Residential
State Code	E (Farm And Ranch New Imp Classed Nv (No Value))
Homesite	Yes
Market Value	n/a
Total Main Area	320 sq. ft.

Detail #	Type	Year Built	Sq. Ft.
1	MA - Main Area	2016	320

Attachment: Development Agreement Bosh vF 9.7.16 (1762 : Chris Bosh Pre-Annexation agreement)

Improvement #8	Residential
State Code	E (Farm And Ranch % Complete)
Homesite	Yes
Market Value	$178,518
Total Main Area	3,108 sq. ft.

Detail #	Type	Year Built	Sq. Ft.
1	MA - Main Area	2015	2,250
2	CP - Covered Porch/patio	2015	528
3	CP - Covered Porch/patio	2015	72
4	CP - Covered Porch/patio	2015	72
5	STG - Storage	2015	72
6	STG - Storage	2015	58
7	MA2 - Main Area 2nd Floor	2015	858

Improvement #9	Residential
State Code	E (Farm And Ranch New Imp Classed Nv (No Value))
Homesite	Yes
Market Value	n/a
Total Main Area	n/a

Detail #	Type	Year Built	Sq. Ft.
1	BARN - Barn	2016	3,200
2	BARN - Barn	2016	1,320

Value History

Year	Improvement	Land	Market	Ag Loss	Appraised	HS Cap Loss	Assessed
2016	$3,515,291	$1,720,000	$5,235,291	$1,157,825	$4,077,466	$0	$4,077,466
2015	$206,155	$1,505,000	$1,711,155	$1,012,854	$698,301	$0	$698,301
2014	$165,085	$1,290,000	$1,455,085	$1,256,014	$199,071	$0	$199,071
2013	$213,001	$1,720,000	$1,933,001	$1,675,987	$257,014	$0	$257,014
2012	$214,201	$1,720,000	$1,934,201	$1,676,022	$258,179	$0	$258,179

Deed History

Deed Date	Seller	Buyer	Instr #	Volume/Page
09/20/2013	ELLIOTT MARY JO TRUST AGREEMENT	BOSH CHRISTOPHER WESSON & ADRIENNE	20131001001373380	
02/22/2012	TRUST B OF THE ELLIOTT FAMILY TR	ELLIOTT MARY JO TRUST AGREEMENT	20120222000202620	
02/01/2012	TRUST B OF THE ELLIOTT FAMILY TR	ELLIOTT MARY JO TRUST AGREEMENT	20120201000114060	

Attachment: Development Agreement Bosh vF 9.7.16 (1762 : Chris Bosh Pre-Annexation agreement)

SB 541 – Amends Section 25.027 of the Property Tax Code, effective September 1, 2005

RESTRICTION ON POSTING DETAILED IMPROVEMENT INFORMATION ON INTERNET WEBSITE:

Information in appraisal records may not be posted on the Internet if the information is a photograph, sketch, or floor plan of an improvement to real property that is designed primarily for use as a human residence. This section does not apply to an aerial photograph that depicts five or more separately owned buildings.

HB 394 – Amends Section 25.027 of the Property Tax Code, effective September 1, 2015

RESTRICTION ON POSTING AGE RELATED INFORMATION ON INTERNET WEBSITE:

Information in appraisal records may not be posted on the Internet if the information indicates the age of a property owner, including information indicating that a property owner is 65 years of age or older.

Attachment: Development Agreement Bosh vF 9.7.16 (1762 : Chris Bosh Pre-Annexation agreement)

Case Details

Reference No:	V011310-012615
Status:	Open (Open)
Assigned Dept:	Building Inspection
Assigned Staff:	Paul Peterman
Contractor:	Windrush Custom Homes, Inc.
Modified:	1/28/2015 5:01 PM by Oscar Mejia
Created:	1/26/2015 11:04 AM by Oscar Mejia

Accsry Bldg/Barn Prmt Details

Classification:	Residential
Re-Submittal ?:	
Re-Permit?:	No
Subdivision:	ETJ
Contractor:	Windrush Custom Homes
Date Received:	12/09/2014
Square Footage:	1600
Valuation:	1500.00
Description/Comments:	Tennis Court Pavilion/Accessory Building.
To BV:	
From BV:	
Called for Pickup:	01/26/2015
Permit Issued Date:	01/28/2015
Permit Expired on:	
C/O Issued:	

Property Address

Address 1:	4242 CR 84
Address 2:	
City:	
State/Province:	
Zip/Postal Code:	

Attachment: Development Agreement Bosh vF 9.7.16 (1762 : Chris Bosh Pre-Annexation agreement)

Case Details

Reference No:	V011309-012615
Status:	Open (Open)
Assigned Dept:	Building Inspection
Assigned Staff:	Paul Peterman
Contractor:	Windrush Custom Homes, Inc.
Modified:	1/28/2015 4:40 PM by Oscar Mejia
Created:	1/26/2015 10:02 AM by Oscar Mejia

Accsry Bldg/Barn Prmt Details

Classification:	Residential
Re-Submittal ?:	
Re-Permit?:	No
Subdivision:	ETJ
Contractor:	Windrush Custom Homes
Date Received:	12/09/2014
Square Footage:	4526
Valuation:	300,000.00
Description/Comments:	Barn permit.
To BV:	
From BV:	
Called for Pickup:	01/26/2015
Permit Issued Date:	01/28/2015
Permit Expired on:	
C/O Issued:	

Property Address

Address 1:	4242 CR 84
Address 2:	
City:	
State/Province:	
Zip/Postal Code:	

Attachment: Development Agreement Bosh vF 9.7.16 (1762 : Chris Bosh Pre-Annexation agreement)

Case Details

Reference No:	V011308-012615
Status:	Open (Open)
Assigned Dept:	Building Inspection
Assigned Staff:	Paul Peterman
Contractor:	Windrush Custom Homes, Inc.
Modified:	12/14/2015 4:45 PM by Paul Peterman
Created:	1/26/2015 9:45 AM by Oscar Mejia

Accsry Bldg/Barn Prmt Details

Classification:	Residential
Re-Submittal ?:	
Re-Permit?:	No
Subdivision:	ETJ
Contractor:	Windrush Custom Homes
Date Received:	12/09/2014
Square Footage:	4194
Valuation:	500,000.00
Description/Comments:	GUEST HOUSE.
To BV:	
From BV:	
Called for Pickup:	01/26/2015
Permit Issued Date:	01/28/2015
Permit Expired on:	
C/O Issued:	

Property Address

Address 1:	4242 CR 84
Address 2:	
City:	
State/Province:	
Zip/Postal Code:	

Attachment: Development Agreement Bosh vF 9.7.16 (1762 : Chris Bosh Pre-Annexation agreement)

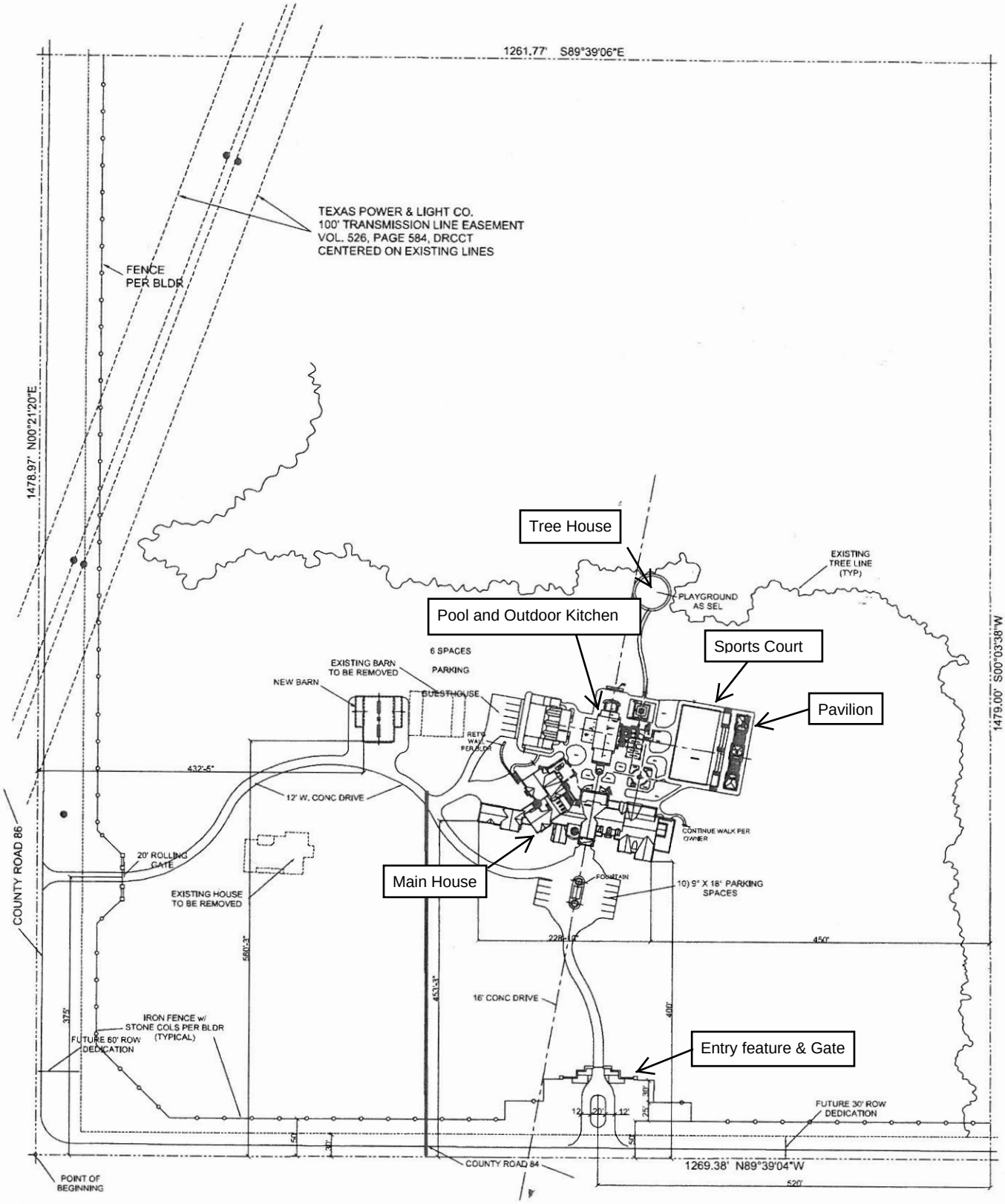
Additional structures to be allowed per development agreement in the locations reflected on the attached site plan:

One guard house

Perimeter screening wall

One treehouse

Attachment: Development Agreement Bosh vF 9.7.16 (1762 : Chris Bosh Pre-Annexation agreement)



SITE PLAN 101

1" = 100'-0"

42.970 ACRES
McKENZIE WILLHITE SURVEY
ABSTRACT NO. 1008
COLLIN COUNY, TEXAS

Exhibit D

Attachment: Development Agreement Bosh vF 9.7.16 (1762 : Chris Bosh Pre-Annexation agreement)

City Secretary
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Vicki Faulkner, City Secretary
CC:	Helen-Eve Liebman, Interim City Manager
Date:	September 13, 2016
Re:	Boards and Commission Nominations

Action Requested:
Consider and act upon appointments to City Boards, Commissions and Development Corporations. (Faulkner)

Background Information:
This action approves nominations for new appointments, re-appointments and/or removals from city boards, commissions and development corporations.

Board Review/Citizen Input:
Mayor Terry met with staff liaisons on August 3rd to review applications and prepare nominations. Interviews with potential board members were held on August 11th.

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Nominations list

Staff Recommendation:

Planning and Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Brooks Wilson, Senior Planner
CC:	Helen-Eve Liebman, Interim City Manager
Date:	September 13, 2016
Re:	Wilson Creek Estates Phase 2 Annexation Ordinance

Action Requested:
Consider and act upon an ordinance of the City Council of the City of Celina, Texas, annexing certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being an approximately 31.117 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Wilson Creek Estates Phase 2) (Liebman)

Background Information:
Below is the anticipated annexation schedule for Wilson Creek Estates Phase 2. None of the properties currently has an agricultural exemption and no pre-annexation offer is required.

~~July 12, 2016~~	~~Council acts on a resolution setting dates and times of the two public hearings for August 9, 2016 at 6:00 p.m. and August 16, 2016 at 5:30 p.m.~~
~~July 22, 2016~~	~~Notice of public hearing published~~
~~July 22, 2016~~	~~Notice of annexation sent to school districts and utilities~~
~~July 22, 2016~~	~~Notice of public hearing posted on City website~~
~~August 9, 2016~~	~~Council held the first of two (2) public hearings~~
~~August 23, 2016~~	~~Council to hold second of two (2) public hearings~~
September 13, 2016	Council to consider annexation ordinance

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
Upon annexation, the subdivision's property owners will no longer pay the increased water rate for residents living in Celina's Extraterritorial Jurisdiction (ETJ), but will pay ad valorum taxes.

Legal Review:
The City Attorney has reviewed the Ordinance and deemed it acceptable.

Supporting Document:

Annexation Ordinance

Staff Recommendation:
Staff recommends approval.

CITY OF CELINA, TEXAS

ORDINANCE NO. 2016-
WILSON CREEK ESTATES PHASE 2 ANNEXATON

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 31.117 ACRE TRACT OF LAND SITUATED IN THE COLEMAN WATSON SURVEY, ABSTRACT NO. 945, BEING A RESURVEY OF A PART OF THE 299.742 ACRES OF LAND DESCRIBED IN A DEED FROM G. H. PORTER AND WIFE, LEONA PORTER, TO DONALD N. TEST, JR., DATED FEBRUARY 13, 1968, RECORDED IN VOLUME 704, PAGE 731 AND A PART OF THE 414.936 ACRE TRACT DESCRIBED IN A DEED FROM ROBERT S. FOLSOM TO MARGARET D. FOLSOM DATED JUNE 30, 1986, RECORDED IN VOLUME 2401, PAGE 443 OF THE COLLIN COUNTY DEED RECORDS, AND GENERALLY LOCATED NORTH OF FM 1461 (FRONTIER PARKWAY) AND EAST OF CR 84, WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF CELINA, 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; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR AMENDING OF THE OFFICIAL CITY MAP; PROVIDING FOR A SERVICE PLAN; REQUIRING THE FILING OF THIS ORDINANCE WITH THE COUNTY CLERK; PRESCRIBING FOR EFFECT ON TERRITORY, GRANTING AS APPROPRIATE TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY OF CELINA, TEXAS; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a Home Rule Municipality located in Collin and Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas and the Celina City Charter; and

WHEREAS, two separate public hearings were conducted in accordance with Section 43.052 of the Texas Local Government Code, the first hearing being held on the 9th day of August, 2016 at 5:00 p.m. and the second hearing being held on the 23rd day of August, 2016 at 5:30 p.m. in the Council Chambers located in the City Hall Annex, 112 N. Colorado in the City of Celina to consider the annexation of the property being more particularly described in Exhibit "A" and graphically depicted in Exhibit "B," attached hereto and incorporated herein; and

WHEREAS, any and all required written notices and offers were timely sent to all property owners and others entitled to same; and

WHEREAS, the public hearings were conducted and held no more than forty (40) days nor less than twenty (20) days prior to the institution of annexation proceedings; and

WHEREAS, the notice of the public hearings were published in *The Celina Record*, a newspaper of general circulation within the City of Celina, Texas, on the 22nd day of July, 2016 and on the 11th day of August, 2016, such date being not more than twenty (20) days nor less than ten (10) days prior to each public hearing; and

WHEREAS, all required statutory notices pursuant to Chapter 43 of the Texas Local

Attachment: Wilson Creek Phase 2 Annexation Ordinance (1740 : Wilson Creek Estates Phase 2 Annexation Ordinance)

Government Code have been accomplished; and

WHEREAS, the City Council of the City of Celina, Texas has determined that such territory is contiguous to and adjoins the City of Celina, Texas; and

WHEREAS, the City Council of the City of Celina, Texas has investigated into, has determined and officially finds that no part of such territory is within the extraterritorial jurisdiction of any other incorporated city or town; and

WHEREAS, to the extent that this Ordinance would cause an unincorporated area to be entirely surrounded by the City of Celina's limits, the City Council has found - and incorporates herein its finding - that surrounding the area is in the public interest; and

WHEREAS, metes and bounds descriptions of the property to be annexed is attached hereto as Exhibit "A" and incorporated herein for all purposes; and

WHEREAS, the service plan for such territory is attached hereto as Exhibit "C" and incorporated herein for all purposes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

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
OFFICIAL CITY MAP AMENDED

1. The official map and boundaries of the City are hereby amended so as to include the property being more particularly described in Exhibit "A," which is incorporated herein as if written word for word, and that such territory shall be and is hereby annexed into the corporate limits of the City.
2. The Mayor is hereby directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the territory hereby annexed as required by law.

SECTION 3
SERVICE PLAN

The municipal service plan for the herein annexed territory, attached hereto as Exhibit "C", was submitted in accordance with Chapter 43 of the Texas Local Government Code and is hereby approved as part of this ordinance, and is made a part hereof.

SECTION 4
FILING OF ORDINANCE REQUIRED

The Mayor shall file or cause to be filed a certified copy of this Ordinance in the office of the County Clerk of Collin County, Texas, and any other necessary agencies.

SECTION 5
EFFECT ON TERRITORY

From and after the passage of this Ordinance, the territory referenced in Exhibit "A," attached hereto and incorporated herein for all purposes, shall be a part of the City of Celina, Texas, and subject to the municipal service plan referenced in Section 3 of this Ordinance. The inhabitants thereof shall be entitled to all of the rights, privileges and immunities as all other citizens of the City of Celina, Texas, and shall be bound by all of the Ordinances and regulations enacted pursuant to and in conformity with the general laws of the State of Texas.

Attachment: Wilson Creek Phase 2 Annexation Ordinance (1740 : Wilson Creek Estates Phase 2 Annexation Ordinance)

SECTION 6
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.

SECTION 7
SEVERABILITY

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the City Council hereby declares it would have passed such remaining portions of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 8
ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Celina is hereby directed to engross and enroll this Ordinance by copying the Caption in the minutes of the City Council of the City of Celina and by filing this Ordinance in the Ordinance records of the City.

SECTION 9
EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its date of passage.

AND IT IS SO ORDAINED .

PASSED AND APPROVED by the City Council of the City of Celina, Texas, on this 13th day of September, 2016.

_____
Sean Terry, Mayor
City of Celina, Texas

ATTEST:

_____
Vicki Faulkner, City Secretary
City of Celina, Texas

APPROVED AS TO FORM:

_____
City Attorney
City of Celina, Texas

Attachment: Wilson Creek Phase 2 Annexation Ordinance (1740 : Wilson Creek Estates Phase 2 Annexation Ordinance)

Exhibit "A"
Legal Description

Being a certain tract of land situated in Collin County, Texas, in the Coleman Watson Survey, Abstract No. 945, being a resurvey of a part of the 299.742 acres of land described in a deed from G. H. Porter and wife, Leona Porter, to Donald N. Test, Jr., dated February 13, 1968, recorded in Volume 704, Page 731 and a part of the 414.936 acre tract described in a deed from Robert S. Folsom to Margaret D. Folsom dated June 30, 1986, recorded in Volume 2401, Page 443 of the Collin County Deed Records, both deeds of the Collin County Land Records, being described by metes and bounds as follows:

BEGINNING at a 1½ inch diameter iron pipe found on the south bank of a Branch of Wilson Creek, at the northwest corner of said 299.760 acre tract;

Thence north 89º 03' 39" east, 1121.29 feet with the north line of said 299.760 tract to a 1½ inch diameter iron pipe found on the west side of the bed of Wilson Creek, at the north, northwest corner of said 299.760 acre tract;

Thence south 0º 55' 15" east, 213.72 feet with an east line of said 299.760 acre tract to a 1" iron pipe found at the northwest corner of the 299.760 acre tract;

Thence north 89º 59' 31" east, 40.15 feet with a north line of said 414.936 acre tract to a point in the center of Wilson Creek for a corner;

Thence southerly with the center of Wilson Creek as follows:

South 0º 55' 7" west, 46.06 feet; South 10º 15' 13" east, 165.65 feet;
South 5º 48' 25" east, 121.33 feet; South 4º 23' 24" east, 56.26 feet;
South 10º 37' 56" east, 235.76 feet; South 12º 27' 48" east, 109.39 feet;
South 27' 14" west, 53.72 feet; South 15º 21' 14" west, 284.21 feet;
South 2º 49' 34" east, 5.41 feet to a point in the center of said creek at the mouth of a Branch of Wilson Creek from the west, a the northeast corner of WILSON CREEK ESTATES, Ref. Volume J, Page 605 of the Map and Plat Records of Collin County.

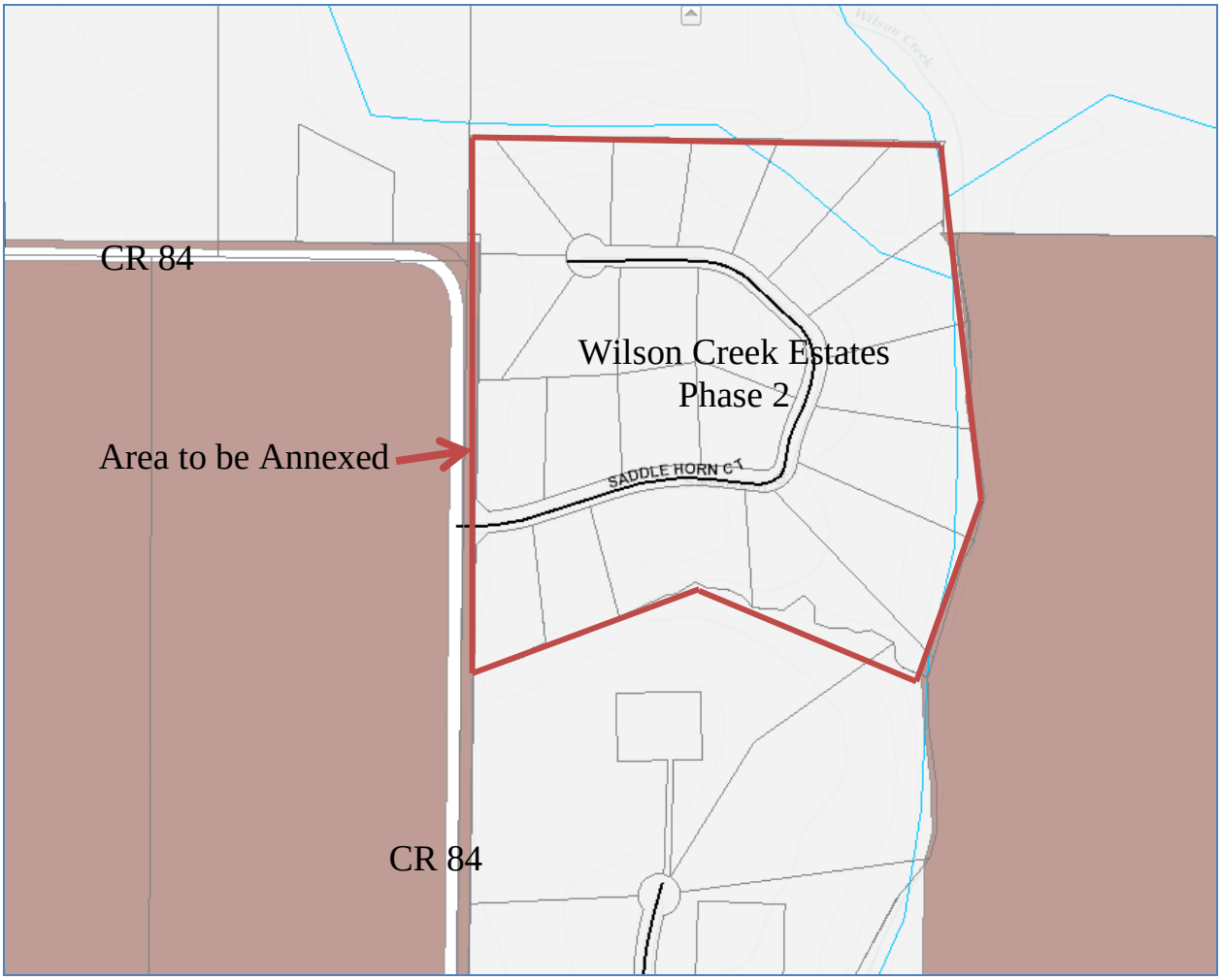
Thence generally in a westerly direction up said Branch of Wilson Creek with its meanders and with the north line of said WILSON CREEK ESTATES as follows:

North 60º 40' 46" west, 66.01 feet; North 47º 23' 42" west, 23.65 feet;
North 7º 16' 33" west, 41.98 feet; North 62º 31' 53" west, 61.94 feet;
South 78º 3' 36" west, 35.42 feet; North 65º 40' 27" west, 23.31 feet;
South 89º 59' 6" west, 42.57 feet; North 74º 30' 21" west, 38.04 feet;
North 0º 47' 7" east, 40.6 feet; North 49º 38' 47" west, 36.31 feet;
South 52º 53' 45" west, 58.1 feet; North 87º 17' 46" west, 73.04 feet;
North 44º 14' 12" west, 37.25 feet; North 68º 13' 18" west, 35.24 feet;
North 84º 47' 59" west, 53.26 feet; North 66º 30' 40" west, 28.4 feet;
South 57º 25' 21" west, 54.81 feet; South 81º 57' 38" west, 19.46 feet;
South 63º 30' 41" west, 232.16 feet; South 72º 32' 38" west, 62.9 feet;
North 81º 43' 35" west, 15.93 feet; South 64º 49' 36" west, 36.4 feet;
South 40º 8' 5" west, 23.95 feet; South 70º 23' 48" west, 143.98 feet;
South 89º 15' west, 13.65 feet to an iron pin found at the northwest corner of said WILSON CREEK ESTATES, over a culvert, in County Road No. 84;

Thence North 0º 44' 37" west, 1269.85 feet with the west line of said 82.414 acre tract and with said County Road No. 84 to the PLACE OF BEGINNING and containing 31.119 acres of land, more or less.

Attachment: Wilson Creek Phase 2 Annexation Ordinance (1740 : Wilson Creek Estates Phase 2 Annexation Ordinance)

Exhibit "B"
Annexation Exhibit
Wilson Creek Estates Phase 2



Attachment: Wilson Creek Phase 2 Annexation Ordinance (1740 : Wilson Creek Estates Phase 2 Annexation Ordinance)

Exhibit "C"
Service Plan

A) SERVICE PLAN GENERALLY

1) This service plan has been prepared in accordance with the Texas Local Government Code ("LGC"), Sections 43.021; 43.065 and 43.056(b)-(o). Municipal facilities and services to the annexed area will be provided or made available on behalf of the City of Celina in accordance with the following plan. The City of Celina shall provide the annexed tract the levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of service, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density. The provisions of the service plan were made available for public inspection and explained at the two public hearings held by the City Council in accordance with LGC Section 43.056(j).

2) For purposes of this service plan, to "provide" services includes having services provided by any method or means by which the City provides municipal services to any other areas of the City, and may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services by contract or right, in whole or in part, and may include duties on part of the private landowner with regard to such services.

3) NOTE: This annexation was initiated by petition or request of the landowners in the annexed area. Therefore, the requirement that construction of capital improvements must be substantially completed within a specific period does not apply to a development project, proposed development project or site improvements within the annexed area if the City and landowner subsequently agree in writing, pursuant to LGC Section 43.056(e), that the development project, proposed development project or site improvements within that area, because of its size or projected manner of development by the landowner or developer, is not reasonably expected to be complete in that period. The landowners have requested a subsequent written agreement specifying longer timeframes for the construction of capital improvements than required herein or in LCG Chapter 43. Such agreement shall control the schedule of the provision of municipal services for the annexed area. To the extent there is a conflict between this service plan and said agreement, the agreement shall control.

B) EMERGENCY SERVICES

1) Police Protection

   a) Police protection from the City of Celina Police Department shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas on the effective date of the annexation ordinance. Some of these services include:

      i) Normal patrol and responses;

      ii) Handling of complaints and incident reports;

      iii) Special units, such as traffic enforcement and investigations; and

      iv) Coordination with other public safety support agencies.

   b) As development commences in these areas, sufficient police protection, including personnel and equipment will be provided to furnish these areas with the level of police services consistent with the characteristics of topography, land utilization and population density of the areas.

   c) Upon ultimate development, police protection will be provided at a level consistent with other similarly situated areas within the city limits.

Attachment: Wilson Creek Phase 2 Annexation Ordinance (1740 : Wilson Creek Estates Phase 2 Annexation Ordinance)

2) Fire Protection

a) The Celina Fire Department will provide emergency and fire prevention services to the annexed area. These services include:

i) Fire suppression and rescue;

ii) Pre-hospital medical services including triage, treatment and transport by Advanced Life Support (ALS) fire engines, trucks and ambulances;

iii) Hazardous materials response and mitigation;

iv) Emergency prevention and public education efforts;

v) Technical rescue response; and

vi) Constriction Plan Review and required inspections.

b) Fire protection from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.

c) As development commences in these areas, sufficient, fire protection, including personnel and equipment will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization and population density of the areas. It is anticipated that fire stations planned to service areas currently with the City of Celina will be sufficient to serve the annexed area.

d) Upon ultimate development, fire protection will be provided at a level consistent with similarly situated areas within the city limits.

3) Emergency Medical Services

a) The Celina Fire Department will provide emergency and safety services to the annexed area. These services include:

i) Emergency medical dispatch and pre-arrival First Aid instructions;

ii) Pre-hospital emergency Advanced Life Support (ALS) response; and transport; and

iii) Medical rescue services.

b) Emergency Medical Services (EMS) from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.

c) As development commences in these areas, sufficient EMS, including personnel and equipment, will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization and population density of the areas.

d) Upon ultimate development, EMS will be provided at a level consistent with similarly situated areas within the city limits.

C) SOLID WASTE

1) Solid Waste and Recycling Collection Services will be provided to the annexed area immediately upon the effective date of the annexation at a level consistent with current methods and procedures presently provided to similar areas within the City. Private solid waste collection service providers operating in the affected area immediately prior to annexation and currently providing customers with service may continue to provide their existing service for up to two (2) years in accordance with Texas Local Government Code Section 43.056(n).

D) WASTEWATER FACILITIES

1) As development commences in these areas, sanitary sewer mains as defined by the Certificate of

Attachment: Wilson Creek Phase 2 Annexation Ordinance (1740 : Wilson Creek Estates Phase 2 Annexation Ordinance)

Convenience and Necessity (CCN) Number 20764, as issued by the Texas Commission on Environmental Quality (TCEQ) will be extended in accordance with the provisions of the City's codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with applicable City codes, ordinances, regulations and policies. Capacity and extensions shall be provided consistent with the characteristics of topography, land utilization and population density of the areas. If the annexed area is in the CCN of another provider, wastewater service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new wastewater provider, in time.

2) Sanitary sewer mains and lift stations installed or improved to City standards, and accepted by the City, within the annexed area which are located within dedicated easement, rights-of-way, or any other acceptable location approved by the City Manager or his designee, shall be maintained by the City on the effective date of this ordinance.

3) Operation and maintenance of wastewater facilities in the annexed area that are within the certificated service area of another wastewater utility will be the responsibility of that utility. Operation and maintenance of private wastewater facilities in the annexed area will be the responsibility of the owner.

E) WATER FACILITIES

1) Connections to existing City of Celina water distribution mains for water service as defined by Certificate of Convenience and Necessity (CCN) Number 12667, as issued by the Texas Commission on Environmental Quality (TCEQ) will be provided in accordance with existing City codes, ordinances, regulations and policies. Upon connection to existing distribution mains, water service will be provided at rates established by city ordinance. The annexed area is in the CCN of another water service provider, and landowner has agreed to pay the CCN acquisition costs in accordance with a separate written agreement requested by landowners to be entered pursuant to Texas Local Government Code Sections 43.056(e) and (f)(2) and other applicable law.

2) As development commences in these areas, water distribution mains will be extended in accordance with City of Celina codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with the City of Celina's codes, ordinances, regulations and policies. Water service extensions and capacity shall be provided consistent with the characteristics of topography, land utilization and population density of the area.

3) Operation and maintenance of existing water facilities in the annexed area that are within the service area of another water utility will be the responsibility of that utility. Operation and maintenance of private water facilities in the annexed area will be the responsibility of the owner.

F) ROAD AND STREETS

1) Emergency street maintenance shall be provided within the annexed area on the effective date of the applicable ordinance of acceptance. Routine maintenance will be provided within the annexed area and will be scheduled as part of the City's annual program and in accordance with the City's current codes, ordinances, regulations, policies and procedures defined therein and/or as established by the City Council.

2) Any construction or reconstruction will be considered within the annexed area on a City-wide basis and within the context of the City's Capital Improvement Plan and/or yearly fiscal budgetary allotments by the City Council. As development, improvement or construction of streets to City standards commences within this property, the policies of the City of Celina with regard to participation in the costs thereof, acceptance upon completion and maintenance after completion shall apply.

3) Roadway signage and associated posts will be replaced in priority of importance starting with

Attachment: Wilson Creek Phase 2 Annexation Ordinance (1740 : Wilson Creek Estates Phase 2 Annexation Ordinance)

regulatory signs, then warning signs, then informational signs and in conformance with fiscal allotments by the City Council. If a sign remains, it will be reviewed and placed on the City's inventory listed for routine re-placement. All existing signs will be reviewed for applicability and based upon an engineering study. New signs will be installed when necessary and based upon an engineering study.

4) Routine maintenance of road/street markings will be placed on a priority listing and scheduled within the yearly budgetary allotments by the City Council.

5) The City will coordinate any request for improved road and street lighting with the local electric provider. Any and all road and street lighting will be pursuant to the rules, regulations and fees of such electric utility and shall be maintained by the applicable utility company.

G) ENVIRONMENTAL HEALTH, INSPECTIONS AND CODE ENFORCEMENT SERVICES

1) Enforcement of the City's environmental health ordinances and regulations, including but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances and animal control ordinances, shall be provided within this area sixty (60) days of the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel.

2) Inspection services including the review of building plans, the issuance of permits and the inspection of all buildings, plumbing, mechanical and electrical work to ensure compliance with City codes and ordinances will be provided within sixty (60) days of the effective date of the annexation ordinance. Existing personnel will be used to provide these services.

3) The City's zoning, subdivision, sign and other ordinances shall be enforced in this area beginning upon the effective date of the annexation.

4) All inspection services furnished by the City of Celina, but not mentioned above, will be provided to this area beginning within sixty (60) days of the effective date of the annexed ordinance.

5) As development and construction commence in this area, sufficient personnel will be provided to furnish this area the same level of environmental health, inspection and code enforcement services as are furnished throughout the City.

H) PLANNING AND ZONING SERVICES

1) The Planning and zoning jurisdiction of the City will extend to this area upon the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Zoning Ordinance and Comprehensive Plan.

I) PARKS, PLAYGROUNDS, LIBRARIES, SWIMMING POOLS

1) Residents within the annexed area may utilize all existing park and recreation facilities, on the effective date of this ordinance. Fees for such usage shall be in accordance with current fees established by ordinance.

2) As development commences in the area, additional park and recreation facilities shall be constructed based on park policies defined in the Park Master Plan and as specified in the Park Dedication Ordinance. The general planned locations and classifications of parks will ultimately serve residents from the current City limits and residents from areas being considered for annexation.

J) PUBLICLY OWNED FACILITIES

1) Any publicly owned facility, building, or service located within the annexed area, and not otherwise owned or maintained by another governmental entity, shall be maintained by the City of Celina on the effective date of the annexation ordinance.

Attachment: Wilson Creek Phase 2 Annexation Ordinance (1740 : Wilson Creek Estates Phase 2 Annexation Ordinance)

K) OTHER SERVICES

1) Other services that may be provided by the City of Celina, such as municipal and general administration will be made available on the effective date of the annexation. The City of Celina shall provide levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of services, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density similar to those reasonably contemplated or projected in the area.

L) UNIFORM LEVEL OF SERVICES IS NOT REQUIRED

1) Nothing in this Service Plan shall require the City of Celina to provide a uniform level of full municipal services to each area of the City, including the annexed areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for provided different levels of service. The City Council finds and determines that this Service Plan will not provide any fewer services, and it will not provide a lower level of services, than were in existence in the annexed area at the time immediately preceding the annexation process.

2) The City of Celina's codes, ordinances, regulations and policies that apply throughout the City may be reviewed at City Hall and at http://www.franklinlegal.net/codes.html.

M) TERM

1) This Service Plan shall be valid for a term of ten (10) years. Renewal of the Service Plan shall be at the discretion of the City Council and must be approved by ordinance.

N) AMENDMENTS

1) This Service Plan may be amended if the City Council determines at a public hearing that changed conditions or subsequent occurrences make this Service Plan unworkable or obsolete. The City Council may amend the Service Plan to conform to the changed conditions, subsequent occurrences or any other legally sufficient circumstances exist pursuant to the LGC or other Texas or Federal laws that make this service plan unworkable, obsolete or unlawful.

Attachment: Wilson Creek Phase 2 Annexation Ordinance (1740 : Wilson Creek Estates Phase 2 Annexation Ordinance)

Fire Department
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Mark Metdker, Public Safety Director
CC:	Helen-Eve Liebman, Interim City Manager
Date:	September 13, 2016
Re:	Collin County Hazard Mitigation Action Plan

Action Requested:
Consider and act upon a resolution of the City of Celina adopting the Collin County Hazard Mitigation Action Plan. (Metdker)

Background Information:
The County is required to have this action plan in place in order to apply for federal funds after a natural disaster. Each city in Collin County is placing this document on their September agendas for approval.

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
Attorney reviewed.

Supporting Documents:
Resolution, Plan

Staff Recommendation:
Approval

CITY OF CELINA, TEXAS

RESOLUTION 2016-

A RESOLUTION OF THE CITY OF CELINA ADOPTING THE COLLIN COUNTY HAZARD MITIGATION ACTION PLAN, SEPTEMBER 2016

WHEREAS the Celina City Council recognizes the threat that natural hazards pose to people and property within Collin County; and

WHEREAS the County of Collin has prepared a multi-hazard mitigation plan, hereby known as Collin County Hazard Mitigation Action Plan, September 2016, in accordance with the Disaster Mitigation Act of 2000; and

WHEREAS Collin County Hazard Mitigation Action Plan, September 2016 identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the City of Celina from the impacts of future hazards and disasters; and

WHEREAS adoption by Celina City Council demonstrates their commitment to the hazard mitigation and achieving the goals outlined in the Collin County Hazard Mitigation Action Plan, September 2016.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF CELINA TEXAS, THAT:

Section 1. In accordance with The Celina Home Rule Charter, the Celina City Council adopts the Collin County Hazard Mitigation Action Plan, September 2016.

ADOPTED by a vote of _____in favor and_____against, and_____abstaining, this 13th day of September, 2016.

By: _____

Mayor

ATTEST:

By: _____

City Secretary

APPROVED AS TO FORM:

By: _____

City Attorney

Attachment: Collin Municipalities HazMAP Resolution Ex (1763 : Collin County Hazard Mitigation Action Plan)

City of Celina

1. Introduction

This annex was prepared in 2014 as part of an update to the Collin County Multi-Jurisdictional Hazard Mitigation Action Plan. The City of Celina participated in the Countywide Collin County HazMAP Working Group. This is a new hazard mitigation plan and the first to be submitted to FEMA for the City of Celina. In addition to the countywide hazards and strategies discussed in the previous section, this annex serves as a complete hazard mitigation planning tool for the City of Celina. It contains capability assessment information, a specific vulnerability assessment, and a complete mitigation strategy. The methodology and process for developing this annex is explained throughout the following sections.

2. Plan Development and Adoption Process

In order to apply for federal aid for technical assistance and post-disaster funding, local jurisdictions must comply with Part 201.3 of the Disaster Mitigation Act of 2000 implemented in the Federal Code of Regulations 44 CRF Part 201.6. While Celina has historically implemented measures to reduce their vulnerability to hazards, passage of DMA 2000 helped Celina officials to recognize the benefits of a long-term approach to hazard mitigation, which achieves a gradual decrease of impacts associated through the implementation of a Hazard Mitigation Plan. Collin County's Hazard Mitigation Action Plan represents the collective efforts of all participating jurisdictions, the general public, and stakeholders.

Organizing the Planning Effort

A comprehensive county approach was taken in developing the plan. An open public involvement process was established for the public, neighboring communities, regional agencies, businesses, academia, etc. to provide opportunities for everyone to become involved in the planning process and to make their views known. The meetings were advertised with notices in public places and the local newspaper.

In accordance with Part 201.6(c)(5) of the Disaster Mitigation Act of 2000 (DMA 2000), Collin County developed this Hazard Mitigation Action Plan. This plan identifies hazards and mechanisms to minimize future damages associated with these hazards, which threaten Collin County and its jurisdictions.

Existing Data and Plans

Existing hazard mitigation information and other plans were reviewed during the development of the Hazard Mitigation Action Plan. GIS, statistical and qualitative data was gathered through numerous sources. The table below outlines the numerous sources of data for the plan:

Source	Data
City and County Appraisal Data 2012	Population and demographics
Regional Hazard Assessment Tool	Hazard occurrences
National Climatic Data Center (NCDC)	Hazard occurrences
Texas Forest Service/Texas Wildfire Risk Assessment Summary Report	Wildfire Threat and Wildland/Urban Interface analysis

Attachment: Celina Annex (1763 : Collin County Hazard Mitigation Action Plan)

Source	Data
National Inventory of Dams	Dam Information

Planning Committee

This Hazard Mitigation Action Plan was developed by the Collin County Hazard Mitigation Planning Team, with support of the North Central Texas Council of Governments. The efforts of the Planning Committee were led by the Collin County Emergency Management Coordinator.

The Planning Committee was assembled in June 11, 2014 with representatives from all jurisdictions including, mayors, police chiefs, fire chiefs, and general public. Collin County acted as the plan development consultant providing hazard mitigation planning services. The Table below provides a list of the primary entity representative for each jurisdiction on the planning team below.

Hazard Mitigation Team – Primary Representatives

Representing	Position	Role
City of Celina	Fire Chief	Plan development
City of Celina	Fire Lieutenant	Plan development

Collin County served as the coordinator and lead agency for all jurisdictions, including the unincorporated areas of Collin County, by accomplishing the following activities through the planning process:

1. Assigned the County's Emergency Management Coordinator to provide technical assistance and necessary data to the Planning Committee.
2. Scheduled, coordinated, and facilitated community meetings with the assistance of the Planning Committee.
3. Provided any necessary materials, handouts, etc. for public planning meetings.
4. Worked with the Planning Committee to collect and analyze data and develop goals and implementation strategies.
5. Prepared, based on community input and Planning Committee direction, the first draft of the plan and provided technical writing assistance for review, editing and formatting.
6. Coordinated with the stakeholders within the cities and the unincorporated areas of Collin County during plan development.

Each of the individual jurisdictions participated in accomplishing similar activities associated with development of the plan as follows:

1. Coordinated input from representatives of neighborhood stakeholder groups and provided a representative to the County Planning Committee.
2. Attended regular meetings of the planning team as coordinated by Collin County.
3. Assisted Collin County staff with identifying hazards and estimating potential losses from future hazard events.
4. Assisted Collin County in developing and prioritizing mitigation actions to address the identified risks.
5. Assisted Collin County in coordinating public meetings to develop the plan.
6. Identified the community resources available to support the planning effort.
7. Worked for the support of neighborhood stakeholders for the recommendations resulting from the planning process.
8. Submitted the proposed plan to all appropriate departments for review and comment and worked with Collin County to incorporate the resulting comments into the proposed plan.

Attachment: Celina Annex (1763 : Collin County Hazard Mitigation Action Plan)

External stakeholders emailed and involved in reviewing the Collin County Hazard Mitigation Action Plan:

Representing	Position	Role
Fire Department	Fire chief/ Deputy Fire chief	Emergency Response Capabilities
Police Department	Police chief/Sergeant	Emergency Response Capabilities
City Engineering	City Engineer	Infrastructure Preparedness
Public Works	Public Works Director	Utilities Preparedness
City Planning	City Planner	Development Planning

Subsequent to the State of Texas and FEMA approval of the plan, each organization above is committed to accomplishing the following activities:

1. Appoint members to a Coordinating Committee to monitor and work toward plan implementation.
2. Publicize the plan to neighborhood interests and ensure that new community members are aware of the plan and its contents.
3. Monitor progress in achieving the plan's goals through regular maintenance and implementation projects.

Planning Meetings

During the planning process, the Planning Committee met to obtain relevant information from the participating jurisdictions and to discuss the objectives and progress of the plan. The objectives of these meetings were to gather information and to provide guidance for each jurisdiction throughout the planning stages.

The following meetings were held by Collin County and included all jurisdiction's participation:

- Collin County HazMAP Kickoff Meeting – June 11, 2014
- City of Celina Hazard Mitigation Team Meeting – 7/1/2014
- City of Celina Hazard Team Meeting – 7/14/2014
- City of Celina HazMAP Discussion/Update – 9/29/14

Public Involvement

Support from the community is vital for any successful hazard mitigation plan. The Planning Committee provided opportunities, announced through public communication means, for public participation and input throughout the planning process prior to this draft and before approval of the finalized plan. Advertisement and sign in sheets for these meetings are located in Appendix A.

- The first public meeting was held July 24, 2014 inviting the public, neighboring communities, local business, academia, agencies, and nonprofits to comment.
- A second public meeting was held on September 18 inviting the public, neighboring communities, local business, academia, agencies, and nonprofits to view and comment on the HazMAP prior to plan submission.

Attachment: Celina Annex (1763 : Collin County Hazard Mitigation Action Plan)

There were no comments received from the citizens, non-profits, businesses, academia, or interested parties. An additional opportunity for the public to comment on the plan will be held prior to formal plan adoption.

This provided all citizens, stakeholders, neighboring communities, agencies, businesses, academia, non-profit organizations, and all interested parties an opportunity to be involved in the planning process and to take part in the decisions making process that affect the future of the communities that they live in.

Attachment: Celina Annex (1763 : Collin County Hazard Mitigation Action Plan)

3. Jurisdictional Hazard Identification and Risk Assessment

The Hazard Mitigation Planning Team (HMPT) for the City of Celina identified several natural hazards and man-made hazards that could affect the city. The HMPT decided to focus on the natural hazards identified in Chapter 3 of this update. This was done after reviewing the 2010 HazMAP, the State of Texas Hazard Mitigation Plan, as well as other sources such as federal and state agencies. The hazards were ranked by each jurisdiction using the Priority Risk Index.

Priority Risk Index

A Priority Risk Index (PRI) was developed with the purpose of categorizing potential hazards for Collin County and ranks each hazard as high, moderate, low, or no risk. The hazard classification generated through the use of the PRI allows for the prioritization of those high hazard risks for mitigation planning purposes, and more specifically, the identification of hazard mitigation opportunities for Collin County jurisdictions to consider as part of their proposed mitigation strategy.

The PRI is used to assist all jurisdictions participating in the Collin County HazMAP in determining which hazards pose the most significant threat based on a variety of factors. The PRI is not scientifically based, but is rather meant to be utilized as an objective and systematic planning tool for classifying and prioritizing hazard risks in Collin County based on standardized criteria. The PRI results in numerical values that allow identified hazards to be ranked against one another. The sum of all four categories equals the final PRI value, as shown below:

PRI Value = (Probability x .30) + (Life Impact x .35) + (Property Impact x .25) + (Spatial Extent x .10)

The higher the PRI value, the greater the hazards risk. These values were obtained by assigning varying degrees of risk to four categories for each hazard: Probability, Life Impact, Property Impact, and Spatial Extent *(Table 3.1).* Each category has been assigned an Index Value (0 to 3) and a Weighing Factor (0 – 100%). These values may be adjusted during future plan updates. In order to evaluate the risk of each hazard, the assigned PRI Value for each category is multiplied by the weighing factor. Then, the PRI for each hazard is calculated by adding the product obtained in each category. According to the weighing scheme applied for Collin County, the highest possible PRI value is 3.0. The PRI calculations are presented in *Table 3.1*. A table breaking down the value of each category is below.

Attachment: Celina Annex (1763 : Collin County Hazard Mitigation Action Plan)

Assigned Weighing Factor	PRI Category	Degree of Risk		
		Level	Criteria	Index Value
30%	Probability	Unlikely	Less than 1% annual probability	0
		Possible	Between 1 and 10% annual probability	1
		Likely	Between 10 and 100% annual probability	2
		Highly Likely	100% annual probability	3
35%	Life Impact	Minor	Very few injuries, if at all none	0
		Limited	Minor Injuries	1
		Critical	Multiple deaths/injuries	2
		Catastrophic	High number of deaths/injuries	3
25%	Property Impact	Minor	Only minor property damage and minimal disruption of life. Temporary shutdown of critical facilities.	0
		Limited	More than 10% of property in affected area damaged/destroyed. Complete shutdown of critical facilities for more than one day.	1
		Critical	More than 25% of property in affected area damaged/destroyed. Complete shutdown of critical facilities for more than one week.	2
		Catastrophic	More than 50% of property in affected area damaged/destroyed. Complete shutdown of critical facilities for 30 days or more.	3
10%	Spatial Extent	Negligible	Less than 1% of area affected	0
		Small	Between 1 and 10% of area affected	1
		Moderate	Between 10 and 50% of area affected	2
		Large	Between 50 and 100% of area affected	3

Attachment: Celina Annex (1763 : Collin County Hazard Mitigation Action Plan)

Table 3.1 Priority Risk Index for City of Celina

Hazard	Category/Degree of Risk				
	Probability Index Value	Life Impact Index Value	Property Impact Index Value	Spatial Extent Index Value	PRI Value
Dam Failure	0	2	0	1	**0.8**
Drought	3	0	0	3	**1.2**
Earthquake	0	0	0	0	**0**
Expansive Soils	3	0	0	1	**1**
Extreme Heat	3	1	0	3	**1.55**
Flooding	3	2	1	2	**2.05**
Hail	2	0	0	2	**0.8**
High Winds	2	0	0	3	**0.9**
Lightning	3	1	0	2	**1.45**
Tornado	2	2	3	2	**2.25**
Wildfire	1	1	1	3	**1.5**
Winter Storms	1	1	2	3	**1.45**

The conclusions drawn from the hazard profiling process for Collin County jurisdictions, resulted in the classification of risk for each identified hazard according to four categories: High Risk, Moderate Risk, Low Risk, and No Risk *(Table 3.2).* For purposes of these classifications, risk is expressed in relative terms according to the probability of occurrence and estimated impact that a hazard will have on human life and property in Collin County.

Attachment: Celina Annex (1763 : Collin County Hazard Mitigation Action Plan)

Table 3.2 Hazard Rankings for City of Celina

High Risk (PRI 2 - 3)	Tornado Flooding
Moderate Risk (PRI 1.05 -1.9)	Extreme Heat Wildfire Winter Storms Lightning Drought
Low Risk (PRI 0.50 – 1)	Expansive Soils High Winds Dam Failure Hail
No Risk (PRI 0 – 0.49)	Earthquake

Attachment: Celina Annex (1763 : Collin County Hazard Mitigation Action Plan)

Vulnerability Narratives:

The natural hazards identified that were rated of no risk were not included in this plan. This annex therefore focuses on specific areas of vulnerability Celina faces with each hazard. The hazards identified earlier in the plan are all addressed in this annex.

Dam and Levee Failure: The City of Celina has identified one dam that poses a threat to the northern part of Preston Road. The dam is located and Kirk Ranch and could cause damage to Preston Road if it were to fail. The dam has a less than 1% probability to fail.

Drought The City of Celina is at high risk for a drought occurring. It is 100% likely that The City of Celina will experience a drought annually that will affect the entire population of the city. The City of Celina needs to enforce water conservation laws and continue to conserve and maintain the water supply.

Earthquake This hazard was identified as having minimal or no risk to The City of Celina.

Expansive Soils The City of Celina has categorized expansive soils as a high probability occurrence annually. However, it is unlikely that this hazard will cause any loss of life or severe property damage.

Extreme Heat No specific areas of The City of Celina are vulnerable to extreme heat.

Flooding The City of Celina is surrounded by large agricultural land mass with very few concrete structures. This lack of development keeps water from impacting a large percentage of property within the city. Historically, The City of Celina has responded to streets impacted by floodwater. Overall, the City of Celina has not had to deal with large amounts of property damage or life impacts because of flooding.

Hail No specific areas of The City of Celina are vulnerable to hail.

High Winds High wind events can cause debris on roadways which can endanger people's lives and property.

Lightning No specific areas of The City of Celina are vulnerable to lightning.

Tornado No specific areas of The City of Celina are vulnerable to tornados.

Wildland Fire The City of Celina is less than 20% built-out with the remainder as maintained agricultural land. Due to a high concentration of fuel within the city limits of The City of Celina, wildfires have been considered a possible risk for the city. Wildfire poses a low life impact risk and property impact risk with a high spatial extent impact. In order to mitigate against this wildfire risk, agricultural land needs to remain well maintained in order to prevent the spread of fire.

According to the Texas Forest Service, 75% of The City of Celina lives in the Wildland/Urban Interface.

Winter Storms The City of Celina has identified winter storms as the hazard that could cause the most interruption in daily life and business. A winter storm would have a large property impact as well as a spatial impact. In 2013, response by first responders was an issue because the departments did not have vehicles that could drive on ice safely. Loss of power and heat to critical buildings and infrastructure was also an issue.

Attachment: Celina Annex (1763 : Collin County Hazard Mitigation Action Plan)

Identification of Assets and Vulnerability Assessment

An inventory of Celina geo-referenced assets was created in order to identify and characterize property and population potentially at risk to the identified hazards. By understanding the type and number of assets that exist and where they are located in relation to known hazard areas, the relative risk and vulnerability for such assets can be assessed. For this assessment, five categories of assets were evaluated using Geographic Information System and statistical analysis. The five categories of vulnerable assets include:

- **Population**: Includes the number of people residing in Collin County as delineated by U.S. Census 2010 block data provided by NCTCOG.
- **Improved property**: Includes all developed properties according to local parcel data from the Collin County Central Appraisal District. The information has been expressed in terms of the total assessed value of improvements that may be exposed to the identified hazards.
- **Emergency facilities**: Includes fire stations, police stations and hospitals, provided by the Regional Hazard Assessment Tool, Collin County Emergency Management Coordinator, and participating jurisdictions.
- **Critical facilities**: Includes schools and historic places provided by Regional Hazard Assessment Tool, Collin County Emergency Management Coordinator, and participating jurisdictions. These are non-emergency facilities, but still provide critical services and functions for vulnerable sectors of the population.
- **Critical infrastructure**: Includes airports, natural gas facilities, wastewater facilities, potable water treatment facilities, wastewater treatment facilities, dams, and bridges. Data for all critical facilities was obtained from Regional Hazard Assessment Tool, Collin County Emergency Management Coordinator, and participating jurisdictions.

The following tables provide a breakdown by municipal jurisdiction of the geo-referenced assets that were used for the vulnerability assessment.

Attachment: Celina Annex (1763 : Collin County Hazard Mitigation Action Plan)

Population

According to the 2013 NCTCOG Population Estimates, the total estimated population of The City of Celina in 2014 is 6,660 people, with 1,958 households. The count breakdown by municipal jurisdiction is provided in *Table 3.3.*

Table 3.3. The City of Celina Population Counts

Jurisdiction	Population			Households		
	Population	% of County Total**	Population Density (Sq. Mile)	Household	% of County Total**	Household Density (Sq. Mile)
City of Celina	6,660	.79%	298.65	1,958	0.64%	87.80

Source: 2014 NCTCOG Population Estimates
***Includes totals from incorporated jurisdictions not participating in the plan*

Table 3.4 summarizes population counts and population chance (absolute and percent predications for The City of Celina).

Table 3.4 Population Predictions

Jurisdiction	Population 2010 Census	Population 2013 Estimate	Population 2014 Estimate	Absolute Change 2013-2014	Percent (%) Change 2013-2014
City of Celina	6,028	6,460	6,660	200	3%

Source: 2013 NCTCOG Population Estimates

Property

There are an estimated 3,125 thousand parcels in The City of Celina, with an estimated $308,646,757in total assessed value of, *Table 3.5* lists the total number and percentage of parcels by jurisdiction.

Table 3.5 Parcel Counts and Improvements Value

Jurisdiction	Number of Parcels	% of County Total	Total Assessed Value of Improvements (Buildings)[1]
City of Celina	3,125	1.09%	$308,646,757

Source: County Data and Regional Hazard Assessment Tool
[1] Includes public buildings (residential, commercial, industrial, agricultural, religion, government, education)

Emergency Facilities

There are two identified emergency facilities in The City of Celina, including one fire station and one police station. *Table 3.6* presents the distribution of emergency facilities by jurisdiction. Geographic coordinates were used to determine the location of each facility.

Table 3.6 Emergency Facilities

Jurisdiction	Fire Stations	Police Stations	Hospitals
City of Celina	1	1	0

Source: County Data and Regional Hazard Assessment Tool
—: No Recorded Information

Critical Facilities

There are 3 critical facilities, which are considered non-emergency in The City of Celina. The critical facilities include 2 schools, and 1 historical properties. (*Table 3.7*). Geographic coordinates (i.e., latitude and longitude) were used to determine the location of each facility.

Table 3.7 Critical Facilities

Jurisdiction	Schools	Historical Property
City of Celina	2	1

Source: Local jurisdictions
—: No Recorded Information

Critical Infrastructure

There are 5 identified critical infrastructure facilities in City of Celina, including 3 water treatment facilities, 1 wastewater treatment facility, 1 dam, and 1 bridge (*Table 3.8*).

Table 3.8 Critical Infrastructure

Jurisdiction	Airports	Natural Gas Facilities	Wastewater Treatment Facilities	Potable Water Treatment Facilities	Dams	Railway/ Highway Bridges
The City of Celina	0	0	1	3	1	1

Source: Local jurisdictions
—: No Recorded Information

Attachment: Celina Annex (1763 : Collin County Hazard Mitigation Action Plan)

Methodology

Based on the type of information available for analysis, the City of Celina vulnerability assessment was conducted using two distinct methodologies, a Geographic Information System-based analysis and a statistical risk assessment methodology. Each approach provides estimates for the potential impact of hazards by using a common, systematic framework for evaluation of historical occurrence information provided by National Climatic Data Center, the Texas Forest Service, and NCTCOG Regional Hazard Assessment Tool. The results of the vulnerability assessment are provided by jurisdiction for each hazard analyzed.

Of the 12 hazards evaluated for the City of Celina, four were analyzed using a Geographic Information System-based analysis, five using a statistical risk assessment methodology, and the remaining three hazards using a qualitative analysis. The qualitative analysis was limited to three of the hazards due to lack of information, the inability to define specific areas of risk, and/or inexistence of historical records. Additional information regarding these events is unattainable at the present time, but will be an objective in the five-year planning cycle update. *Table 3.9* summarizes the methodology used for each hazard.

Table 3.9 Analysis used for Vulnerability Assessment

Hazard	Geographic Information System-based Analysis	Statistical Analysis	Qualitative Analysis
Dam Failure			X
Drought	X		
Earthquake			X
Expansive Soils			X
Extreme Heat		X	
Flooding	X		
Hail	X		
High Winds		X	
Lightning		X	
Tornado		X	
Wildfire	X		
Winter Storms		X	

Attachment: Celina Annex (1763 : Collin County Hazard Mitigation Action Plan)

Summary of Vulnerably Assessment

A summary of the vulnerability assessment for each hazard using geographic and statistical analysis is presented in the following pages. The detailed assessment is presented in the following sections.

Summary Table 3.1

Drought	
Population	According to National Climatic Data Center (NCDC) 0 recorded injuries or fatalities have been recorded for drought events. There are no personal losses expected from drought events.
Improved Property	According to National Climatic Data Center (NCDC), a loss of 0 per year can be expected in property loss due to damage from drought. Available historical data indicates that the expected losses from drought correspond to crop losses in the amount of $0 per year, mostly experienced in water shortages and crop losses on agricultural lands.
Emergency Facilities	Because of the nature of this hazard, there are no losses or direct impacts expected on emergency facilities due to drought events.
Critical Facilities	Because of the nature of this hazard, there are no losses or direct impacts expected on critical facilities due to drought events.
Critical Infrastructure	Because of the nature of this hazard, there are no losses or direct impacts expected on critical infrastructure due to drought events.

Summary Table 3.2

Extreme Heat	
Population	According to National Climatic Data Center (NCDC), there were 0 injuries or fatalities recorded due to extreme heat. The City of Celina and its population is exposed to this hazard.
Improved Property	According to National Climatic Data Center (NCDC), there is no impact of extreme heat to developed areas and the improved property in The City of Celina is not exposed to this hazard.
Emergency Facilities	According to National Climatic Data Center (NCDC), there is no impact of extreme heat to buildings and the emergency facilities in The City of Celina are not exposed to this hazard.
Critical Facilities	According to National Climatic Data Center (NCDC), there is no impact of extreme heat to buildings, and the critical facilities in The City of Celina are not exposed to this hazard.
Critical Infrastructure	According to National Climatic Data Center (NCDC there is no impact of extreme heat to critical infrastructure, and exposure to this hazard is considered minimal in The City of Celina

Attachment: Celina Annex (1763 : Collin County Hazard Mitigation Action Plan)

Summary Table 3.3

Flooding	
Population	Flooding produces an expected annualized count of zero fatalities and injuries per year. Approximately 119 residential parcels in the City of Celina are located within the 100-year floodplain.
Improved Property	A loss of $73,000 per year can be expected in property loss due to flooding in the City of Celina. Approximately $27,779,401 of the total assessed value is at risk from the 100-year storm event.
Emergency Facilities	Emergency facilities have the potential to be as risk in the 100-year storm event.
Critical Facilities	Critical facilities have the potential to be as risk in the 100-year storm event.
Critical Infrastructure	Critical Infrastructure have the potential to be as risk in the 100-year storm event.

Summary Table 3.4

Hail	
Population	According to National Climatic Data Center (NCDC), no recorded injuries or fatalities have been recorded for hailstorm events. There are no personal losses expected from hailstorm events.
Improved Property	According to National Climatic Data Center (NCDC), a loss of $446.42 per year can be expected in property loss due to hailstorm damage, and all improved property is exposed to this hazard. Although some crops are susceptible to hail hazards, available historical data for The City of Celina indicates that there are no expected crop losses from this event.
Emergency Facilities	Because of the unpredictability of the geographical location of hailstorms, all emergency facilities in The City of Celina are exposed to this hazard.
Critical Facilities	Because of the unpredictability of the geographical location of hailstorms, all critical facilities in The City of Celina are exposed to this hazard.
Critical Infrastructure	Because of the unpredictability of the geographical location of hailstorms, all critical infrastructures in The City of Celina are exposed to this hazard.

Attachment: Celina Annex (1763 : Collin County Hazard Mitigation Action Plan)

Summary Table 3.5

High Wind	
Population	According to National Climatic Data Center (NCDC), there are no recorded injuries or fatalities from high wind events. All the population of The City of Celina is exposed to this hazard.
Improved Property	According to National Climatic Data Center (NCDC), an average loss of $0 per year in property losses is expected from high wind events in The City of Celina. No crop losses resulted from this hazard in The City of Celina.
Emergency Facilities	Because of the expected geographical widespread nature of high winds, all emergency facilities in The City of Celina are exposed to this hazard.
Critical Facilities	Because of the expected geographical widespread nature of high winds, all critical facilities in The City of Celina are exposed to this hazard.
Critical Infrastructure	Because of the expected geographical widespread nature of high winds, all critical infrastructures in The City of Celina are exposed to this hazard.

Summary Table 3.6

Lightning	
Population	According to National Climatic Data Center (NCDC), lightning events can be expected to cause 0 deaths and no injuries in The City of Celina. All the population of The City of Celina is exposed to this hazard.
Improved Property	According to National Climatic Data Center (NCDC), there have been no recorded property or crop losses resulting from lightning in The City of Celina.
Emergency Facilities	Because of the expected geographical widespread nature of lightning, all emergency facilities in The City of Celina are exposed to this hazard.
Critical Facilities	Because of the expected geographical widespread nature of lightning, all critical facilities in The City of Celina are exposed to this hazard.
Critical Infrastructure	Because of the expected geographical widespread nature of lightning, all critical infrastructures in The City of Celina are exposed to this hazard.

Attachment: Celina Annex (1763 : Collin County Hazard Mitigation Action Plan)

Summary Table 3.7

Tornado	
Population	According to National Climatic Data Center (NCDC), there have been no recorded injuries or fatalities from tornado events in the City of Celina. All the population of the City of Celina is exposed and vulnerable to this hazard.
Improved Property	According to National Climatic Data Center (NCDC), an average loss of $535.71 per year in property losses is expected to result from tornado events. No crop losses are expected from this hazard in the City of Celina.
Emergency Facilities	Because of the impossibility to predict the geographical area of impact for tornados, all emergency facilities in the City of Celina are exposed to this hazard.
Critical Facilities	Because of the impossibility to predict the geographical area of impact for tornados, all critical facilities in the City of Celina are exposed to this hazard.
Critical Infrastructure	Because of the impossibility to predict the geographical area of impact for tornados, all critical infrastructures in the City of Celina are exposed to this hazard.

Summary Table 3.8

Wildfire	
Population	Based on geographical data, approximately 75% of the City of Celina is vulnerable to wildfires.
Improved Property	Based on geographical data, a loss of $0 per year can be expected in property loss due to wildfires, which is 0% of the overall property improvement values in City of Celina.
Emergency Facilities	Based on geographic information there are 0 fire stations at risk from wildfire events.
Critical Facilities	Based on geographic information there are no schools at risk from wildfire events.
Critical Infrastructure	Based on geographic information there are 0 bridges, 0 dams, 0 wastewater treatment facility, and 0 water treatment facility at risk from wildfire events.

Attachment: Celina Annex (1763 : Collin County Hazard Mitigation Action Plan)

Summary Table 3.9

Winter Storm	
Population	According to National Climatic Data Center (NCDC), there have been no recorded injuries or fatalities from winter storms. All the population of Collin County is exposed to this hazard.
Improved Property	According to National Climatic Data Center (NCDC), an average loss of $0 per year in property losses is expected to result from winter storm events. No crop losses are expected from this hazard in Collin County.
Emergency Facilities	Because of the expected geographical widespread nature of winter storms, all emergency facilities in Collin County are exposed to this hazard.
Critical Facilities	Because of the expected geographical widespread nature of winter storms, all critical facilities in Collin County are exposed to this hazard.
Critical Infrastructure	Because of the expected geographical widespread nature of winter storms, all critical infrastructures in Collin County are exposed to this hazard.

Attachment: Celina Annex (1763 : Collin County Hazard Mitigation Action Plan)

4. Capability Assessment:

Table 4.1 Legal and Regulatory Capability Summary

Legal and Regulatory Capabilities															
Jurisdiction	**Building Code**	**Zoning Ordinance**	**Subdivision Ordinance or regulation**	**Special purpose ordinances (floodplain management, storm water management, hillside or steep slope ordinances wildfire ordinances, hazard setback requirements)**	**Growth management ordinances (also called "smart Growth" or anti-sprawl programs)**	**Site Plan review requirements**	**General or comprehensive plan**	**A capital improvements plan**	**An economic development plan**	**An emergency response plan**	**A post-disaster recovery plan**	**A post-disaster recovery ordinance**	**Real estate disclosure requirements**	**Other**	**% Yes per Jurisdiction**
The City of Celina	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	N	Y	N	**71%**
Average % Yes Capabilities – 71%															
Y- Yes N- No ?- Don't Know															

Table 4.2 Administrative and Technical Capability Summary

Administrative and Technical Capabilities

Attachment: Celina Annex (1763 : Collin County Hazard Mitigation Action Plan)

Jurisdiction	Planner(s) or engineer(s) with knowledge of land development and land management	Engineer(s) or professional(s) trained in construction practices related to buildings and/or infrastructure	Planners or engineer(s) with an understanding of natural and/or human caused hazards	Floodplain manager	Surveyors	Staff with education or expertise to assess the community's vulnerability to hazards	Personnel skilled in GIS	Scientists familiar with the hazards of the community	Emergency manager	Grant writers	% Yes per Jurisdiction
City of Celina	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	**90%**
Average % Yes Capabilities – 90%											
Y- Yes N- No ?- Don't Know											

Table 4.3 Fiscal Capability Summary

Fiscal Capabilities											
Jurisdiction	Community Development Block Grants (CDBG)	Capital improvements project funding	Authority to levy taxes for specific purposes	Fees for water, sewer, gas, or electric service	Impact fees for homebuyers or developers for new developments/homes	Incur debt through general obligation bonds	Incur debt through special tax bonds	Incur debt through private activity bonds	Withhold spending in hazard-prone areas	Other	% Yes per Jurisdiction
City of Celina	N	Y	Y	Y	Y	Y	Y	Y	N	N	**70**
Average % Yes Capabilities – 70%											
Y- Yes N- No ?- Don't Know											

To quantify The City of Celina's legal and regulatory capabilities, administrative and technical, and fiscal capabilities, an overall rating system was administered for each category; limited (0-30%), moderate (31-70%), and strong (70-100%). Questionnaire responses indicated that, on average, The City of Celina has

71% of legal and regulatory capabilities, 90% of administrative and technical capabilities of, and 70% fiscal capabilities.

Jurisdiction	Chief Administrative Officer	Ability to Implement Capabilities
City of Celina	City Manager	The city council, including the mayor, mayor pro-tem, and council members, along with the city manager, address the budget; pass laws, regulations, and codes; hire staff; approve plans; and determine the direction of the city overall. As the governing body, the ability to implement and approve mitigation actions, expand, and integrate mitigation into existing policies and programs is a function of this group.

The risk assessment and capabilities assessment serves as the foundation for the development of a meaningful hazard mitigation strategy. During the process of identifying specific mitigation actions to pursue, The City of Celina considered not only its level of hazard risk but also the existing capability to minimize or eliminate that risk.

Attachment: Celina Annex (1763 : Collin County Hazard Mitigation Action Plan)

5. Mitigation Strategies

Based on the results of the risk and capability assessments, the Collin County Hazard Mitigation Planning Team developed a mitigation strategy for the Plan update utilizing the results of both assessments as well as reviewing the goals and objectives that were included in the 2009 HazMAP. These strategies were similar to the goals identified in Section 6 by the Collin County Hazard Mitigation Action Plan Working Group.

Goal 1 Reduce or eliminate loss of life and property damage resulting from severe weather events.

Objective 1-A Provide adequate warning and communication before, during, and after a hazard event.
Objective 1-B Expand and coordinate Early Warning Systems currently in use.
Objective 1-C Reduce or eliminate loss of life and property damage from tornados through the construction and use of safe rooms or shelter areas.

Goal 2 Protect existing and new properties from the effects of all natural hazards.

Objective 2-A Conduct studies to determine hazard and vulnerability threat assessment for all natural hazards.
Objective 2-B Rehabilitate or retrofit identified high hazard critical infrastructure.
Objective 2-C Enact and enforce regulatory measures that enforce hazard mitigation measures.
Objective 2-D Construct enhancements or additions to current and new facilities which mitigate the effects of natural hazards.
Objective 2-E Maintain NFIP compliance, storm water management, and implement drainage projects.

Goal 3 Reduce losses and repetitive damages for chronic hazard events while promoting insurance coverage for catastrophic hazards.

Objective 3-A Conduct a hazard/vulnerability assessment of personal properties and structures located in flood zones within [Put Your Jurisdiction Here] County.
Objective 3-B Develop and implement a buyout program for those personal properties and structures located in high hazard flood zones starting with those that are most vulnerable to life and property loss.
Objective 3-C Develop and execute new programs which identify and reduce threats from natural hazards.

Goal 4 Develop Public Education Campaigns to educate the public on what actions they can take to mitigate the effects of loss of life or property damage resulting from all natural hazards.

Objective 4-A Educate the public on risks, threats, and vulnerability from all natural hazards.
Objective 4-B Educate the public on actions they can take to prevent or reduce the loss of life or property from all natural hazards.
Objective 4-C Develop and implement a community education campaign to heighten public awareness about chronic flooding and options for insurance coverage to protect their personal properties as well as long term benefits from a buyout program.

6. Action Items

Below is a list of the new actions items identified for the HazMAP Update. Each of the actions in this section were prioritized based on FEMA's STAPLE+E criteria, which includes considering the social, technical, administrative, political, legal, economic and environmental factors necessary for the implementation of each action. As part of the STAPLE+E analysis economic considerations were weighed for each action. The action items that were said to be ongoing or deferred in the previous HazMAP were included as action items in the Updated Plan. The new actions items are as follows:

City of Celina Action Item	Purchase and utilize mobile back-up generator
Hazard(s) Addressed	Flooding, Tornado, Extreme Heat, Lightning, Wildfire, Winter Storms, Dam Failure, Hail, High Winds
Goal/Objective	2-D
Priority	High
Estimated Cost	$5,000 - $10,000
Potential Funding Sources	Local Funding
Potential Matching Sources	Local Funding
Lead Department	Public Works, OEM
Implementation Schedule	12 – 24 months
Effect on Old Buildings	Some buildings will need to be retrofit with ability to connect with generator
Effect on New Buildings	Buildings will need to be planned with the ability to connect to generator
Cost Effectiveness	Backup generator will prevent loss of power and data to critical government buildings
Discussion	Introduction of a mobile back-up generator will allow the City of Celina to function as close to normal as possible in the event of a massive power loss.

Attachment: Celina Annex (1763 : Collin County Hazard Mitigation Action Plan)

City of Celina Action Item	Implement all-hazards community education program
Hazard(s) Addressed	Flooding, Tornado, Extreme Heat, Lightning, Wildfire, Winter Storms, Dam Failure, Hail, High Winds
Goal/Objective	4-A, 4-B, 4-C
Priority	High
Estimated Cost	$1,000 - $5,000
Potential Funding Sources	Local funding
Potential Matching Sources	Local grants, FEMA
Lead Department	OEM
Implementation Schedule	6 - 12 months
Effect on Old Buildings	N/A
Effect on New Buildings	N/A
Cost Effectiveness	Educating public on mitigation against loss of life and property will save government resources in the event of a disaster event
Discussion	Community education is important for reducing loss of life and property.

City of Celina Action Item	Update the existing Water Conservation Plan for the city of Celina
Hazard(s) Addressed	Drought, Expansive Soils
Goal/Objective	2-C
Priority	High
Estimated Cost	$1,000 - $5,000
Potential Funding Sources	Local funding
Potential Matching Sources	Local grants, citizen match
Lead Department	Public Works, OEM
Implementation Schedule	1 – 6 months
Effect on Old Buildings	New constraints will be placed on water usage without compromising soil integrity.
Effect on New Buildings	New constraints will be placed on water usage without compromising soil integrity.
Cost Effectiveness	Update water restrictions will help the city of Celina plan for a boost in infrastructure and population and help maintain normal water levels
Discussion	As The City of Celina grows, the Water Conservation Plan needs to encompass new infrastructure and residential/commercial areas. This plan implements conservation efforts that also maintain soil consistency, mitigating damage from expansive soils.

Attachment: Celina Annex (1763 : Collin County Hazard Mitigation Action Plan)

City of Celina Action Item	Develop a drought contingency plan
Hazard(s) Addressed	Drought, Expansive Soils
Goal/Objective	3-C
Priority	Medium
Estimated Cost	$10,000
Potential Funding Sources	HMGP, PDM, General Fund
Potential Matching Sources	Local sponsors, in-kind
Lead Department	Public Works
Implementation Schedule	12 - 18 months
Effect on Old Buildings	None
Effect on New Buildings	None
Cost Effectiveness	Low cost for effective means of preserving water.
Discussion	Develop a plan for conserving water based on the stages of drought. Plan would include strategies for soil movement abatement depending on drought stage.

Attachment: Celina Annex (1763 : Collin County Hazard Mitigation Action Plan)

National Flood Insurance Program (NFIP) Compliance

The City of Celina is participating in the National Flood Insurance Program and has identified their respective areas as vulnerable to flooding. This is incorporated into all current and future planning for dealing with repetitive loss vulnerabilities.

Collin County							
Communities Participating in the National Flood Program							
CID	**Community Name**	**County**	**Initial FHBM Identified**	**Initial FIRM Identified**	**Curr Eff Map Date**	**Reg-Emer Date**	**Tribal**
480133#	CELINA, CITY OF	DENTON COUNTY/COLLIN COUNTY	4/12/1974	11/1/1979	4/18/2011	11/1/1979	No

Source: http://www.fema.gov/cis/TX.html

Jurisdiction Compliance

Once the community applies for the NFIP, FEMA arranges for a study of the community to determine base flood elevations and flood risk zones. Consultation with the community occurs at the start of and during the study, and those communities with minimal flood risk are converted to the Regular Program without a study.

FEMA provides the studied community with a Flood Insurance Rate Map delineating base flood elevations and flood risk zones. The community is then given 6 months to adopt base flood elevations in its local zoning and building code ordinances. Once the community adopts more stringent ordinances, FEMA converts the community to the NFIP's Regular Program. FEMA then authorizes the sale of additional flood insurance in the community up to the Regular Program limits. The community must implement and enforce the adopted floodplain management measures. FEMA provides periodic community assistance visits with local officials to provide technical assistance regarding complying with NFIP floodplain management requirements.

Jurisdiction Activities

In order to maintain eligibility with NFIP, jurisdictions are required to maintain their list of properties that hold a policy with NFIP, along with up-to-date maps of the floodplains in the jurisdictions. Each jurisdiction participating in the Collin County Hazard Mitigation Action Plan completes this basic requirement and has the information on file with the jurisdiction's designated floodplain manager. Using this plan, participating jurisdictions will be able to continue their compliance with NFIP by implementing damage control measures and take action to minimize the effects of flooding in their respective jurisdictions.

Attachment: Celina Annex (1763 : Collin County Hazard Mitigation Action Plan)

Jurisdiction	Community Floodplain Administrator	NFIP Activity	Activity Description	Enforcement
The City of Celina	City Manager	Actions are taken to prevent flood damage to pre-existing structures, reduce loss of life in flood prone areas	Regularly hold educational seminars within the community to inform citizens in flood-prone areas about the benefits of having flood insurance	During meetings to create, adopt, update, or otherwise change any documents that have an effect on vulnerability to natural hazards, The City of Celina will consult the most recent version of the Hazard Mitigation Action Plan. Provided there is sufficient political, fiscal, and administrative capability, actions detailed in the HazMAP will be integrated into the document wherever applicable.

Attachment: Celina Annex (1763 : Collin County Hazard Mitigation Action Plan)

7. Plan Maintenance

Monitoring, Evaluating and Updating the Plan

In Compliance with requirement § 201.6(c)(4)(i), Collin County has developed a plan maintenance process which is described in the following paragraphs. Collin County, along with participating jurisdictions are responsible for monitoring implementation of the plan, executing a yearly evaluation of its effectiveness, and updating the plan within a 5-year cycle.

Following formal adoption by Collin County Commissioners Court, and formal adoption of the plan by City Council by each participating jurisdiction, the actions outlined in the Collin County Hazard Mitigation Plan would be implemented by the county and participating jurisdictions as described throughout this document.

The Collin County Emergency Management Coordinator, working in conjunction with the respective jurisdictions, will be responsible for ensuring the mitigation plan is monitored, evaluated, and reviewed on an annual basis. This will be accomplished by calling an annual meeting of the planning committee, whose members will provide assistance and expertise for plan review, evaluating, updating, and monitoring. This meeting will be open to the public and public notices will encourage community participation. During this annual meeting, Celina will provide information on the implementation status of each action included in the plan. As part of the evaluation, the planning committee will assess whether goals and objectives address current and expected conditions, whether the nature and/or magnitude of the risks have changed, if current resources are appropriate for implementing the plan, whether outcomes have occurred as expected, and if agencies and other partners participated as originally proposed. These activities will take place according to the timetable presented below:

Personnel	What	Time
Deputy Fire Chief	Tracking implementation and action items	Biannually
	Evaluate Plan	Annually
	Update Plan	Once every 5 years

At least once every five (5) years, or more frequently, if such a need is determined by the participating jurisdiction, the multi-jurisdictional plan will undergo a major update. During this process, all sections of the plan will be updated with current information and analyses and new and/or modified mitigation action plans will be developed. The revised plan will be submitted for state and federal review and approval and presented to the Collin County Commissioner's Court and the respective incorporated cities', included in the Collin County plan, City Councils for approval. Likewise, each participating jurisdiction will undergo the same process for reviewing, revising and updating their respective plans and submitting same for state, federal and jurisdiction's respective local governing body approval. The plan will be updated every five years in accordance.

Plan Incorporation into Existing Planning Mechanisms *(In compliance with 201.6(c)(4)(ii))*

Based on the requirements set forth in § *201.6(c)(4(ii)*, the State of Texas Mitigation Plan, the vulnerability and capabilities assessment for each jurisdiction was carefully reviewed and considered when developing the mitigation actions for this plan. The HMPT will establish a process in which the mitigation strategy, goals, objectives and actions outlined in this plan will be incorporated into the existing regional and local planning strategies.

Local and regional planning committees currently use comprehensive land use planning, capital improvements planning, and building code ordinances to guide development. The mitigation strategy, goals, objectives and actions outlined in this plan will be integrated into these existing mechanisms as applicable. Those mechanisms include the following:

Jurisdiction	Responsible Personnel	Jurisdictional Plans	Integration Schedule	Integration Plan
The City of Celina	Deputy Fire Chief	Budget Meetings	Annually	During meetings to create, adopt, update, or otherwise change any documents that have an effect on vulnerability to natural hazards, The City of Celina will consult the most recent version of the Hazard Mitigation Action Plan. Provided there is sufficient political, fiscal, and administrative capability, actions detailed in the HazMAP will be integrated into the document wherever applicable.
		Emergency Action Plan updates	Every five years	
		Floodplain ordinances	As needed	
		Capital improvement plans	Annually	
		Drought Contingency plans	As needed	
		Natural Resource Conservation Plan	Annually	

Once the plan is adopted, the HMPT will coordinate implementation with the engineering, planning, and emergency management departments for the county, participating jurisdictions, river authorities, and drainage districts.

Continued Public Involvement (In compliance with 201.6(c)(4)(iii))

As stated in requirement § *201.6(c)(4)(iii)* The plan maintenance process shall include a discussion on how the community will continue public participation in the plan maintenance process.

To address this requirement, ongoing public participation will be encouraged throughout the entire planning and implementation process. A copy of the plan will be provided on the Collin County website. The planning committee will continue meeting on a regular basis to ensure the successful implementation of the plan and to discuss any additional issues regarding the emergency management of Collin County. The annual meetings for monitoring, evaluating, and updating the plan will be open to the public and public notices will encourage community participation.

Attachment: Celina Annex (1763 : Collin County Hazard Mitigation Action Plan)

This page intentionally left blank

Attachment: Celina Annex (1763 : Collin County Hazard Mitigation Action Plan)

Finance Department
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Jay Toutounchian, Finance Director
CC:	Helen-Eve Liebman, Interim City Manager
Date:	September 13, 2016
Re:	FY2017 Budget Public Hearing

Action Requested:
The Celina City Council will conduct a public hearing to consider testimony and receive public input regarding the proposed FY2017 Budget. Toutounchian

Background Information:
The proposed FY2017 budget will raise more total property taxes than last year's budget by $906,778 and of that amount, $624,615 is tax revenue to be raised from new property added to the tax roll this year.

Board Review/Citizen Input:
Public Hearing to be held on September 13th at 5:00 p.m.

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
N/A

Staff Recommendation:

Planning and Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Ben Rodriguez, Planner
CC:	Helen-Eve Liebman, Interim City Manager
Date:	September 13, 2016
Re:	Ownsby Farms PID Public Hearing

Action Requested:
The Celina City Council will conduct a public hearing to consider and discuss 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, 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 on a tract of land situated in the Collin County School Land Survey, Abstract No. 167 Collin County, Texas. (Ownsby Farms) (Liebman)

Background Information:
This public hearing is for the creation of a Public Improvement District for the Ownsby Farms development and the levying of assessments related to the project.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
N/A

Staff Recommendation:
The applicant has requested that the public hearing be continued.

Planning and Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Ben Rodriguez, Planner
CC:	Helen-Eve Liebman, Interim City Manager
Date:	September 13, 2016
Re:	Ownsby TIRZ Public Hearing

Action Requested:
The Celina City Council will conduct a public hearing to provide reasonable opportunity for any owner of property within the proposed Ownsby Farms Increment Reinvestment Zone to protest the inclusion of their property within the proposed reinvestment zone, which consists of an approximately ±119.138 acre tract of land located in the Collin County School Land Survey, Abstract No. 167 Celina, Texas. Following the public hearing the city will take action on an ordinance 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 Seven, City of Celina (Ownsby Farms)The property is generally located south of CR 53, north of Frontier Parkway, west of Preston Road and East of the BNSF Railroad. (Liebman) (Ownsby Farms).

Background Information:
This public hearing and ordinance is for the creation of a Tax Increment Reinvestment Zone for the Ownsby Farms development.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
Portions of the City's ad valorem taxes will be used to pay for off site improvements related to the development.

Legal Review:
N/A

Supporting Documents:
N/A

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 SEVEN, CITY OF CELINA (OWNSBY FARMS); 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 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 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 the general locator map attached hereto as ***Exhibit B*** (the "Zone"); and

WHEREAS, pursuant to and as required by the Act, the City has prepared a *Reinvestment Zone Number Seven, City of Celina, Preliminary Project and Financing Plan*, dated August 31, 2016, 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 September 2, 2016, which date is before the seventh (7th) day before the public hearing held on September 13, 2016; and

WHEREAS, at the public hearing on September 13, 2016, 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, evidence was received and presented at the public hearing on September 13,

Attachment: 2015.002.019b - Ord Establishing Ownsby Farms TIRZ (1760 : Ownsby TIRZ PH)

2016 in favor of the creation of 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 September 13, 2016; 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

Attachment: 2015.002.019b - Ord Establishing Ownsby Farms TIRZ (1760 : Ownsby TIRZ PH)

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 all 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.

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 Seven, 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 member 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 and adopt a final project plan and reinvestment zone financing plan for the Zone and submit such plans to the City Council for its approval. The Board shall consider amendments to the final project and reinvestments financing plans on its own initiative or upon submission by the City Council, but amendments recommended by the Board shall not take effect unless and until adopted by the City Council.

Attachment: 2015.002.019b - Ord Establishing Ownsby Farms TIRZ (1760 : Ownsby TIRZ PH)

(d) Directors shall not receive any salary or other compensation for their services as directors.

(e) 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.

(f) 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 the Mayor Pro-Tem to serve as chairman of the Board during the time the initial Board is serving. Each year the City Council shall appoint one member of the board to serve as chairperson for a term of one year that begins on January 1 of the following year. If City Council does not appoint a chairman during the year, 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-chair to preside in the absence of the chair or when there is a vacancy in the office of chairperson. 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, 2047; (ii) at an earlier time designated by subsequent ordinance; (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; or (iv) at such time that the obligation, if any, to support any indebtedness of the Ownsby Farms 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 of all real property taxable by the City or other taxing unit participating in the Zone, and located in the Zone determined as of January 1, 2016, 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 **00.2232 cents per $100 valuation** 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"). That consistent with

Attachment: 2015.002.019b - Ord Establishing Ownsby Farms TIRZ (1760 : Ownsby TIRZ PH)

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.

That there is hereby created and established a "Tax Increment Fund" for the Zone which may be divided into such subaccounts as may be authorized by subsequent ordinance, into which all tax increments of the City, as such increments are described in the final project plan and reinvestment zone financing plan and may include 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 are to be maintained in an account 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 such fund or subaccount from which money will be disbursed to pay project costs, plus interest, for the Zone.

SECTION 8. SEVERABILITY CLAUSE.

Should any 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 section, subsection, clause or phrase thereof irrespective of the fact that any one or more 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.

Attachment: 2015.002.019b - Ord Establishing Ownsby Farms TIRZ (1760 : Ownsby TIRZ PH)

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THIS THE 13th DAY OF SEPTEMBER, 2016.

_____
Chad Anderson, Mayor Pro-Tem

ATTEST:

_____
Vicki Faulkner, City Secretary

Attachment: 2015.002.019b - Ord Establishing Ownsby Farms TIRZ (1760 : Ownsby TIRZ PH)

Exhibit A

Metes and Bounds Description of the Zone

(113.548 Acres)

BEING A CERTAIN TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY NO. 14, ABSTRACT NUMBER 167, COLLIN COUNTY, TEXAS AND BEING A PART OF THAT TRACT OF LAND (TRACTS 2 AND 3) DESCRIBED BY DEED TO OWNSBY 1880 FARMS, LTD., RECORDED IN VOLUME 4332, PAGE 1047 OF OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 60D NAIL FOUND AT THE SOUTHWEST CORNER OF SAID TRACT 3, AND BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO KEERAN FAMILY PARTNERSHIP, LTD., RECORDED IN VOLUME 4957, PAGE 2455 OF SAID OFFICIAL PUBLIC RECORDS, AND BEING IN THE EAST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO FORESTAR/RPG LAND COMPANY LLC, RECORDED IN INSTRUMENT NUMBER 20070221000239380 SAID OFFICIAL PUBLIC RECORDS;

THENCE N 00°28’06”W, 2685.49 FEET WITH WEST LINE OF SAID TRACT 2 AND 3 AND THE EAST LINE OF SAID FORESTAR/RPG TRACT, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “PELOTON”, SET, FROM WHICH A ½ INCH IRON ROD, FOUND AT AN ELL CORNER, BEARS N00°28’06”W, 1372.52 FEET;

THENCE S 89°59’53”E, 1578.03 FEET, DEPARTING SAID COMMON LINE, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “PELOTON”, SET;

THENCE S 00°32’58”E, AT 1550.00 FEET, A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “PELOTON”, SET AS WITNESS, IN ALL 1621.17 FEET TO THE CENTERLINE OF A TRIBUTARY OF DOE BRANCH;

THENCE GENERALLY ALONG SAID CENTERLINE THE FOLLOWING BEARINGS AND DISTANCES:

S 47°14’14”E, 632.14 FEET;

S 88°43’41”E, 330.75 FEET;

Attachment: 2015.002.019b - Ord Establishing Ownsby Farms TIRZ (1760 : Ownsby TIRZ PH)

S 64°15’48”E, 259.39 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 289, ALSO KNOWN AS PRESTON ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 00°36’04”E, 125.28 FEET, WITH SAID WEST RIGHT-OF-WAY, TO A TEXAS DEPARTMENT OF TRANSPORTATION WOOD POST, FOUND;

THENCE S 00°24’05”E, 366.47 FEET, CONTINUING WITH SAID WEST RIGHT-OF-WAY LINE TO A METAL FENCE POST FOUND AT THE SOUTHEAST CORNER OF AFOREMENTIONED TRACT 3, AND BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO J.ALTUS, INC., PROFIT SHARING TRUST, ET AL, RECORDED IN VOLUME 5870, PAGE 5025 SAID OFFICIAL PUBLIC RECORDS;

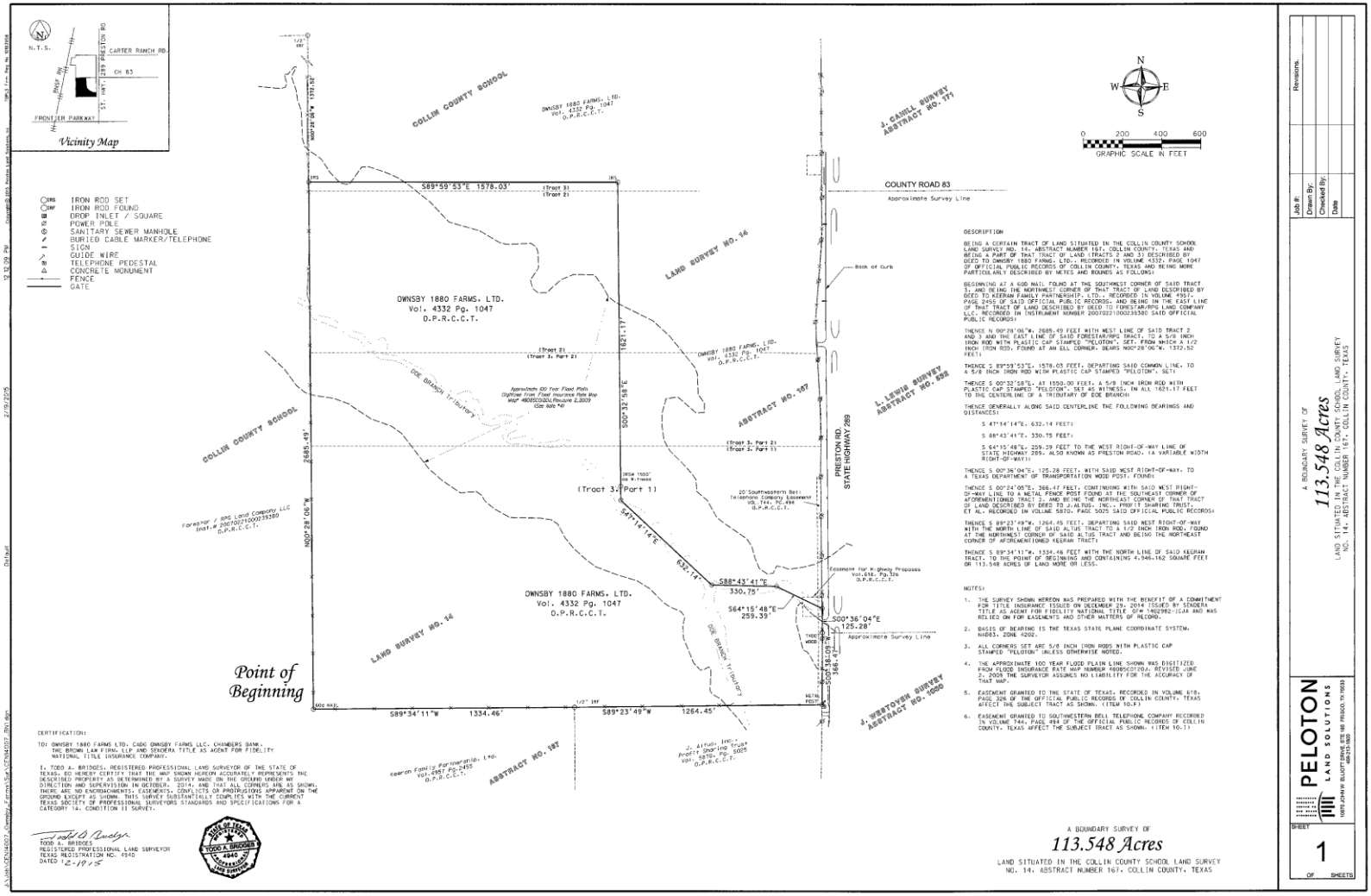
THENCE S 89°23’49”W, 1264.45 FEET, DEPARTING SAID WEST RIGHT-OF-WAY WITH THE NORTH LINE OF SAID ALTUS TRACT TO A 1/2 INCH IRON ROD, FOUND AT THE NORTHWEST CORNER OF SAID ALTUS TRACT AND BEING THE NORTHEAST CORNER OF AFOREMENTIONED KEERAN TRACT;

THENCE S 89°34’11”W, 1334.46 FEET WITH THE NORTH LINE OF SAID KEERAN TRACT, TO THE POINT OF BEGINNING AND CONTAINING 4,946,162 SQUARE FEET OR 113.548 ACRES OF LAND MORE OR LESS.

Attachment: 2015.002.019b - Ord Establishing Ownsby Farms TIRZ (1760 : Ownsby TIRZ PH)

Exhibit B

Depiction of Property Described in Exhibit A



Attachment: 2015.002.019b - Ord Establishing Ownsby Farms TIRZ (1760 : Ownsby TIRZ PH)

Exhibit C

Preliminary Project Plan and Finance Plan

REINVESTMENT ZONE NUMBER SEVEN, CITY OF CELINA PRELIMINARY PROJECT AND FINANCING PLAN

(the "Preliminary Plan")

August 31, 2016

Attachment: 2015.002.019b - Ord Establishing Ownsby Farms TIRZ (1760 : Ownsby TIRZ PH)

City of Celina TIRZ Number Seven

City of Celina Tax Increment Reinvestment Zone #7

Attachment: 2015.002.019b - Ord Establishing Ownsby Farms TIRZ (1760 : Ownsby TIRZ PH)

DRAFT

1 Introduction 1

2 Legal Boundary 2

3 Current Conditions 4

4 Project Plan 7

5 Anticipated Development 8

6 Financial Feasibility Analysis 9

7 Terms and Conditions 18

8 Exhibit A 19

DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performanc of the national, and/or local economy and real estate market. Given that economic conditions can change anc 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: 2015.002.019b - Ord Establishing Ownsby Farms TIRZ (1760 : Ownsby TIRZ PH)

DRAFT

Creating a Reinvestment Zone

Pursuant to Section 311.005 of the Texas Tax Code, to be designated a reinvestment zone, an area 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;

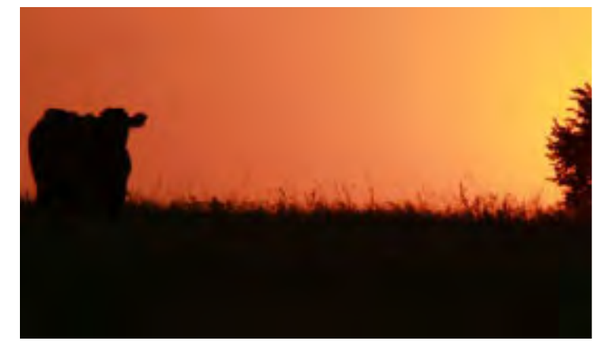
(7) the current total appraised value of taxable real property in the zone;

(8) the estimated captured appraised value of the zone during each year of its existence; and

(9) the duration of the zone.

CELINA TEXAS EST. 1876

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!



Attachment: 2015.002.019b - Ord Establishing Ownsby Farms TIRZ (1760 : Ownsby TIRZ PH)

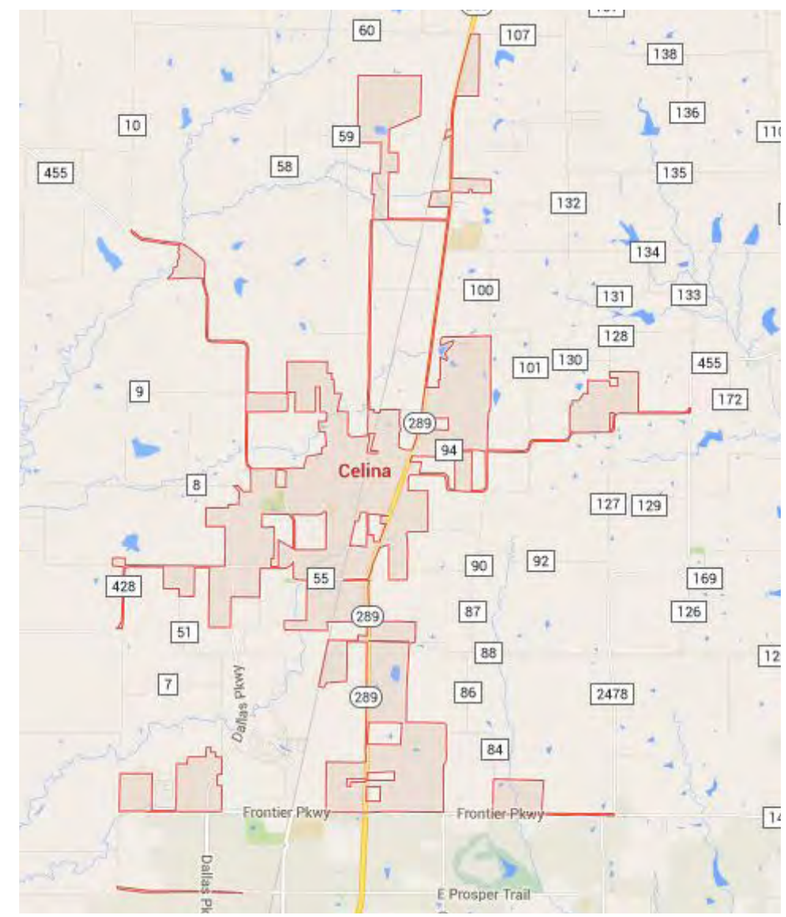
DRAFT

Tax Increment Reinvestment Zone Number Seven, City of Celina

The City of Celina Tax Increment Reinvestment Zone Number Seven (TIRZ #7) is approximately 113 acres and is located near the intersection of Preston Road and CR-83.

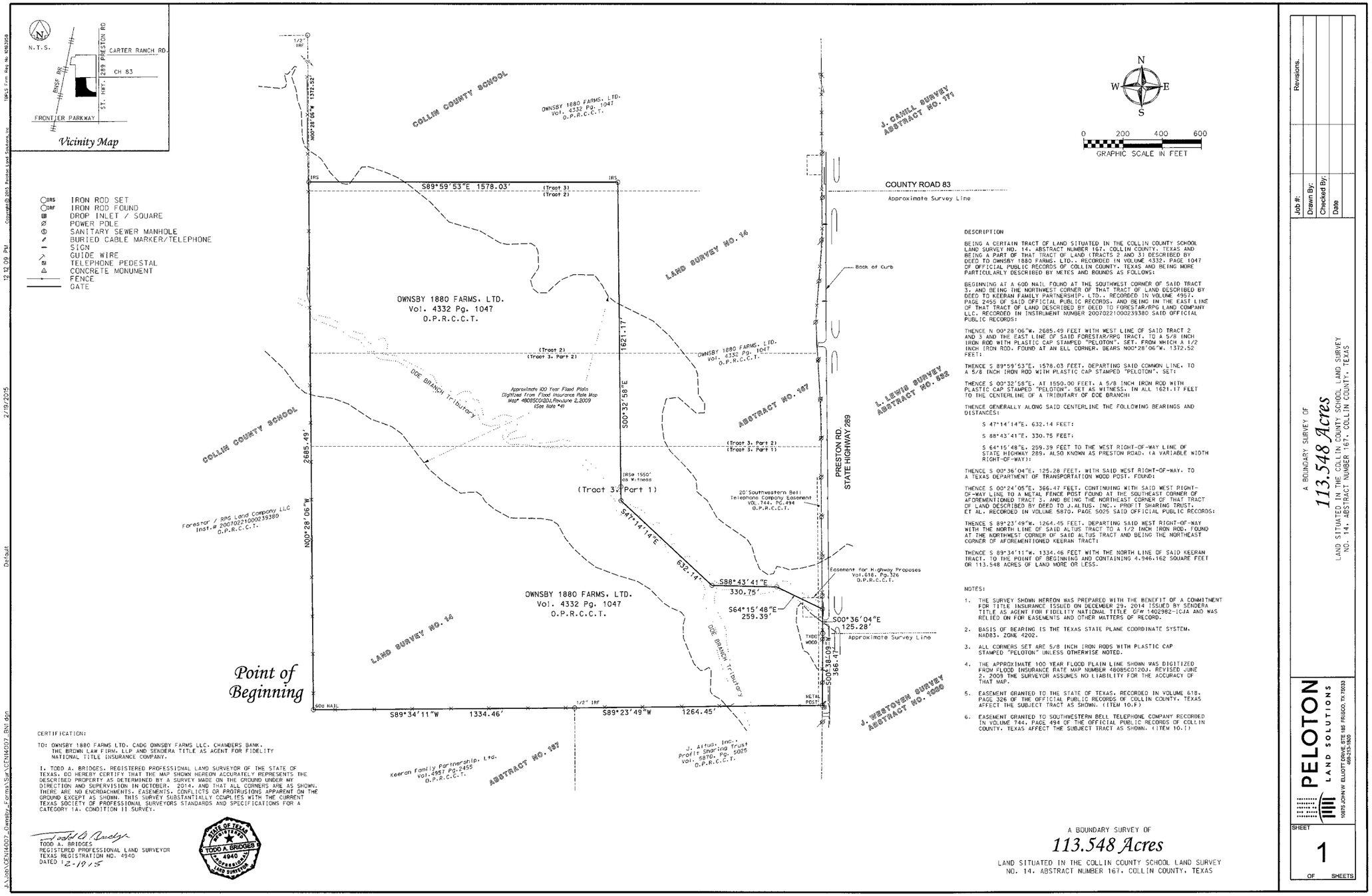
The goal of the TIRZ is to facilitate development and encourage private investment while maintaining the high development standards within the City. The TIRZ will support these developments through the contribution of 0.2232 per $100 of the City's real property increment generated within the zone.

Without the implementation of the TIRZ, the delineated property would continue to impair the sound growth of the municipality.



Attachment: 2015.002.019b - Ord Establishing Ownsby Farms TIRZ (1760 : Ownsby TIRZ PH)

Legal TIRZ Boundary Map



DESCRIPTION

BEING A CERTAIN TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY NO. 14, ABSTRACT NUMBER 167, COLLIN COUNTY, TEXAS AND BEING A PART OF THAT TRACT OF LAND (TRACTS 2 AND 3) DESCRIBED BY DEED TO OWNSBY 1880 FARMS, LTD., RECORDED IN VOLUME 4332, PAGE 1047 OF OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 60D NAIL FOUND AT THE SOUTHWEST CORNER OF SAID TRACT 3, AND BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO KEERAN FAMILY PARTNERSHIP, LTD., RECORDED IN VOLUME 4957, PAGE 2455 OF SAID OFFICIAL PUBLIC RECORDS, AND BEING IN THE EAST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO FORESTAR/RPG LAND COMPANY LLC, RECORDED IN INSTRUMENT NUMBER 20070221000239380 SAID OFFICIAL PUBLIC RECORDS;

THENCE N 00°28'06"W, 2685.49 FEET WITH WEST LINE OF SAID TRACT 2 AND 3 AND THE EAST LINE OF SAID FORESTAR/RPG TRACT, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET, FROM WHICH A 1/2 INCH IRON ROD, FOUND AT AN ELL CORNER, BEARS N00°28'06"W, 1372.52 FEET;

THENCE S 89°59'53"E, 1578.03 FEET, DEPARTING SAID COMMON LINE, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET;

THENCE S 00°32'58"E, AT 1550.00 FEET, A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELOTON", SET AS WITNESS, IN ALL 1621.17 FEET TO THE CENTERLINE OF A TRIBUTARY OF DOE BRANCH;

THENCE GENERALLY ALONG SAID CENTERLINE THE FOLLOWING BEARINGS AND DISTANCES:

S 47°14'14"E, 632.14 FEET;

S 88°43'41"E, 330.75 FEET;

S 64°15'48"E, 259.39 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 289, ALSO KNOWN AS PRESTON ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 00°36'04"E, 125.28 FEET, WITH SAID WEST RIGHT-OF-WAY, TO A TEXAS DEPARTMENT OF TRANSPORTATION WOOD POST, FOUND;

THENCE S 00°24'05"E, 366.47 FEET, CONTINUING WITH SAID WEST RIGHT-OF-WAY LINE TO A METAL FENCE POST FOUND AT THE SOUTHEAST CORNER OF AFOREMENTIONED TRACT 3, AND BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO J.ALTUS, INC., PROFIT SHARING TRUST, ET AL, RECORDED IN VOLUME 5870, PAGE 5025 SAID OFFICIAL PUBLIC RECORDS;

THENCE S 89°23'49"W, 1264.45 FEET, DEPARTING SAID WEST RIGHT-OF-WAY WITH THE NORTH LINE OF SAID ALTUS TRACT TO A 1/2 INCH IRON ROD, FOUND AT THE NORTHWEST CORNER OF SAID ALTUS TRACT AND BEING THE NORTHEAST CORNER OF AFOREMENTIONED KEERAN TRACT;

THENCE S 89°34'11"W, 1334.46 FEET WITH THE NORTH LINE OF SAID KEERAN TRACT, TO THE POINT OF BEGINNING AND CONTAINING 4,946,162 SQUARE FEET OR 113.548 ACRES OF LAND MORE OR LESS.

NOTES:

1. THE SURVEY SHOWN HEREON WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED ON DECEMBER 29, 2014 ISSUED BY SENDERA TITLE AS AGENT FOR FIDELITY NATIONAL TITLE GF# 1402982-ICJA AND WAS RELIED ON FOR EASEMENTS AND OTHER MATTERS OF RECORD.
2. BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, ZONE 4202.
3. ALL CORNERS SET ARE 5/8 INCH IRON RODS WITH PLASTIC CAP STAMPED "PELOTON" UNLESS OTHERWISE NOTED.
4. THE APPROXIMATE 100 YEAR FLOOD PLAIN LINE SHOWN WAS DIGITIZED FROM FLOOD INSURANCE RATE MAP NUMBER 48085C0120J, REVISED JUNE 2, 2009 THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THAT MAP.
5. EASEMENT GRANTED TO THE STATE OF TEXAS, RECORDED IN VOLUME 618, PAGE 326 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS AFFECT THE SUBJECT TRACT AS SHOWN. (ITEM 10.F)
6. EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY RECORDED IN VOLUME 744, PAGE 494 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS AFFECT THE SUBJECT TRACT AS SHOWN. (ITEM 10.I)

CERTIFICATION:

TO: OWNSBY 1880 FARMS LTD. CADG OWNSBY FARMS LLC. CHAMBERS BANK. THE BROWN LAW FIRM, LLP AND SENDERA TITLE AS AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY.

I, TODD A. BRIDGES, REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE MAP SHOWN HEREON ACCURATELY REPRESENTS THE DESCRIBED PROPERTY AS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN OCTOBER, 2014, AND THAT ALL CORNERS ARE AS SHOWN. THERE ARE NO ENCROACHMENTS, EASEMENTS, CONFLICTS OR PROTRUSIONS APPARENT ON THE GROUND EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

TODD A. BRIDGES
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4940
DATED: 2-19-15

STATE OF TEXAS REGISTERED TODD A. BRIDGES 4940 PROFESSIONAL LAND SURVEYOR

A BOUNDARY SURVEY OF
113.548 Acres
LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY NO. 14, ABSTRACT NUMBER 167, COLLIN COUNTY, TEXAS

Revisions.
Job #:
Drawn By:
Checked By:
Date

A BOUNDARY SURVEY OF
113.548 Acres
LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY NO. 14, ABSTRACT NUMBER 167, COLLIN COUNTY, TEXAS

PELOTON LAND SOLUTIONS
10875 JOHNNY ELLIOTT DRIVE, SUITE 185 FRISCO, TX 75033
469.213.8600

SHEET 1 OF SHEETS

Attachment: 2015.002.019b - Ord Establishing Ownsby Farms TIRZ (1760 : Ownsby TIRZ PH)

Legal Description

BEING A CERTAIN TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY NO. 14, ABSTRACT NUMBER 167, COLLIN COUNTY, TEXAS AND BEING A PART OF THAT TRACT OF LAND (TRACTS 2 AND 3) DESCRIBED BY DEED TO OWNSBY 1880 FARMS, LTD., RECORDED IN VOLUME 4332, PAGE 1047 OF OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 60D NAIL FOUND AT THE SOUTHWEST CORNER OF SAID TRACT 3, AND BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO KEERAN FAMILY PARTNERSHIP, LTD., RECORDED IN VOLUME 4957, PAGE 2455 OF SAID OFFICIAL PUBLIC RECORDS, AND BEING IN THE EAST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO FORESTAR/RPG LAND COMPANY LLC, RECORDED IN INSTRUMENT NUMBER 20070221000239380 SAID OFFICIAL PUBLIC RECORDS;

THENCE N 00°28’06”W, 2685.49 FEET WITH WEST LINE OF SAID TRACT 2 AND 3 AND THE EAST LINE OF SAID FORESTAR/RPG TRACT, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “PELOTON”, SET, FROM WHICH A ½ INCH IRON ROD, FOUND AT AN ELL CORNER, BEARS N00°28’06”W, 1372.52 FEET;

THENCE S 89°59’53”E, 1578.03 FEET, DEPARTING SAID COMMON LINE, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “PELOTON”, SET;

THENCE S 00°32’58”E, AT 1550.00 FEET, A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED “PELOTON”, SET AS WITNESS, IN ALL 1621.17 FEET TO THE CENTERLINE OF A TRIBUTARY OF DOE BRANCH;

THENCE GENERALLY ALONG SAID CENTERLINE THE FOLLOWING BEARINGS AND DISTANCES:

S 47°14’14”E, 632.14 FEET;

S 88°43’41”E, 330.75 FEET;

S 64°15’48”E, 259.39 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 289, ALSO KNOWN AS PRESTON ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 00°36’04”E, 125.28 FEET, WITH SAID WEST RIGHT-OF-WAY, TO A TEXAS DEPARTMENT OF TRANSPORTATION WOOD POST, FOUND;

THENCE S 00°24’05”E, 366.47 FEET, CONTINUING WITH SAID WEST RIGHT-OF-WAY LINE TO A METAL FENCE POST FOUND AT THE SOUTHEAST CORNER OF AFOREMENTIONED TRACT 3, AND BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO J.ALTUS, INC., PROFIT SHARING TRUST, ET AL, RECORDED IN VOLUME 5870, PAGE 5025 SAID OFFICIAL PUBLIC RECORDS;

THENCE S 89°23’49”W, 1264.45 FEET, DEPARTING SAID WEST RIGHT-OF-WAY WITH THE NORTH LINE OF SAID ALTUS TRACT TO A 1/2 INCH IRON ROD, FOUND AT THE NORTHWEST CORNER OF SAID ALTUS TRACT AND BEING THE NORTHEAST CORNER OF AFOREMENTIONED KEERAN TRACT;

THENCE S 89°34’11”W, 1334.46 FEET WITH THE NORTH LINE OF SAID KEERAN TRACT, TO THE POINT OF BEGINNING AND CONTAINING 4,946,162 SQUARE FEET OR 113.548 ACRES OF LAND MORE OR LESS.

Attachment: 2015.002.019b - Ord Establishing Ownsby Farms TIRZ (1760 : Ownsby TIRZ PH)

DRAFT

Land Use

The land within the TIRZ is currently vacant.

Method of Relocating Persons to be Displaced

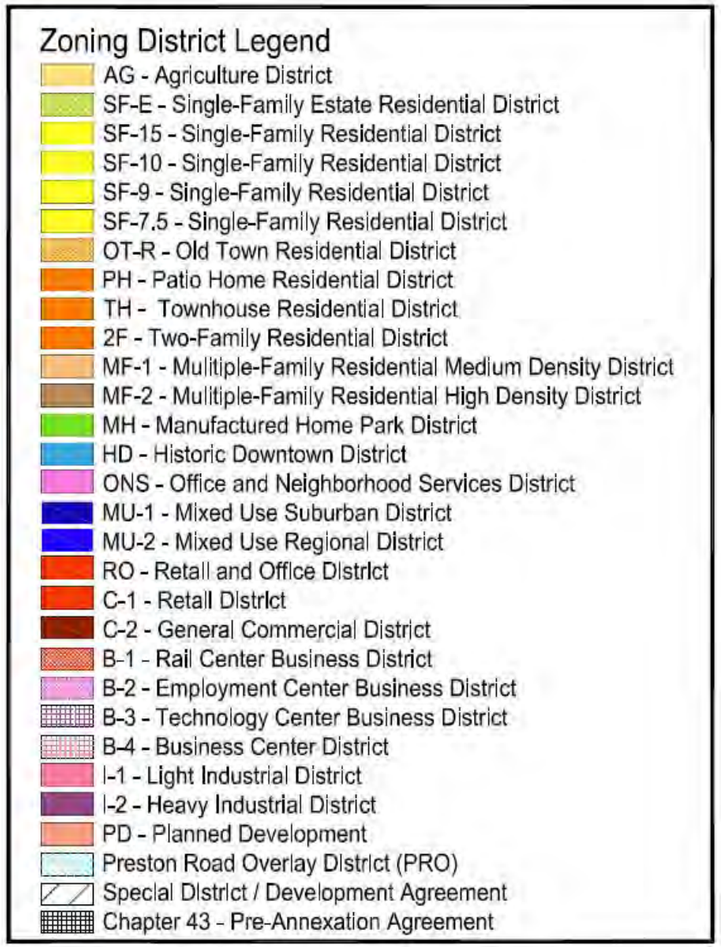
It is not anticipated that any persons will be displaced or need to be relocated as result of implementing the TIRZ.

Attachment: 2015.002.019b - Ord Establishing Ownsby Farms TIRZ (1760 : Ownsby TIRZ PH)

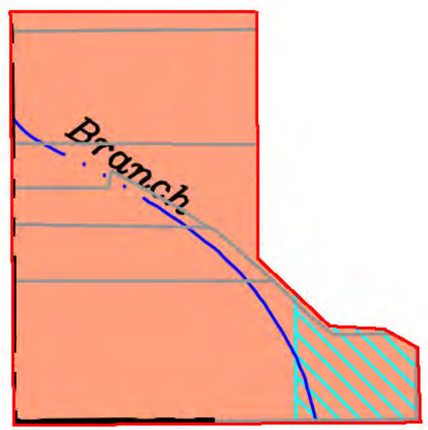
DRAFT

Zoning

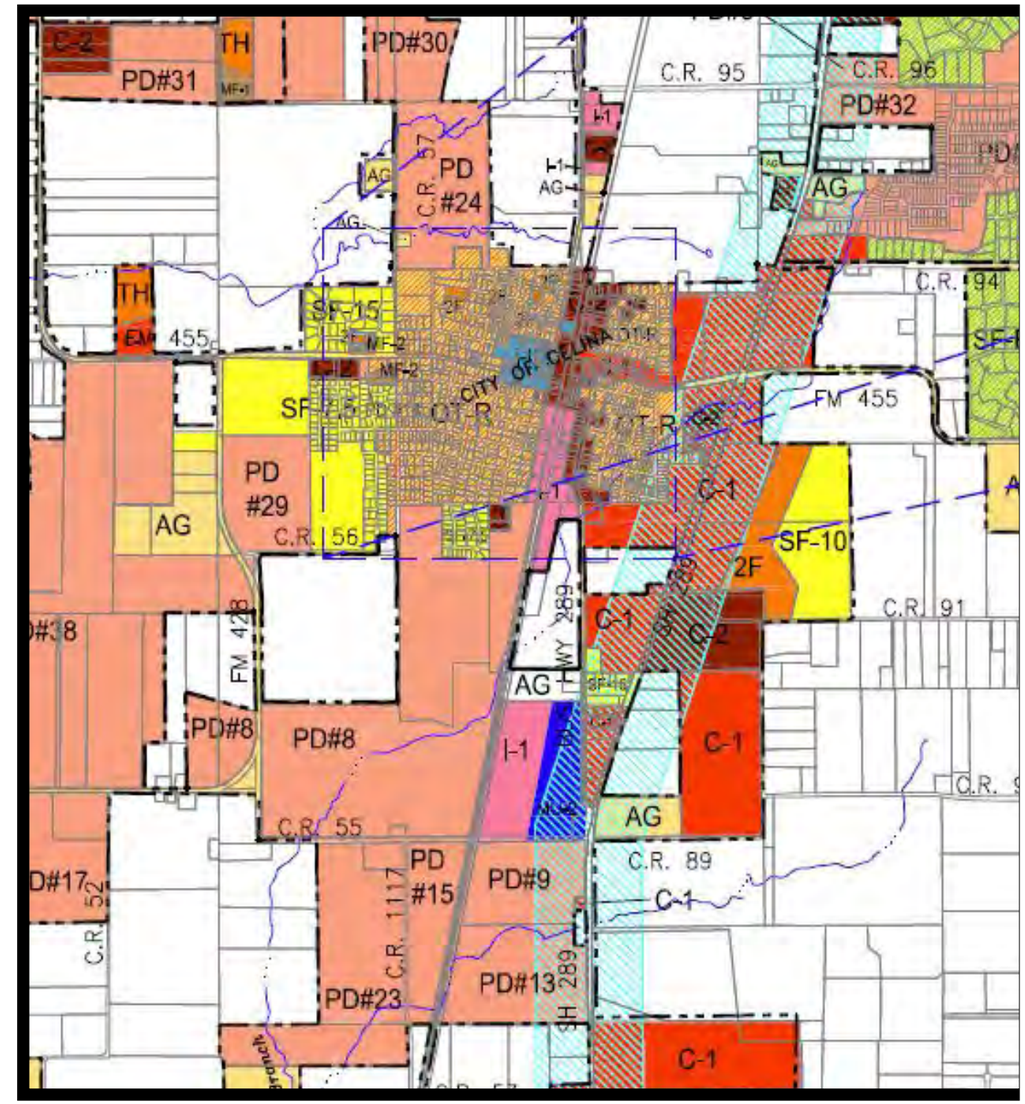
The proposed TIRZ is zoned PD- Planned Development partially overlayed by the Preston Road Overlay District. It is not anticipated that there will be any changes to the zoning ordinance, the master plan of the municipality, building codes or other municipal ordinances as a result of the implementation of the TIRZ.



TIRZ #7

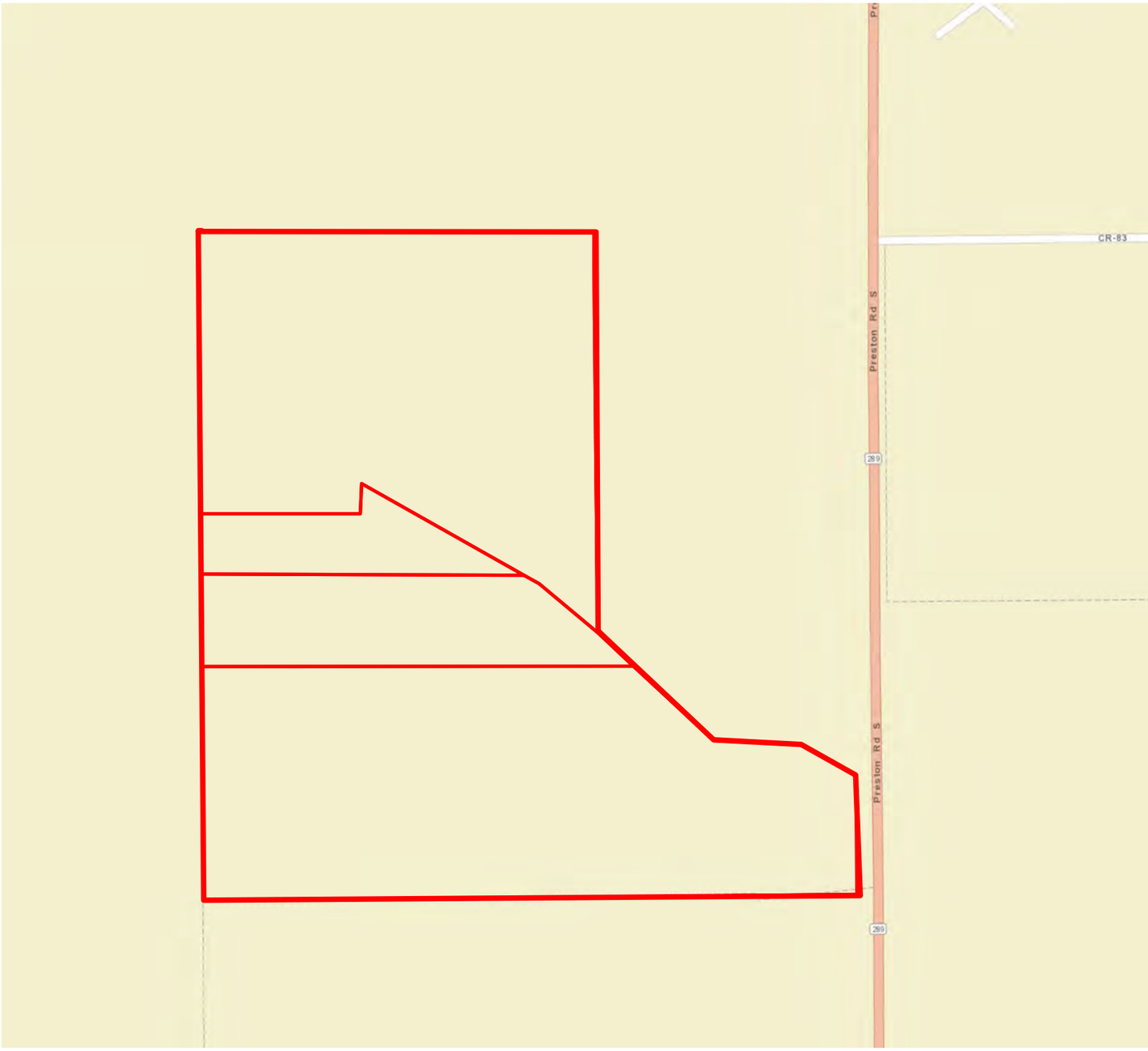


CENTRAL CELINA ZONING MAP



Attachment: 2015.002.019b - Ord Establishing Ownsby Farms TIRZ (1760 : Ownsby TIRZ PH)

DRAFT



Current Ownership Information

There are 4 different parcels within TIRZ #7 that all have the same owner.

The TIRZ has a preliminary 2016 taxable base value of $19,189.

For a full list of parcels included within the TIRZ see Exhibit A.

Attachment: 2015.002.019b - Ord Establishing Ownsby Farms TIRZ (1760 : Ownsby TIRZ PH)

DRAFT

Project Plan

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 #7 that will be financed by in part by incremental real property tax generated within the TIRZ.

Project Costs	$	2,464,980
Capitalized Interest	$	431,202
Reserve Fund	$	359,335
Issuance Cost	$	337,832
TOTAL PAR DEBT	**$**	**3,593,349**
Par Debt	$	3,593,349
Amorization Costs (Interest)	$	4,374,701
GRAND TOTAL	**$**	**7,968,050**

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: 2015.002.019b - Ord Establishing Ownsby Farms TIRZ (1760 : Ownsby TIRZ PH)

DRAFT

Anticipated Development

There are several projects consisting of single-family residences anticipated to be developed within TIRZ #7. 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 #7 over its 31 year life is $7,968,050.

Tract	Name	Type	Acres	Lots	Delivery Year	Stabilization Year	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
Ownsby Farms										
1	50' x 120' Lots	SFR	TBD	265	2018	2022	$299,000	$79,235,000		
1	60' x 120' Lots	SFR	TBD	107	2018	2022	$327,500	$35,042,500		
	Total			**372**				**$111,612,500**		

Attachment: 2015.002.019b - Ord Establishing Ownsby Farms TIRZ (1760 : Ownsby TIRZ PH)

DRAFT

Method of Financing

To fund the public improvements outlined on the previous pages, it is anticipated that the City of Celina will contribute 0.2232 per $100 of its real property increment.

City of Celina TIRZ #7 Participation Overview

REAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.64500000	34.60%	0.2232000
COLLIN COUNTY	0.23500000	0%	0.0000000
COLLIN COLLEGE	0.08196000	0%	0.0000000
CELINA ISD	1.64000000	0%	0.0000000
	2.60196000		0.2232000

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.64500000	0%	0.0000000
COLLIN COUNTY	0.23500000	0%	0.0000000
COLLIN COLLEGE	0.08196000	0%	0.0000000
CELINA ISD	1.64000000	0%	0.0000000
	2.60196000		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000

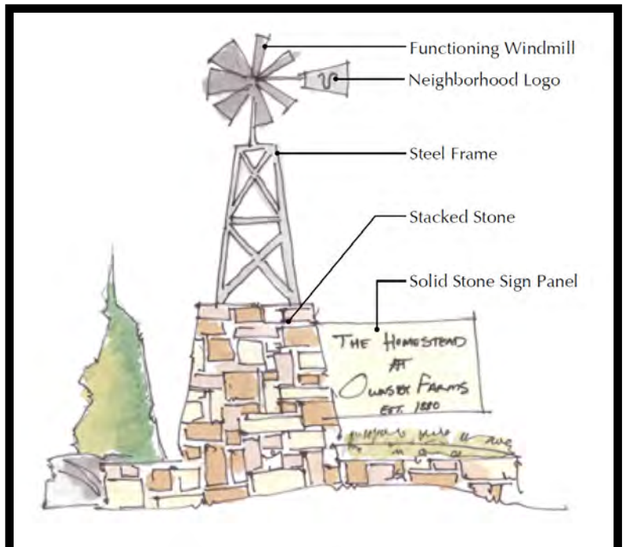
Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

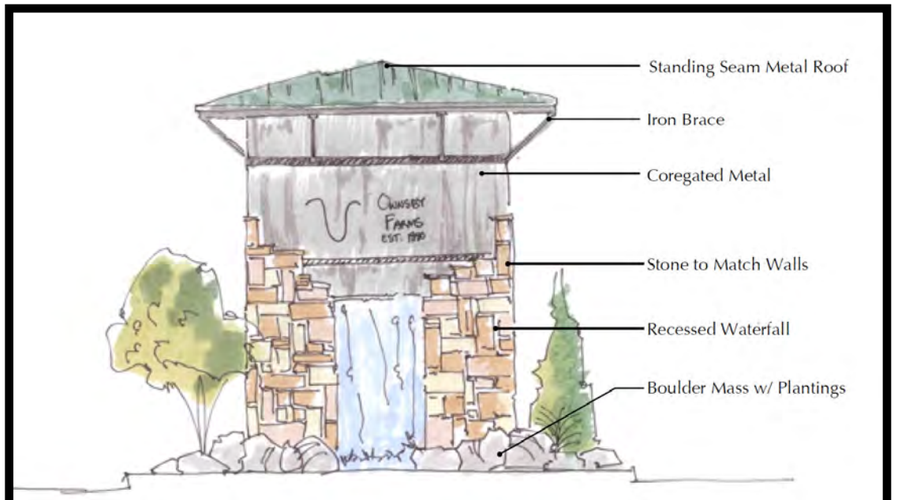
Economic Feasibility Study

A taxable value analysis was developed as part of the preliminary 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.



Windmill Entry Feature for Residential Area



Silo Monument with Water Feature

Attachment: 2015.002.019b - Ord Establishing Ownsby Farms TIRZ (1760 : Ownsby TIRZ PH)

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

TAXABLE BASE YEAR GROWTH 1.50%
DISCOUNT RATE 6.00%

	REAL PROPERTY TAX		
CITY OF CELINA	0.6450000	34.60%	0.2232000
COLLIN COUNTY	0.2350000	0%	0.0000000
COLLIN COLLEGE	0.0819600	0%	0.0000000
CELINA ISD	1.6400000	0%	0.0000000
	2.6019600		*0.2232000*

	BUSINESS PROPERTY TAX		
CITY OF CELINA	0.6450000	0%	0.0000000
COLLIN COUNTY	0.2350000	0%	0.0000000
COLLIN COLLEGE	0.0819600	0%	0.0000000
CELINA ISD	1.6400000	0%	0.0000000
	2.6019600		*0.0000000*

SALES TAX		
0.0200000	0.00%	0.0000000

	BASE YEAR	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
REVENUE YEAR	**2016**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**
BASE YEAR																	
CITY OF CELINA	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189
COLLIN COUNTY	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189
COLLIN COLLEGE	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189
CELINA ISD	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189
TAXABLE VALUE																	
CITY OF CELINA		19,189	19,477	19,769	20,066	20,367	20,672	20,982	21,297	21,616	21,941	22,270	22,604	22,943	23,287	23,636	23,991
COLLIN COUNTY		19,189	19,477	19,769	20,066	20,367	20,672	20,982	21,297	21,616	21,941	22,270	22,604	22,943	23,287	23,636	23,991
COLLIN COLLEGE		19,189	19,477	19,769	20,066	20,367	20,672	20,982	21,297	21,616	21,941	22,270	22,604	22,943	23,287	23,636	23,991
CELINA ISD		19,189	19,477	19,769	20,066	20,367	20,672	20,982	21,297	21,616	21,941	22,270	22,604	22,943	23,287	23,636	23,991
TAXABLE VALUE INCREMENT																	
CITY OF CELINA		0	288	580	877	1,178	1,483	1,793	2,108	2,427	2,752	3,081	3,415	3,754	4,098	4,447	4,802
COLLIN COUNTY		0	288	580	877	1,178	1,483	1,793	2,108	2,427	2,752	3,081	3,415	3,754	4,098	4,447	4,802
COLLIN COLLEGE		0	288	580	877	1,178	1,483	1,793	2,108	2,427	2,752	3,081	3,415	3,754	4,098	4,447	4,802
CELINA ISD		0	288	580	877	1,178	1,483	1,793	2,108	2,427	2,752	3,081	3,415	3,754	4,098	4,447	4,802
REVENUE A																	
TAXABLE VALUE GROWTH																	
CITY OF CELINA		0	1	1	2	3	3	4	5	5	6	7	8	8	9	10	11
COLLIN COUNTY		0	1	1	2	3	3	4	5	5	6	7	8	8	9	10	11
COLLIN COLLEGE		0	1	1	2	3	3	4	5	5	6	7	8	8	9	10	11
CELINA ISD		0	1	1	2	3	3	4	5	5	6	7	8	8	9	10	11
		0	**3**	**5**	**8**	**11**	**13**	**16**	**19**	**22**	**25**	**28**	**30**	**34**	**37**	**40**	**43**
#1: OWNSBY FARMS																	
REAL PROPERTY TAX		0	0	0	5,713,875	28,655,083	69,082,034	104,401,515	117,395,288	119,156,217	120,943,560	122,757,714	124,599,079	126,468,065	128,365,086	130,290,563	132,244,921
CITY OF CELINA		0	0	0	12,753	63,958	154,191	233,024	262,026	265,957	269,946	273,995	278,105	282,277	286,511	290,809	295,171
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**	**12,753**	**63,958**	**154,191**	**233,024**	**262,026**	**265,957**	**269,946**	**273,995**	**278,105**	**282,277**	**286,511**	**290,809**	**295,171**
REVENUE A, 1		**0**	**3**	**5**	**12,761**	**63,969**	**154,204**	**233,040**	**262,045**	**265,978**	**269,971**	**274,023**	**278,136**	**282,310**	**286,547**	**290,848**	**295,214**
Running Total		**0**	**3**	**8**	**12,769**	**76,738**	**230,942**	**463,982**	**726,027**	**992,006**	**1,261,976**	**1,535,999**	**1,814,135**	**2,096,445**	**2,382,992**	**2,673,840**	**2,969,054**

GROSS	**7,968,050**

		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
CITY OF CELINA		0	1	1	12,755	63,961	154,194	233,028	262,031	265,962	269,952	274,002	278,113	282,285	286,520	290,818	295,181
COLLIN COUNTY	114	0	1	1	2	3	3	4	5	5	6	7	8	8	9	10	11
COLLIN COLLEGE	114	0	1	1	2	3	3	4	5	5	6	7	8	8	9	10	11
CELINA ISD	114	0	1	1	2	3	3	4	5	5	6	7	8	8	9	10	11
	341	**0**	**3**	**5**	**12,761**	**63,969**	**154,204**	**233,040**	**262,045**	**265,978**	**269,971**	**274,023**	**278,136**	**282,310**	**286,547**	**290,848**	**295,214**

Attachment: 2015.002.019b - Ord Establishing Ownsby Farms TIRZ (1760 : Ownsby TIRZ PH)

16	17	18	19	20	21	22	23	24	25	26	27	28	29	30		
2032	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**TOTALS**	
19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189		
19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189		
19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189		
19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189		
24,351	24,716	25,087	25,463	25,845	26,232	26,626	27,025	27,431	27,842	28,260	28,684	29,114	29,551	29,994		
24,351	24,716	25,087	25,463	25,845	26,232	26,626	27,025	27,431	27,842	28,260	28,684	29,114	29,551	29,994		
24,351	24,716	25,087	25,463	25,845	26,232	26,626	27,025	27,431	27,842	28,260	28,684	29,114	29,551	29,994		
24,351	24,716	25,087	25,463	25,845	26,232	26,626	27,025	27,431	27,842	28,260	28,684	29,114	29,551	29,994		
5,162	5,527	5,898	6,274	6,656	7,043	7,437	7,836	8,242	8,653	9,071	9,495	9,925	10,362	10,805		
5,162	5,527	5,898	6,274	6,656	7,043	7,437	7,836	8,242	8,653	9,071	9,495	9,925	10,362	10,805		
5,162	5,527	5,898	6,274	6,656	7,043	7,437	7,836	8,242	8,653	9,071	9,495	9,925	10,362	10,805		
5,162	5,527	5,898	6,274	6,656	7,043	7,437	7,836	8,242	8,653	9,071	9,495	9,925	10,362	10,805		
12	12	13	14	15	16	17	17	18	19	20	21	22	23	24	347	CITY OF CELINA
12	12	13	14	15	16	17	17	18	19	20	21	22	23	24	347	COLLIN COUNTY
12	12	13	14	15	16	17	17	18	19	20	21	22	23	24	347	COLLIN COLLEGE
12	12	13	14	15	16	17	17	18	19	20	21	22	23	24	347	CELINA ISD
46	**49**	**53**	**56**	**59**	**63**	**66**	**70**	**74**	**77**	**81**	**85**	**89**	**93**	**96**	**1,388**	
134,228,595	136,242,024	138,285,654	140,359,939	142,465,338	144,602,318	146,771,353	148,972,923	151,207,517	153,475,630	155,777,764	158,114,431	160,486,147	162,893,440	165,336,841		
299,598	304,092	308,654	313,283	317,983	322,752	327,594	332,508	337,495	342,558	347,696	352,911	358,205	363,578	369,032	7,966,662	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
299,598	**304,092**	**308,654**	**313,283**	**317,983**	**322,752**	**327,594**	**332,508**	**337,495**	**342,558**	**347,696**	**352,911**	**358,205**	**363,578**	**369,032**	**7,966,662**	
299,644	**304,142**	**308,706**	**313,339**	**318,042**	**322,815**	**327,660**	**332,578**	**337,569**	**342,635**	**347,777**	**352,996**	**358,294**	**363,671**	**369,128**	**7,968,050**	
3,268,698	**3,572,840**	**3,881,546**	**4,194,885**	**4,512,928**	**4,835,743**	**5,163,403**	**5,495,980**	**5,833,549**	**6,176,184**	**6,523,961**	**6,876,957**	**7,235,251**	**7,598,921**	**7,968,050**		

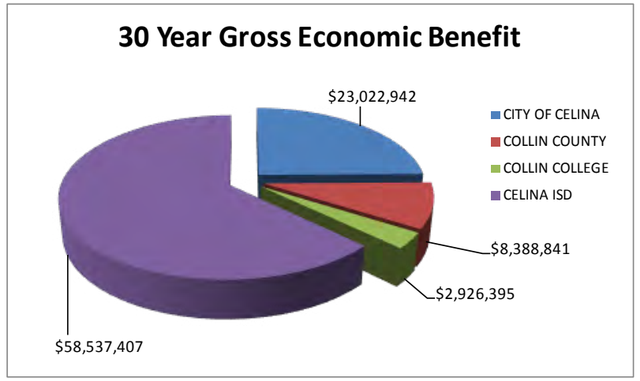
2032	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**		
299,610	304,105	308,667	313,297	317,997	322,768	327,610	332,525	337,514	342,577	347,716	352,933	358,227	363,601	369,056	7,967,009	CITY OF CELINA
12	12	13	14	15	16	17	17	18	19	20	21	22	23	24	347	COLLIN COUNTY
12	12	13	14	15	16	17	17	18	19	20	21	22	23	24	347	COLLIN COLLEGE
12	12	13	14	15	16	17	17	18	19	20	21	22	23	24	347	CELINA ISD
299,644	**304,142**	**308,706**	**313,339**	**318,042**	**322,815**	**327,660**	**332,578**	**337,569**	**342,635**	**347,777**	**352,996**	**358,294**	**363,671**	**369,128**	**7,968,050**	

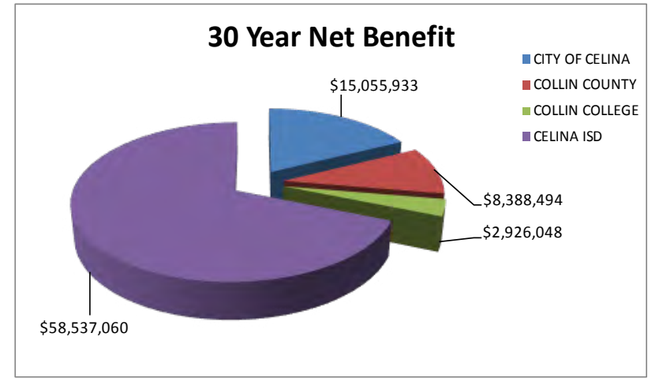
Attachment: 2015.002.019b - Ord Establishing Ownsby Farms TIRZ (1760 : Ownsby TIRZ PH)

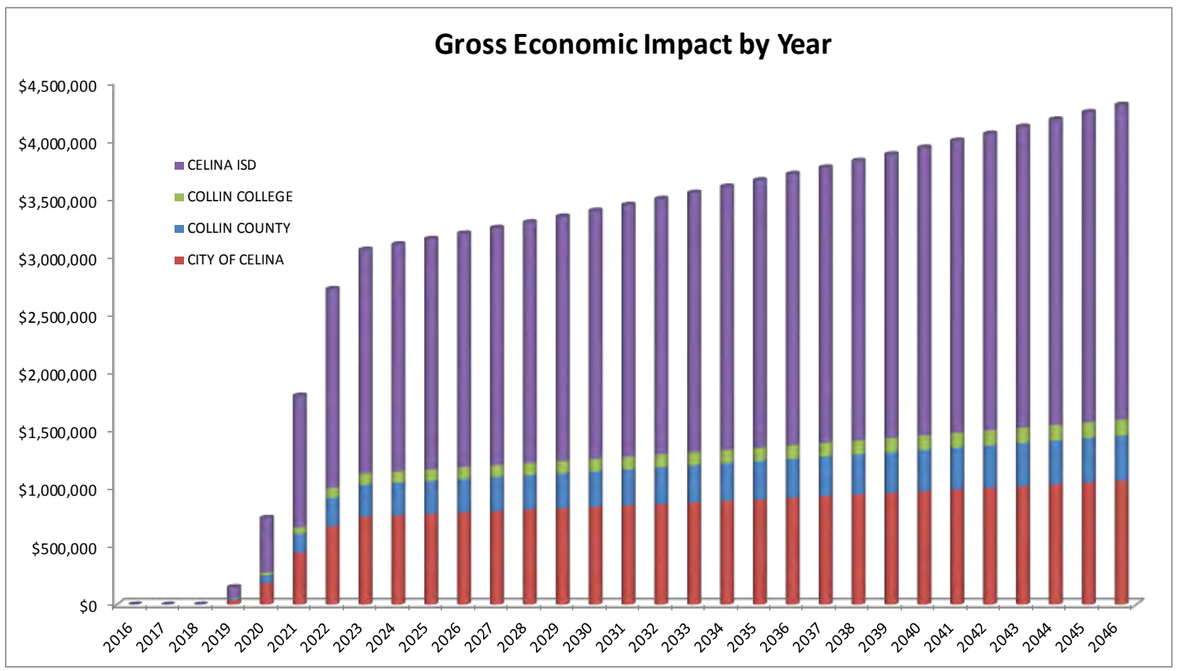
DRAFT

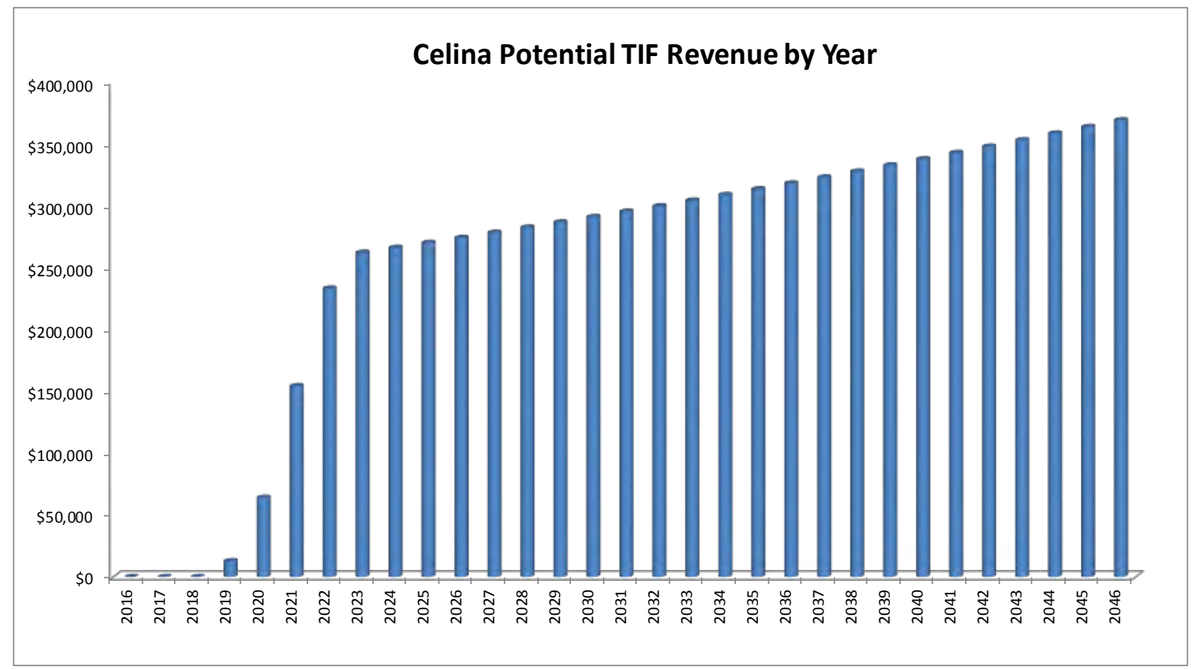
TIF Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
CITY OF CELINA	$23,022,942	$7,967,009	$15,055,933
COLLIN COUNTY	$8,388,841	$347	$8,388,494
COLLIN COLLEGE	$2,926,395	$347	$2,926,048
CELINA ISD	$58,537,407	$347	$58,537,060
Total	**$92,875,585**	**$7,968,050**	**$84,907,535**









Attachment: 2015.002.019b - Ord Establishing Ownsby Farms TIRZ (1760 : Ownsby TIRZ PH)

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

TAXABLE BASE YEAR GROWTH 1.50%
DISCOUNT RATE 6.00%

	REAL PROPERTY TAX		
CITY OF CELINA	0.6450000	100%	0.6450000
COLLIN COUNTY	0.2350000	100%	0.2350000
COLLIN COLLEGE	0.0819600	100%	0.0819600
CELINA ISD	1.6400000	100%	1.6400000
	2.6019600		*2.6019600*

	BUSINESS PROPERTY TAX		
CITY OF CELINA	0.6450000	100%	0.6450000
COLLIN COUNTY	0.2350000	100%	0.2350000
COLLIN COLLEGE	0.0819600	100%	0.0819600
CELINA ISD	1.6400000	100%	1.6400000
	2.6019600		*2.6019600*

SALES TAX		
0.0200000	100.00%	0.0200000

	BASE YEAR	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
REVENUE YEAR	**2016**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**
BASE YEAR																	
CITY OF CELINA	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189
COLLIN COUNTY	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189
COLLIN COLLEGE	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189
CELINA ISD	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189
TAXABLE VALUE																	
CITY OF CELINA		19,189	19,477	19,769	20,066	20,367	20,672	20,982	21,297	21,616	21,941	22,270	22,604	22,943	23,287	23,636	23,991
COLLIN COUNTY		19,189	19,477	19,769	20,066	20,367	20,672	20,982	21,297	21,616	21,941	22,270	22,604	22,943	23,287	23,636	23,991
COLLIN COLLEGE		19,189	19,477	19,769	20,066	20,367	20,672	20,982	21,297	21,616	21,941	22,270	22,604	22,943	23,287	23,636	23,991
CELINA ISD		19,189	19,477	19,769	20,066	20,367	20,672	20,982	21,297	21,616	21,941	22,270	22,604	22,943	23,287	23,636	23,991
TAXABLE VALUE INCREMENT																	
CITY OF CELINA		0	288	580	877	1,178	1,483	1,793	2,108	2,427	2,752	3,081	3,415	3,754	4,098	4,447	4,802
COLLIN COUNTY		0	288	580	877	1,178	1,483	1,793	2,108	2,427	2,752	3,081	3,415	3,754	4,098	4,447	4,802
COLLIN COLLEGE		0	288	580	877	1,178	1,483	1,793	2,108	2,427	2,752	3,081	3,415	3,754	4,098	4,447	4,802
CELINA ISD		0	288	580	877	1,178	1,483	1,793	2,108	2,427	2,752	3,081	3,415	3,754	4,098	4,447	4,802
REVENUE A																	
TAXABLE VALUE GROWTH																	
CITY OF CELINA		0	2	4	6	8	10	12	14	16	18	20	22	24	26	29	31
COLLIN COUNTY		0	2	4	6	8	10	12	14	16	18	20	22	24	26	29	31
COLLIN COLLEGE		0	2	4	6	8	10	12	14	16	18	20	22	24	26	29	31
CELINA ISD		0	2	4	6	8	10	12	14	16	18	20	22	24	26	29	31
		0	**7**	**15**	**23**	**30**	**38**	**46**	**54**	**63**	**71**	**79**	**88**	**97**	**106**	**115**	**124**
#1: OWNSBY FARMS																	
REAL PROPERTY TAX		0	0	0	5,713,875	28,655,083	69,082,034	104,401,515	117,395,288	119,156,217	120,943,560	122,757,714	124,599,079	126,468,065	128,365,086	130,290,563	132,244,921
CITY OF CELINA		0	0	0	36,854	184,825	445,579	673,390	757,200	768,558	780,086	791,787	803,664	815,719	827,955	840,374	852,980
COLLIN COUNTY		0	0	0	13,428	67,339	162,343	245,344	275,879	280,017	284,217	288,481	292,808	297,200	301,658	306,183	310,776
COLLIN COLLEGE		0	0	0	4,683	23,486	56,620	85,567	96,217	97,660	99,125	100,612	102,121	103,653	105,208	106,786	108,388
CELINA ISD		0	0	0	93,708	469,943	1,132,945	1,712,185	1,925,283	1,954,162	1,983,474	2,013,227	2,043,425	2,074,076	2,105,187	2,136,765	2,168,817
		0	**0**	**0**	**148,673**	**745,594**	**1,797,487**	**2,716,486**	**3,054,578**	**3,100,397**	**3,146,903**	**3,194,107**	**3,242,018**	**3,290,648**	**3,340,008**	**3,390,108**	**3,440,960**
REVENUE A, 1		**0**	**7**	**15**	**148,695**	**745,624**	**1,797,525**	**2,716,532**	**3,054,633**	**3,100,460**	**3,146,974**	**3,194,186**	**3,242,106**	**3,290,745**	**3,340,114**	**3,390,223**	**3,441,084**
Running Total		**0**	**7**	**22**	**148,718**	**894,342**	**2,691,867**	**5,408,399**	**8,463,032**	**11,563,492**	**14,710,466**	**17,904,652**	**21,146,758**	**24,437,503**	**27,777,617**	**31,167,840**	**34,608,924**

GROSS	**92,875,585**																
		2016	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**
CITY OF CELINA	8,659,474	0	2	4	36,860	184,833	445,589	673,401	757,213	768,573	780,104	791,807	803,686	815,743	827,981	840,403	853,011
COLLIN COUNTY	3,155,211	0	2	4	13,433	67,347	162,352	245,355	275,893	280,033	284,235	288,500	292,830	297,224	301,684	306,212	310,807
COLLIN COLLEGE	1,100,644	0	2	4	4,689	23,493	56,629	85,579	96,231	97,676	99,143	100,632	102,143	103,677	105,234	106,815	108,419
CELINA ISD	22,017,382	0	2	4	93,713	469,951	1,132,955	1,712,196	1,925,296	1,954,178	1,983,492	2,013,246	2,043,447	2,074,100	2,105,214	2,136,794	2,168,848
	34,932,711	**0**	**7**	**15**	**148,695**	**745,624**	**1,797,525**	**2,716,532**	**3,054,633**	**3,100,460**	**3,146,974**	**3,194,186**	**3,242,106**	**3,290,745**	**3,340,114**	**3,390,223**	**3,441,084**

Ownsby Farms TIRZ (1760 : Ownsby TIRZ PH)
Attachment: 2015.002.019b - Ord Establishing

16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
2032	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**TOTALS**
19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	
19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	
19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	
19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	19,189	
24,351	24,716	25,087	25,463	25,845	26,232	26,626	27,025	27,431	27,842	28,260	28,684	29,114	29,551	29,994	
24,351	24,716	25,087	25,463	25,845	26,232	26,626	27,025	27,431	27,842	28,260	28,684	29,114	29,551	29,994	
24,351	24,716	25,087	25,463	25,845	26,232	26,626	27,025	27,431	27,842	28,260	28,684	29,114	29,551	29,994	
24,351	24,716	25,087	25,463	25,845	26,232	26,626	27,025	27,431	27,842	28,260	28,684	29,114	29,551	29,994	
5,162	5,527	5,898	6,274	6,656	7,043	7,437	7,836	8,242	8,653	9,071	9,495	9,925	10,362	10,805	
5,162	5,527	5,898	6,274	6,656	7,043	7,437	7,836	8,242	8,653	9,071	9,495	9,925	10,362	10,805	
5,162	5,527	5,898	6,274	6,656	7,043	7,437	7,836	8,242	8,653	9,071	9,495	9,925	10,362	10,805	
5,162	5,527	5,898	6,274	6,656	7,043	7,437	7,836	8,242	8,653	9,071	9,495	9,925	10,362	10,805	
33	36	38	40	43	45	48	51	53	56	59	61	64	67	70	1,003	CITY OF CELINA
33	36	38	40	43	45	48	51	53	56	59	61	64	67	70	1,003	COLLIN COUNTY
33	36	38	40	43	45	48	51	53	56	59	61	64	67	70	1,003	COLLIN COLLEGE
33	36	38	40	43	45	48	51	53	56	59	61	64	67	70	1,003	CELINA ISD
133	**143**	**152**	**162**	**172**	**182**	**192**	**202**	**213**	**223**	**234**	**245**	**256**	**267**	**279**	**4,011**	
134,228,595	136,242,024	138,285,654	140,359,939	142,465,338	144,602,318	146,771,353	148,972,923	151,207,517	153,475,630	155,777,764	158,114,431	160,486,147	162,893,440	165,336,841		
865,774	878,761	891,942	905,322	918,901	932,685	946,675	960,875	975,288	989,918	1,004,767	1,019,838	1,035,136	1,050,663	1,066,423	23,021,939	CITY OF CELINA
315,437	320,169	324,971	329,846	334,794	339,815	344,913	350,086	355,338	360,668	366,078	371,569	377,142	382,800	388,542	8,387,838	COLLIN COUNTY
110,014	111,664	113,339	115,039	116,765	118,516	120,294	122,098	123,930	125,789	127,675	129,591	131,534	133,507	135,510	2,925,392	COLLIN COLLEGE
2,201,349	2,234,369	2,267,885	2,301,903	2,336,432	2,371,478	2,407,050	2,443,156	2,479,803	2,517,000	2,554,755	2,593,077	2,631,973	2,671,452	2,711,524	58,536,404	CELINA ISD
3,492,574	**3,544,963**	**3,598,137**	**3,652,109**	**3,706,891**	**3,762,494**	**3,818,932**	**3,876,216**	**3,934,359**	**3,993,375**	**4,053,275**	**4,114,074**	**4,175,785**	**4,238,422**	**4,301,998**	**92,871,574**	
3,492,708	**3,545,106**	**3,598,290**	**3,652,271**	**3,707,063**	**3,762,676**	**3,819,124**	**3,876,418**	**3,934,572**	**3,993,598**	**4,053,509**	**4,114,319**	**4,176,041**	**4,238,689**	**4,302,277**	**92,875,585**	
38,101,632	**41,646,737**	**45,245,027**	**48,897,298**	**52,604,361**	**56,367,037**	**60,186,161**	**64,062,579**	**67,997,151**	**71,990,748**	**76,044,258**	**80,158,577**	**84,334,618**	**88,573,308**	**92,875,585**		

2032	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**		
865,808	878,797	891,981	905,362	918,944	932,730	946,723	960,926	975,342	989,974	1,004,825	1,019,899	1,035,200	1,050,730	1,066,492	23,022,942	CITY OF CELINA
315,470	320,204	325,009	329,886	334,836	339,861	344,961	350,137	355,391	360,724	366,136	371,630	377,206	382,866	388,611	8,388,841	COLLIN COUNTY
110,047	111,700	113,377	115,079	116,808	118,561	120,342	122,149	123,983	125,844	127,734	129,652	131,598	133,574	135,580	2,926,395	COLLIN COLLEGE
2,201,382	2,234,405	2,267,923	2,301,943	2,336,474	2,371,523	2,407,098	2,443,206	2,479,856	2,517,056	2,554,814	2,593,138	2,632,037	2,671,519	2,711,594	58,537,407	CELINA ISD
3,492,708	**3,545,106**	**3,598,290**	**3,652,271**	**3,707,063**	**3,762,676**	**3,819,124**	**3,876,418**	**3,934,572**	**3,993,598**	**4,053,509**	**4,114,319**	**4,176,041**	**4,238,689**	**4,302,277**	**92,875,585**	

Attachment: 2015.002.019b - Ord Establishing Ownsby Farms TIRZ (1760 : Ownsby TIRZ PH)

DRAFT

30 YEAR - OWNSBY FARMS: INPUT & OUTPUT

► *INPUT*

INFLATION RATE	1.50%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.64500000	34.60%	0.2232000
COLLIN COUNTY	0.23500000	0%	0.0000000
COLLIN COLLEGE	0.08196000	0%	0.0000000
CELINA ISD	1.64000000	0%	0.0000000
	2.60196000		0.2232000

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.64500000	0%	0.0000000
COLLIN COUNTY	0.23500000	0%	0.0000000
COLLIN COLLEGE	0.08196000	0%	0.0000000
CELINA ISD	1.64000000	0%	0.0000000
	2.60196000		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000

Tract		TYPE	COMPLETION YEAR	STABILIZED YEAR	# UNITS	REAL PROPERTY PER UNIT	REAL PROPERTY TAX VALUE
1	50' x 120' Lots	SFR	2018	2022	265	$ 299,000.00	$ 79,235,000
1	60' x 120' Lots	SFR	2018	2022	107	$ 327,500.00	$ 35,042,500
			TOTAL		372		114,277,500

► *OUTPUT*

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY
CITY OF CELINA	*26.3%*	$ 23,021,939	=	$ 23,021,939
COLLIN COUNTY	*3.3%*	$ 2,925,392	=	$ 2,925,392
COLLIN COLLEGE	*3.3%*	$ 2,925,392	=	$ 2,925,392
CELINA ISD	*67.0%*	$ 58,536,404	=	$ 58,536,404
	100.0%	87,409,128		$ 87,409,128
		100.0%		*100.0%*

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY
CITY OF CELINA	*100.0%*	$ 7,966,662	=	$ 7,966,662
COLLIN COUNTY	*0.0%*	$ -	=	$ -
COLLIN COLLEGE	*0.0%*	$ -	=	$ -
CELINA ISD	*0.0%*	$ -	=	$ -
	100.0%	$ 7,966,662		$ 7,966,662
		100.0%		*100.0%*

NET BENEFIT		TOTAL		REAL PROPERTY
CITY OF CELINA	*19.0%*	$ 15,055,278	=	$ 15,055,278
COLLIN COUNTY	*3.7%*	$ 2,925,392	=	$ 2,925,392
COLLIN COLLEGE	*3.7%*	$ 2,925,392	=	$ 2,925,392
CELINA ISD	*73.7%*	$ 58,536,404	=	$ 58,536,404
	100.0%	$ 79,442,466		$ 79,442,466
				100.0%

Attachment: 2015.002.019b - Ord Establishing Ownsby Farms TIRZ (1760 : Ownsby TIRZ PH)

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

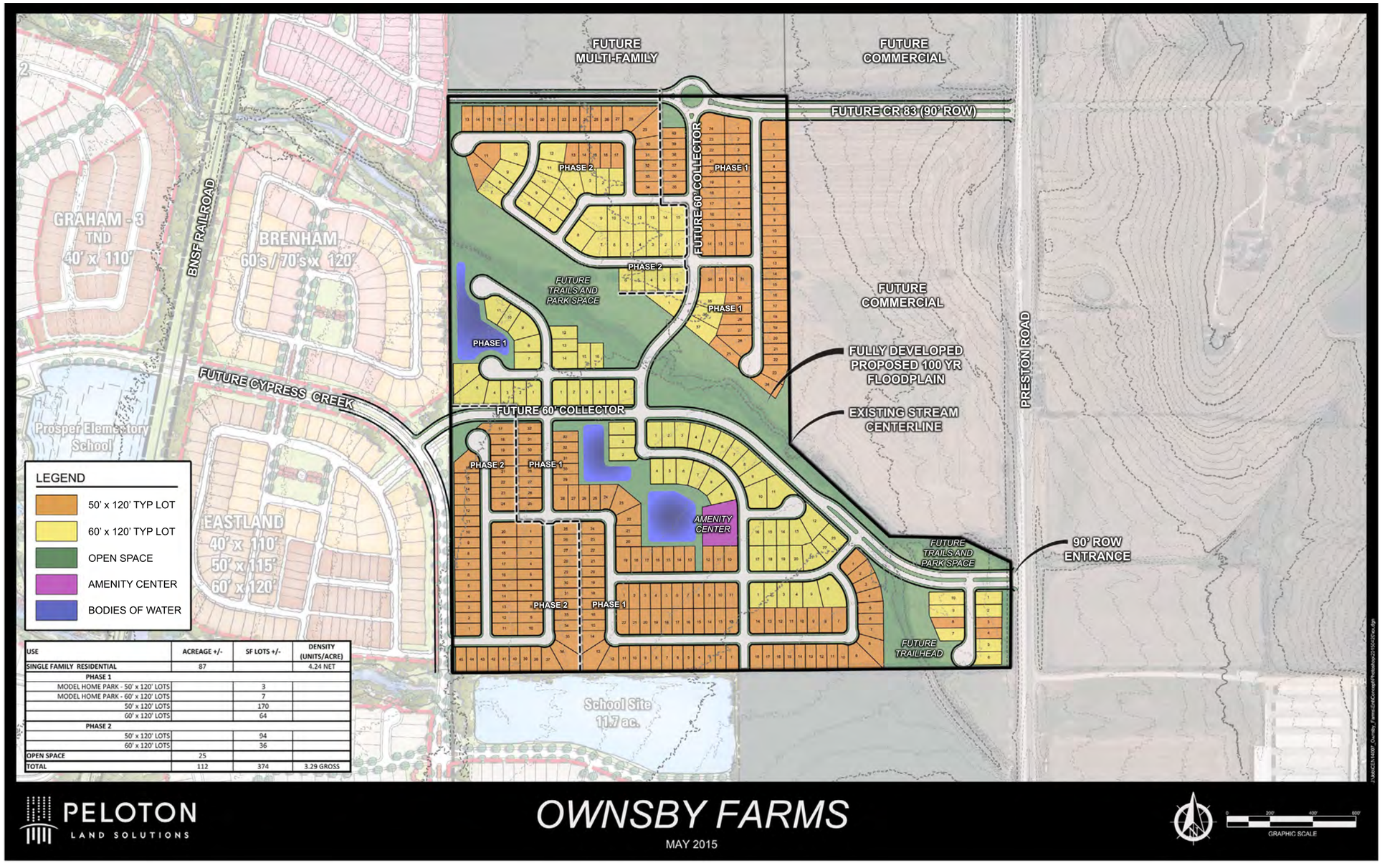
	Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
TOTAL TAX REVENUE																	
		2016	***2017***	***2018***	***2019***	***2020***	***2021***	***2022***	***2023***	***2024***	***2025***	***2026***	***2027***	***2028***	***2029***	***2030***	***2031***
Home Sale Schedule	**Total**																
50' x 120' Lots	265			13	53	93	80	27									
60' x 120' Lots	107			5	21	37	32	11									
	372																
Taxable Value - Real Property																	
50' x 120' Lots		0	0	0	3,961,750	15,847,000	27,732,250	23,770,500	7,923,500	0	0	0	0	0	0	0	0
60' x 120' Lots		0	0	0	1,752,125	7,008,500	12,264,875	10,512,750	3,504,250	0	0	0	0	0	0	0	0
Cumulative Taxable Value		0	0	0	5,713,875	28,655,083	69,082,034	104,401,515	117,395,288	119,156,217	120,943,560	122,757,714	124,599,079	126,468,065	128,365,086	130,290,563	132,244,921
REAL PROPERTY	*Taxable Value*	*-*	*-*	*-*	*5,713,875*	*28,655,083*	*69,082,034*	*104,401,515*	*117,395,288*	*119,156,217*	*120,943,560*	*122,757,714*	*124,599,079*	*126,468,065*	*128,365,086*	*130,290,563*	*132,244,921*
CITY OF CELINA		-	-	-	36,854	184,825	445,579	673,390	757,200	768,558	780,086	791,787	803,664	815,719	827,955	840,374	852,980
COLLIN COUNTY		-	-	-	13,428	67,339	162,343	245,344	275,879	280,017	284,217	288,481	292,808	297,200	301,658	306,183	310,776
COLLIN COLLEGE		-	-	-	4,683	23,486	56,620	85,567	96,217	97,660	99,125	100,612	102,121	103,653	105,208	106,786	108,388
CELINA ISD		-	-	-	93,708	469,943	1,132,945	1,712,185	1,925,283	1,954,162	1,983,474	2,013,227	2,043,425	2,074,076	2,105,187	2,136,765	2,168,817
Total		***-***	***-***	***-***	***148,673***	***745,594***	***1,797,487***	***2,716,486***	***3,054,578***	***3,100,397***	***3,146,903***	***3,194,107***	***3,242,018***	***3,290,648***	***3,340,008***	***3,390,108***	***3,440,960***
SUMMARY																	
CITY OF CELINA		-	-	-	36,854	184,825	445,579	673,390	757,200	768,558	780,086	791,787	803,664	815,719	827,955	840,374	852,980
COLLIN COUNTY		-	-	-	13,428	67,339	162,343	245,344	275,879	280,017	284,217	288,481	292,808	297,200	301,658	306,183	310,776
COLLIN COLLEGE		-	-	-	4,683	23,486	56,620	85,567	96,217	97,660	99,125	100,612	102,121	103,653	105,208	106,786	108,388
CELINA ISD		-	-	-	93,708	469,943	1,132,945	1,712,185	1,925,283	1,954,162	1,983,474	2,013,227	2,043,425	2,074,076	2,105,187	2,136,765	2,168,817
Total		***-***	***-***	***-***	***148,673***	***745,594***	***1,797,487***	***2,716,486***	***3,054,578***	***3,100,397***	***3,146,903***	***3,194,107***	***3,242,018***	***3,290,648***	***3,340,008***	***3,390,108***	***3,440,960***
PARTICIPATION																	
REAL PROPERTY	*Taxable Value*	*-*	*-*	*-*	*5,713,875*	*28,655,083*	*69,082,034*	*104,401,515*	*117,395,288*	*119,156,217*	*120,943,560*	*122,757,714*	*124,599,079*	*126,468,065*	*128,365,086*	*130,290,563*	*132,244,921*
CITY OF CELINA		-	-	-	12,753	63,958	154,191	233,024	262,026	265,957	269,946	273,995	278,105	282,277	286,511	290,809	295,171
COLLIN COUNTY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		***-***	***-***	***-***	***12,753***	***63,958***	***154,191***	***233,024***	***262,026***	***265,957***	***269,946***	***273,995***	***278,105***	***282,277***	***286,511***	***290,809***	***295,171***
SUMMARY																	
CITY OF CELINA		-	-	-	12,753	63,958	154,191	233,024	262,026	265,957	269,946	273,995	278,105	282,277	286,511	290,809	295,171
COLLIN COUNTY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total		***-***	***-***	***-***	***12,753***	***63,958***	***154,191***	***233,024***	***262,026***	***265,957***	***269,946***	***273,995***	***278,105***	***282,277***	***286,511***	***290,809***	***295,171***
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																	
SUMMARY																	
CITY OF CELINA		-	-	-	24,101	120,867	291,388	440,366	495,173	502,601	510,140	517,792	525,559	533,442	541,444	549,566	557,809
COLLIN COUNTY		-	-	-	13,428	67,339	162,343	245,344	275,879	280,017	284,217	288,481	292,808	297,200	301,658	306,183	310,776
COLLIN COLLEGE		-	-	-	4,683	23,486	56,620	85,567	96,217	97,660	99,125	100,612	102,121	103,653	105,208	106,786	108,388
CELINA ISD		-	-	-	93,708	469,943	1,132,945	1,712,185	1,925,283	1,954,162	1,983,474	2,013,227	2,043,425	2,074,076	2,105,187	2,136,765	2,168,817
Total		***-***	***-***	***-***	***135,919***	***681,636***	***1,643,296***	***2,483,461***	***2,792,552***	***2,834,440***	***2,876,957***	***2,920,111***	***2,963,913***	***3,008,372***	***3,053,497***	***3,099,300***	***3,145,789***

Ownsby Farms TIRZ (1760 : Ownsby TIRZ PH)

Attachment: 2015.002.019b - Ord Establishing

16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
2032	***2033***	***2034***	***2035***	***2036***	***2037***	***2038***	***2039***	***2040***	***2041***	***2042***	***2043***	***2044***	***2045***	***2046***	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
134,228,595	136,242,024	138,285,654	140,359,939	142,465,338	144,602,318	146,771,353	148,972,923	151,207,517	153,475,630	155,777,764	158,114,431	160,486,147	162,893,440	165,336,841	
134,228,595	*136,242,024*	*138,285,654*	*140,359,939*	*142,465,338*	*144,602,318*	*146,771,353*	*148,972,923*	*151,207,517*	*153,475,630*	*155,777,764*	*158,114,431*	*160,486,147*	*162,893,440*	*165,336,841*	
															GROSS
865,774	878,761	891,942	905,322	918,901	932,685	946,675	960,875	975,288	989,918	1,004,767	1,019,838	1,035,136	1,050,663	1,066,423	**23,021,939**
315,437	320,169	324,971	329,846	334,794	339,815	344,913	350,086	355,338	360,668	366,078	371,569	377,142	382,800	388,542	**8,387,838**
110,014	111,664	113,339	115,039	116,765	118,516	120,294	122,098	123,930	125,789	127,675	129,591	131,534	133,507	135,510	**2,925,392**
2,201,349	2,234,369	2,267,885	2,301,903	2,336,432	2,371,478	2,407,050	2,443,156	2,479,803	2,517,000	2,554,755	2,593,077	2,631,973	2,671,452	2,711,524	**58,536,404**
3,492,574	***3,544,963***	***3,598,137***	***3,652,109***	***3,706,891***	***3,762,494***	***3,818,932***	***3,876,216***	***3,934,359***	***3,993,375***	***4,053,275***	***4,114,074***	***4,175,785***	***4,238,422***	***4,301,998***	***92,871,574***
															GROSS
865,774	878,761	891,942	905,322	918,901	932,685	946,675	960,875	975,288	989,918	1,004,767	1,019,838	1,035,136	1,050,663	1,066,423	**23,021,939**
315,437	320,169	324,971	329,846	334,794	339,815	344,913	350,086	355,338	360,668	366,078	371,569	377,142	382,800	388,542	**8,387,838**
110,014	111,664	113,339	115,039	116,765	118,516	120,294	122,098	123,930	125,789	127,675	129,591	131,534	133,507	135,510	**2,925,392**
2,201,349	2,234,369	2,267,885	2,301,903	2,336,432	2,371,478	2,407,050	2,443,156	2,479,803	2,517,000	2,554,755	2,593,077	2,631,973	2,671,452	2,711,524	**58,536,404**
3,492,574	***3,544,963***	***3,598,137***	***3,652,109***	***3,706,891***	***3,762,494***	***3,818,932***	***3,876,216***	***3,934,359***	***3,993,375***	***4,053,275***	***4,114,074***	***4,175,785***	***4,238,422***	***4,301,998***	***92,871,574***
134,228,595	*136,242,024*	*138,285,654*	*140,359,939*	*142,465,338*	*144,602,318*	*146,771,353*	*148,972,923*	*151,207,517*	*153,475,630*	*155,777,764*	*158,114,431*	*160,486,147*	*162,893,440*	*165,336,841*	
															GROSS
299,598	304,092	308,654	313,283	317,983	322,752	327,594	332,508	337,495	342,558	347,696	352,911	358,205	363,578	369,032	**7,966,662**
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
299,598	***304,092***	***308,654***	***313,283***	***317,983***	***322,752***	***327,594***	***332,508***	***337,495***	***342,558***	***347,696***	***352,911***	***358,205***	***363,578***	***369,032***	***7,966,662***
															GROSS
299,598	304,092	308,654	313,283	317,983	322,752	327,594	332,508	337,495	342,558	347,696	352,911	358,205	363,578	369,032	**7,966,662**
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
299,598	***304,092***	***308,654***	***313,283***	***317,983***	***322,752***	***327,594***	***332,508***	***337,495***	***342,558***	***347,696***	***352,911***	***358,205***	***363,578***	***369,032***	***7,966,662***
															GROSS
566,176	574,669	583,289	592,038	600,919	609,933	619,082	628,368	637,793	647,360	657,071	666,927	676,931	687,085	697,391	**15,055,278**
315,437	320,169	324,971	329,846	334,794	339,815	344,913	350,086	355,338	360,668	366,078	371,569	377,142	382,800	388,542	**8,387,838**
110,014	111,664	113,339	115,039	116,765	118,516	120,294	122,098	123,930	125,789	127,675	129,591	131,534	133,507	135,510	**2,925,392**
2,201,349	2,234,369	2,267,885	2,301,903	2,336,432	2,371,478	2,407,050	2,443,156	2,479,803	2,517,000	2,554,755	2,593,077	2,631,973	2,671,452	2,711,524	**58,536,404**
3,192,976	***3,240,871***	***3,289,484***	***3,338,826***	***3,388,908***	***3,439,742***	***3,491,338***	***3,543,708***	***3,596,864***	***3,650,817***	***3,705,579***	***3,761,163***	***3,817,580***	***3,874,844***	***3,932,967***	

Attachment: 2015.002.019b - Ord Establishing Ownsby Farms TIRZ (1760 : Ownsby TIRZ PH)



USE	ACREAGE +/-	SF LOTS +/-	DENSITY (UNITS/ACRE)
SINGLE FAMILY RESIDENTIAL	87		4.24 NET
PHASE 1			
MODEL HOME PARK - 50' x 120' LOTS		3	
MODEL HOME PARK - 60' x 120' LOTS		7	
50' x 120' LOTS		170	
60' x 120' LOTS		64	
PHASE 2			
50' x 120' LOTS		94	
60' x 120' LOTS		36	
OPEN SPACE	25		
TOTAL	112	374	3.29 GROSS

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 #7 in Years:

The TIRZ has a 31-year term and is scheduled to end on December 31, 2047.

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: 2015.002.019b - Ord Establishing Ownsby Farms TIRZ (1760 : Ownsby TIRZ PH)

EXHIBIT A - Ownership

DRAFT

Account Number	GeoID	Owner	Owner Address	Legal Description	Situs	Acres	Exemption?	Land	Ag	Improvement	Total
962872	R-6167-003-0460-1	CADG OWNSBY FARMS LLC	1800 Valley View Ln Ste 300 Dallas, TX 75234-8945	ABSTRACT A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, BLOCK 3, TRACT 46, ACRES 10.7000	Preston Rd S Celina, TX 75009	10.70	N	$ 530,506	$ 528,698	$ -	$ 1,808
962907	R-6167-003-0490-1	CADG OWNSBY FARMS LLC	1801 Valley View Ln Ste 300 Dallas, TX 75234-8945	ABSTRACT A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, BLOCK 3, TRACT 49, ACRES 7.0000	Preston Rd S Celina, TX 75010	7.00	N	$ 347,060	$ 345,877	$ -	$ 1,183
962916	R-6167-003-0500-1	CADG OWNSBY FARMS LLC	1801 Valley View Ln Ste 300 Dallas, TX 75234-8945	ABSTRACT A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, BLOCK 3, TRACT 50, ACRES 55.0860	Preston Rd S Celina, TX 75011	55.09	N	$2,731,164	$2,721,854	$ -	$ 9,310
2717764	R-6167-003-0860-1	CADG OWNSBY FARMS LLC	1801 Valley View Ln Ste 300 Dallas, TX 75234-8945	Abs A0167 Collin County School Land #14 Survey, Sheet 3, Tract 86, 40.762 Acres	Preston Rd S Celina, TX 75012	40.76	N	$2,020,980	$2,014,092	$ -	$ 6,888
						113.55		**$5,629,710**	**$5,610,521**		**$19,189**

Attachment: 2015.002.019b - Ord Establishing Ownsby Farms TIRZ (1760 : Ownsby TIRZ PH)

Planning and Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Ben Rodriguez, Planner
CC:	Helen-Eve Liebman, Interim City Manager
Date:	September 13, 2016
Re:	Ownsby Farms Development Agreement

Action Requested:
Consider and act upon a Development Agreement between the City of Celina, Texas and Centurion American Development Group for Ownsby Farms a subdivision within Celina, Texas Generally located west of SH 289 (Preston Road), north of CR 5 (Frontier Parkway), south and east of CR 53 and consisting of approximately 113.548 acre of land. (Liebman)

Background Information:
At the time of agenda packet preparation the proposed agreement was not available for distribution.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
The City's Financial advisor is reviewing the proposed agreement.

Legal Review:
The City Attorney is reviewing the proposed agreement.

Supporting Documents:
- At the time of agenda packet preparation the proposed agreement was not available for distribution.

Staff Recommendation:

Finance Department
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Jay Toutounchian, Finance Director
CC:	Helen-Eve Liebman, Interim City Manager
Date:	September 13, 2016
Re:	EDC Budget Approval

Action Requested:
Consider and act upon a resolution of the City of Celina, Texas, ratifying and approving the fiscal year 2016/2017 budget for the Celina Economic Development Corporation. (Toutounchian)

Background Information:
This resolution is a part of the annual budget approval process for the Celina Economic Development Corporation.

Board Review/Citizen Input:
The Celina Economic Development Corporation approved this budget on September 12th.

Alternatives:
Approval or Disapproval.

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Resolution, budget documents

Staff Recommendation:

CITY OF CELINA, TEXAS
RESOLUTION NO. 2016- R

A RESOLUTION OF THE CITY OF CELINA, TEXAS RATIFYING AND APPROVING THE FISCAL YEAR 2016-2017 BUDGET FOR THE CELINA ECONOMIC DEVELOPMENT CORPORARTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina, Texas is a home-rule municipality located in Denton and Collin Counties, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to enabling legislation of the State of Texas; and

WHEREAS, the Celina Economic Development Corporation, hereinafter the "CEDC" is a 4A development corporation operating pursuant to the Development Corporation Act of 1979 now codified as Chapter 504 of the Texas Local Government Code;

WHEREAS, the CEDC Board of Directors has approved a 2016-2017 Fiscal year budget;

WHEREAS, the City of Celina desires to approve and ratify such said CEDC budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

SECTION 1: The findings and declaration contained in the preamble of this Resolution are incorporated herein as part of this Resolution.

SECTION 2: The City Council hereby ratifies and approves the FY2016-2017 Budget for the Celina Economic Development Corporation.

SECTION 3: This Resolution shall be in full force and effect from and after its date of passage.

AND IT IS SO RESOLVED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas on the 13th day of September, 2016.

_____
Sean Terry, Mayor

ATTEST:

_____
Vicki Faulkner, City Secretary

Attachment: 2016- R FY2017 EDC budget approval (1766 : EDC Budget)

2,500

CITY OF CELINA
DEPARTMENT REQUESTED BUDGET
YTD AS OF: JUNE 30, 2016

102-GENERAL FUND
CELINA ECONOMIC DEVELOPMENT CORPORATION

EXPENDITURES		2009-2010 BUDGET	2010-2011 BUDGET	2011-2012 BUDGET	2012-2013 BUDGET	2013-2014 BUDGET	(---------- 2015 - 2016 ----------) CURRENT APPROVED BUDGET	Y-T-D ACTUAL 06/30/2016	FY 2015-2016 Year End Estimate	(---------- 2016 - 2017 ----------) REQUESTED BASE BUDGET	CM RECOMMENDED BASE BUDGET	FY 2016 - 2017 APPROVED BUDGET
PAYROLL EXPENSE												
102-518-01-5100	SALARIES	75,000	75,000	75,000	75,000	87,450	96,435	66,168	96,435	105,500		
102-518-01-5101	CAR ALLOWANCE	0	0	0	6,000	6,000	6,000	4,500	6,000	7,500		
102-518-01-5105	OVERTIME	0	0	0	0	0	0	0	0	0		
102-518-01-5110	P/R TAX EXPENSE	5,738	5,738	5,738	5,738	7,914	8,857	6,800	8,857	9,706	figured 9.2%	
102-518-01-5111	SUTA	270	270	270	270	270	270	171	270	270		
102-518-01-5115	GROUP HEALTH INSURANCE	6,220	6,853	6,853	6,185	4,104	6,144	4,608	6,144	9,000		
102-518-01-5116	RETIREMENT-TMRS	3,668	4,005	4,005	0	4,800	7,200	5,400	7,200	8,500		
102-518-01-5117	WORKMAN'S COMPENSATION	285	285	285	285	149	363	285	363	363		
102-518-01-5120	PERFORMANCE INCENTIVE	35,000	0	0	0	0	5,000	0	5,000	10,000		
102-518-01-5121	TRAINING/SCHOOL/SEMINARS	500	150	0	0	500	1,100	201	201	500		
102-518-01-5122	TRAVEL/ MEALS & LODGING	5,000	5,000	8,000	7,000	6,500	6,500	5,438	6,500	**6,500**		
TOTAL PAYROLL EXPENSE		**131,680**	**97,300**	**100,151**	**100,478**	**117,687**	**137,869**	**93,571**	**136,970**	**157,839**		**0**
LEGAL & PROFESSIONAL EXPENSE												
102-518-02-5140	CONTRACT LABOR	0	0	0	3,600	3,600	4,000	4,000	4,000	7,500	Website	
102-518-02-5150	LEGAL	250	250	0	250	250	250	0	0	10,000	Legal for Gigabit	
TOTAL LEGAL & PROFESSIONAL EXPENSE		**250**	**250**	**0**	**3,850**	**3,850**	**4,250**	**4,000**	**4,000**	**17,500**		**0**
MATERIALS & SUPPLIES												
102-518-03-5208	COMPUTER HW/SW	0	150	2,000	0	183	250	44	88	**250**		
102-518-03-5209	OFFICE SUPPLIES	500	500	400	250	250	125	70	140	125		
102-518-03-5210	MATERIALS/SUPPLIES	150	150	150	200	200	350	151	350	350		
TOTAL MATERIALS & SUPPLIES		**650**	**800**	**2,550**	**450**	**633**	**725**	**265**	**578**	**725**		**0**
MAINTENANCE EXPENSE												
102-518-04-5205	MAINTENANCE AGREEMENT	0	0	0	0	1,000	1,500	1,293	1,500	1,500		
102-518-04-5225	FACILITY MAINTENANCE	0	0	0	0	0	1,000	139	1,000	1,000		
102-518-04-5230	EQUIPMENT REPAIRS	0	0	0	0	0	0	0	0			
102-518-04-5231	EQUIPMENT O&M	0	0	0	0	0	0	0	0	0		0
102-518-04-5280	VEHICLE O&M	0	0	0	0	0	0	0	0	0		0
102-518-04-5281	VEHICLE REPAIRS	0	0	0	0	0	0	0	0	0		0
								0				
TOTAL MAINTENANCE EXPENSE		**0**	**0**	**0**	**0**	**1,000**	**2,500**	**1,432**	**2,500**	**2,500**		**0**

Attachment: 2016-17 EDC Proposed Budget (1766 : EDC Budget)

CITY OF CELINA
DEPARTMENT REQUESTED BUDGET
YTD AS OF: MARCH 31, 2015

102-GENERAL FUND
CELINA ECONOMIC DEVELOPMENT CORPORATION

EXPENDITURES		2009-2010 BUDGET	2010-2011 BUDGET	2011-2012 BUDGET	2012-2013 BUDGET	2013-2014 BUDGET	(---------- 2015 - 2016 ----------) CURRENT APPROVED BUDGET	Y-T-D ACTUAL 06/30/2016	FY 2015-2016 Year End Estimate	(---------- 2016 - 2017 ----------) REQUESTED BASE BUDGET	CM RECOMMENDED BASE BUDGET	FY 2016 - 2017 APPROVED BUDGET
UTILITY EXPENSE												
102-518-05-5400	TELEPHONE LAND LINES	1,776	2,400	4,245	2,400	1,650	1,650	536	1,071	1,650		
102-518-05-5401	CELL PHONES	0	0	1,700	2,000	1,100	1,100	576	768	1,100		
102-518-05-5403	INTERNET DSL	1,200	1,200	0	0	1,000	1,000	201	402	1,000		
102-518-05-5419	NATURAL GAS	350	350	450	350	300	325	310	325	325		
102-518-05-5420	ELECTRICITY	1,169	1,169	0	2,100	2,000	2,000	35	2,000	2,000		
102-518-05-5421	OTHER UTILITIES	0	0	0	0	0	0	0	0	0		
TOTAL UTILITY EXPENSE		**4,495**	**5,119**	**6,395**	**6,850**	**6,050**	**6,075**	**1,657**	**4,566**	**6,075**		**0**
OTHER EXPENSES												
102-518-09-5220	POSTAGE	100	0	250	250	50	150	32	60	75		
102-518-09-5240	GENERAL INSURANCE	0	0	0	0	150	135	135	135	135		
102-518-09-5250	MEMBERSHIPS & DUES	1,500	1,000	4,700	6,100	9,000	10,000	1,400	2,500	7,500		
102-518-09-5271	MEALS & ENTERTAINMENT	250	0	250	250	250	6,000	6,000	6,000	3,500	Collin County Days, ICSC	
102-518-09-5272	MARKETING EVENTS	2,500	1,000	26,000	5,250	8,250	2,500	225	500		Combine Ad & Marketing	
102-518-09-5290	ADVERTISING	0	500	500	0	2,500	2,500	1,285	2,500	25,000	Market Gigabit	
102-518-09-5340	OFFICE CLEANING	780	350	350	350	350	350	150	300	350		
102-518-09-5415	EQUIPMENT RENTAL	360	360	0	1,020	1,000	865	430	865	865		
102-518-09-5700	EQUIPMENT	0	0	0	0	0	0	0	0	0		
102-518-09-5705	SPECIAL PROJECTS	0	0	5,000	1,500	5,000	52,000	32,366	117,000	**45,000**	**40K Buxton 5K Special Pojects**	
102-518-09-5706	SALES TAX REBATE	250	0	0	0	0	12,000	0	0			
102-518-09-5750	CAPITAL OUTLAY	0	0	0	0	0	0	0	0	15,000	Ace Hardware	
102-518-09-5900	DEBT SERVICE	32,500	32,500	32,500	32,500	32,500	0	0	0	0		
TOTAL OTHER EXPENSES		**38,240**	**35,710**	**69,550**	**60,220**	**59,050**	**86,500**	**42,023**	**129,860**	**97,425**		**0**
TOTAL EXPENDITURES		**175,315**	**139,179**	**178,646**	**158,848**	**188,270**	**237,919**	**142,948**	**278,474**	**282,064**		**0**

CITY OF CELINA
DEPARTMENT REQUESTED BUDGET
YTD AS OF: MARCH 31, 2015

102-GENERAL FUND
CELINA ECONOMIC DEVELOPMENT CORPORATION

REVENUES:	2009-2010 BUDGET	2010-2011 BUDGET	2011-2012 BUDGET	2012-2013 BUDGET	2013-2014 BUDGET	(--------- 2015 - 2016 ----------) CURRENT APPROVED BUDGET	Y-T-D ACTUAL 06/30/2016	FY 2015-2016 Year End Estimate	(---------- 2016 - 2017 ----------) REQUESTED BASE BUDGET	CM RECOMMENDED BASE BUDGET	FY 2016 - 2017 APPROVED BUDGET
REVENUE PROJECTION:											
								340,197.00			
SALES TAX REVENUE	130,000.00	135,579.00	150,000.00	177,000.00	190,000.00	304,902.50	246,436.36	318,481.72	319,848.00		
INTEREST INCOME	1,050.00	450.00	500.00	850.00	1,070.00	1,500.00	1,336.50	1,500.00	1,500.00		
MARKETING DONATIONS	43,765.00	0.00	5,000.00	0.00	0.00	10,000.00	13,150.00	13,150.00			
TOTAL REVENUES	174,815	136,029	155,500	177,850	191,070	316,403	260,923	333,132	321,348		0
								354,647.00	76,173.00	2015-16 76,173 Reserve	
									39,284.00	2016-17 39,284 Reserve	

Attachment: 2016-17 EDC Proposed Budget (1766 : EDC Budget)

Finance Department
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Jay Toutounchian, Finance Director
CC:	Helen-Eve Liebman, Interim City Manager
Date:	September 13, 2016
Re:	CDC Budget Aproval

Action Requested:
Consider and act upon a resolution of the City of Celina, Texas, ratifying and approving the fiscal year 2016/2017 budget for the Celina Community Development Corporation. (Toutounchian)

Background Information:
This resolution is a part of the annual budget approval for the Celina Community Development Corporation.

Board Review/Citizen Input:
This budget was approved by the Community Development Corporation on August 29th.

Alternatives:
Approval or Disapproval

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Resolution, budget documents

Staff Recommendation:

CITY OF CELINA, TEXAS
RESOLUTION NO. 2016- R

A RESOLUTION OF THE CITY OF CELINA, TEXAS RATIFYING AND APPROVING THE FISCAL YEAR 2016-2017 BUDGET FOR THE CELINA COMMUNITY DEVELOPMENT CORPORARTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina, Texas is a home-rule municipality located in Denton and Collin Counties, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to enabling legislation of the State of Texas; and

WHEREAS, the Celina Community Development Corporation, hereinafter the "CCDC" is a 4B development corporation operating pursuant to the Development Corporation Act of 1979 now codified as Chapter 504 of the Texas Local Government Code;

WHEREAS, the CCDC Board of Directors has approved a Fiscal 2016-2017 Budget;

WHEREAS, the City of Celina desires to approve and ratify such said CCDC Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

SECTION 1: The findings and declaration contained in the preamble of this Resolution are incorporated herein as part of this Resolution.

SECTION 2: The City Council hereby ratifies and approves the Fiscal 2016-2017 Budget for the Celina Community Development Corporation.

SECTION 3: This Resolution shall be in full force and effect from and after its date of passage.

AND IT IS SO RESOLVED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas on the 13th day of September, 2016.

_____
Sean Terry, Mayor

ATTEST:

_____
Vicki Faulkner, City Secretary

Attachment: 2016- R CCDC Budget (1767 : CDC Budget)

COMMUNITY DEVELOPMENT CORPORATION
FY 2016 - 2017
PROPOSED BUDGET

REVENUE:		
Sales Tax Revenue	319,878.50	
Interest Income	1,200.00	
Total		**321,078.50**
EXPENSES:		
Debt Service Payment	200,000.00	
Total		**200,000.00**
Surplus(Deficit)		**121,078.50**

Notes:
Any projected budget surplus will be used to develop additional park land.

Attachment: FY2016-2017 CDC Budget (1767 : CDC Budget)

Finance Department
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Jay Toutounchian, Finance Director
CC:	Helen-Eve Liebman, Interim City Manager
Date:	September 13, 2016
Re:	FY 2017 Budget Ordinance

Action Requested:
Consider and act upon an ordinance of the City of Celina, Texas, adopting and approving the budget for the Fiscal Year 2017 beginning October 1, 2016, and ending September 30, 2017, and making appropriations for each department, project and account; providing for expenditures of funds; providing for filing of documents. (Roll Call) Toutounchian

Background Information:
The proposed 2016/2017 budget will raise more total property taxes than last year's budget by $906,778.00 or 21.12% and of that amount, $624,615.00 is tax revenue to be raised from new property added to the tax roll this year.

Board Review/Citizen Input:
Public Hearing to be held September 13th at 5:00 p.m.

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Ordinance

Staff Recommendation:

CITY OF CELINA, TEXAS
ORDINANCE NO. 2016-

AN ORDINANCE OF THE CITY OF CELINA, TEXAS ADOPTING AND APPROVING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016 AND ENDING SEPTEMBER 30, 2017, AND MAKING APPROPRIATIONS FOR EACH DEPARTMENT, PROJECT AND ACCOUNT; PROVIDING FOR EXPENDITURES OF FUNDS; PROVIDING FOR FILING OF DOCUMENTS; PROVIDING 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, pursuant to the laws of the State of Texas and the Home Rule Charter of the City of Celina, Texas ("Celina"), the City Manager has submitted to the City Council the proposed budget of the revenues and expenditures for conducting the affairs of Celina and providing a complete financial plan for the fiscal year beginning October 1, 2016 and ending September 30, 2017 and has caused to be filed with the City Secretary (the "budget").

WHEREAS, the budget shows as definitely as possible each of the various projects for which appropriations are set up in the budget, and the estimated amount of money carried in the budget for each of such projects; and

WHEREAS, public notice of a public hearing on the proposed annual budget, stating the date, time, and place and subject matter of the public hearing, was given as required by the laws of the State of Texas; and

WHEREAS, City has acknowledged that this budget will raise more total property taxes than last year's budget by $906778 or 21.21% and of that amount $624,615 is tax revenue to be raised from new property added to the tax roll this year.

WHEREAS, the City Council has studied the budget and listened to the comments received at the public hearing and has determined that the budget attached hereto is in the best interest of the City of Celina.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1
BUDGET ADOPTED

The budget attached hereto as exhibit "A" and incorporated herein by this reference is approved and adopted for the fiscal year beginning October 1, 2016 and ending September 30, 2017, and there is hereby appropriated from the funds indicated and for such purposes, respectively, such sums of money for such projects, operations, activities, purchases and other expenditures as proposed in the attached budget.

Attachment: 2016- FY2017 Budget (1747 : Budget Ordinance)

SECTION 2
EXPENDITURE OF FUNDS

(A) No expenditure of the funds of the City shall hereafter be made except in compliance with the budget and applicable state law; provided, however, that in case of grave public necessity emergency expenditures to meet unusual and unforeseen conditions, which could not by reasonable, diligent thought and attention have been included in the original budget, may from time to time be authorized by the City Council as amendments to the original budget.

(B) Prior to the expenditure of any monies in the emergency reserve fund, the question of the expenditure of such monies shall be submitted to the City Manager, who shall review the proposed expenditure and timely make its recommendation to the City Council.

(C) Specific authority is hereby given to the City Manager to transfer appropriations budgeted from one account classification or activity to another within any individual department or activity; and, to transfer appropriations from designated appropriations to any individual department or activity.

SECTION 3
FILING OF BUDGET AND ORDINANCE REQUIRED

The City Manager shall file or cause to be filed a true and correct copy of the approved budget, along with this Ordinance, with the City Secretary and in the Office of the County Clerk of Collin County, and Denton County, Texas.

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 the 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 the City budget, 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

Attachment: 2016- FY2017 Budget (1747 : Budget Ordinance)

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 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 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 and effective Date Clause 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 13th day of September 2016 by roll call vote as follows:

Attachment: 2016- FY2017 Budget (1747 : Budget Ordinance)

For Passage:_____

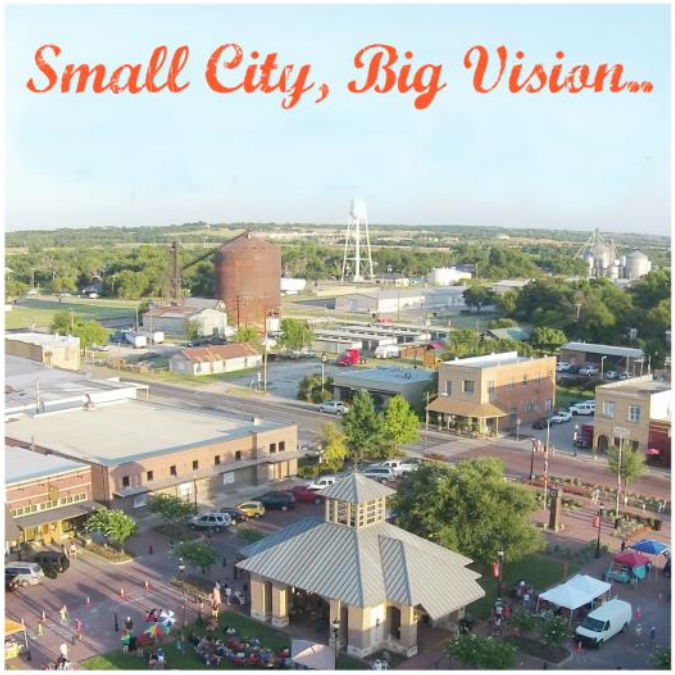
Against Passage:_____

_____
Sean Terry, Mayor

_____
Vicki Faulkner, City Secretary

_____
City Attorney

Attachment: 2016- FY2017 Budget (1747 : Budget Ordinance)



CITY OF CELINA PROPOSED

ANNUAL OPERATING BUDGET

FISCAL YEAR 2016–2017

phone: 972.382.2682 | fax: 972.382.3736 | 142 N. Ohio Celina, Texas 75009 | www.celina-tx.gov

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Table of Contents

Budget Message		**7-36**
	City Manager's Message	
	Budget Message	
City Profile		**37-48**
	Celina City Council	
	City Organizational Chart	
	History of Celina	
	City of Celina Today	
	Summary of Certified Property Values	
	Summary of Ad Valorem Tax Rate	
	Property Tax per Capita	
	Sales Tax Revenue Analysis	
	Building Permits	
Budget Summaries		**49-63**
	Summary of Fund Balances	
	Combined Revenue & Expenses for all funds	
	Revenue & Expenditures Graphs	
General Fund		**64-119**
	G/F Summary Schedule of Revenue	
	G/F Schedule of Expenditures by Departments	
	Library	
	City Secretary Office	
	Planning and Development Services	
	Administration and Finance	
	Municipal Court	
	Fire and EMS	
	Public Works	
	Police	
	Parks	
	Marketing	
	Engineering	
Main Street Fund	Main Street Revenues and Expenditures	**120**
Water and Sewer Fund		**126-142**
	W/S Summary Schedule of Revenue	
	W/S Schedule of Expenses by Departments	
	Water	
	Wastewater	
	Garbage & Recycling	
	Utility Billing	
Debt Schedule		**143-148**

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Budget Cover Page

Recorded votes for adoption of FY 2016—2017 Annual Budget:

Bill Webber (Place #1)
Wayne Nabors (Place #2)
Andy Hopkins (Place #3)
Carmen Roberts (Place #4)
Mindy Koehne (Place #5)
Chad Anderson (Mayor Pro Tem/Place #6)

Recorded votes for adoption FY 2016—2017 Tax Rate:

Bill Webber (Place #1)
Wayne Nabors (Place #2)
Andy Hopkins (Place #3)
Carmen Roberts (Place #4)
Mindy Koehne (Place #5)
Chad Anderson (Mayor Pro Tem/Place #6)

Property Tax Rate	FY 2015-2016	FY 2016—2017
Property Tax Rate	$0.645000/100	$0.645000/100
Effective Tax rate:	$0.580942/100	$0.603434/100
Effective M&O Tax Rate:	$0.389767/100	$0.423269/100
Rollback Tax Rate:	$0.632436/100	$0.659746/100
Debt Rate:	$0.211488/100	$0.221731/100

Total debt obligation for the City of Celina secured by property taxes: 23,327,639.

This budget will raise more revenue from property taxes than last year's budget by an amount of $906,778, which is a 21.12 percent increase from last year's budget.
The property tax revenue to be raised from new property added to the tax roll this year is $624,615.

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Budget Cover Page

City of Celina Annual Budget

For the Fiscal year

OCTOBER 1, 2016 Through SEPTEMBER 30, 2017

CITY LEADERSHIP:

Sean Terry	Mayor
Chad Anderson	Mayor Pro-Tem/Place #6
Bill Webber	Place #1
Wayne Nabors	Place #2
Andy Hopkins	Place #3
Carmen Roberts	Place #4
Mindy Koehne	Place #5

PROPOSED AND SUBMITTED BY:

Helen - Eve Liebman Interim City Manager

PREPARED BY:

Jay Toutounchian Director of Finance

For additional information contact:
Jay Toutounchian
Finance Department
142 N. Ohio

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Celina's 2016-Annual Cajun Fest Flyer

Budget Message

City Manager's Message

Budget Message

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

City Manager's Message

The Honorable Mayor, Mayor Pro-Tem and City Council,

The past year has brought significant growth to the City of Celina – primarily with single-family residential subdivisions such as Creeks of Legacy, Lilyana, and Mustang Lakes. These developments, all located along Frontier Parkway and already underway, will bring a total of 4,215 homes into Celina over the next few years. Also approved, but not yet breaking ground, are Sutton Fields in far southwest Celina; Bluewood located east of Carter Ranch; The Parks at Wilson Creek in eastern Celina off Sunset Boulevard; Ownsby Farms located west of Preston Road; the O'Donnell Tract in northeast Celina; and Cambridge Crossing, west of the Dallas North Tollway and north of Frontier Parkway. These six developments alone comprise over 2,700 acres of land and will accommodate approximately 9,100 new homes.

In real terms, the number of single-family construction permits has risen to 540 during the past year and another significant jump is expected in 2017 to 875 housing permits. Available lots platted last year number 1,844. Obviously, this rate of growth will have a tremendous impact on the City of Celina, the two school systems that serve Celina and its quality of life.

With "rooftops" comes commercial development to provide services to the residents as well as employment opportunities. This year Tractor Supply has broken ground on their Celina facility and Ace Hardware will follow quickly behind. In addition, two office/retail complexes have been approved: Preston Plaza is a 17,000 square foot building located on two acres of land at the southeast corner of Preston Road and Founders Lane and Celina Professional Village will be two office/retail buildings approximately 20,000 square feet each, located on four acres of land on Preston Road south of Sunset Boulevard, on the current Keller Williams site.

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

City Manager's Message

Celina continues to expand its city limits through annexation of contiguous land in the extraterritorial jurisdictions of Collin and Denton Counties. Last year, annexations totaled over seven square miles of land or 4,480 acres added to the tax rolls.

In addition, the Celina Independent School District's newest elementary school is under construction on Punk Carter Parkway in Bluewood, just east of Carter Ranch. Set to open in the fall of 2017, this two-story, 90,000 square foot facility is a welcome addition to CISD. The City intends to create separated bike lanes along Punk Carter Parkway to facilitate safer biking to and from the school from the existing subdivision and to slow traffic in this area.

The City staff works diligently to bring high quality development to Celina, balancing the desire of the existing residents to have Celina remain a sleepy, rural community and the pressure of new residents moving northward from Dallas, Plano, Frisco, and Prosper. National companies relocating their headquarters to the Metroplex, such as Toyota and Liberty Mutual, have added to the regional demand for more housing. The Economic Development staff continues to seek out potential employment prospects, along with the crucial retail, restaurants, and services needed for a growing city. An ongoing goal is to create a successful business environment which attracts businesses that will, in turn, provide employment opportunities to sustain economic growth. The City prides itself in providing a strong commitment to customer service, infrastructure management, and strategic implementation. To that end, the City has entered into several Public Improvement Districts (PIDs) and Tax Investment Reinvestment Zones (TIRZs). Both of these public/private mechanisms allow needed infrastructure (e.g. roadways, water and sewer lines) to be built prior to when they could be constructed using normal financing methods available to the City. Prudent use of these tools has helped the City attract high quality residential development.

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

City Manager's Message

Celina's Historic Downtown Square plays host to many public events that attract both residents and visitors. Protecting and enhancing its character creates an environment for fun and profitable community activities enjoyed by people of all ages. In addition, the City has purchased over 100 acres of park land and has budgeted an independent Park Land Study to guide the City's park and trail development in the future.

Celina is poised to become the premier address in Collin County. We at City Hall are working diligently to achieve this distinction and we hope that you will join us in this effort.

Helen-Eve Liebman, AICP

Interim City Manager

Director of Planning & Development Services

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

September 13, 2016

The Honorable Mayor, Mayor Pro-tem and City Council
City of Celina, Texas

Presented herewith is the City of Celina's adopted operating budget for fiscal year October 1, 2016 through September 30, 2017. This document contains spending plans and revenue estimates for the General Fund, the Debt Service Fund and the Water and Wastewater Fund.

The total adopted operating budget is **$36,485,610**. This spending plan provides **$9,590,573** for the General Fund and transfers, **$3,680,388** for the Debt Service Fund, **$8,523,041** for the Water and Wastewater Fund, **$14,168,001** for the Capital Outlay Fund and **$523,607** for other funds.

The philosophy of this budget is to combine the strategic plan with the annual financial plan that includes both operations and capital improvements. Our goal is to present to the Council, as well as the citizens of Celina, one transparent message. The budget message is to address Council's strategic goals, focus on outcomes, and provide an excellent level of service to its citizens. As shown in the Budget Summary Section, this budget plan adheres to the City's financial policies and preserves the City's strong financial position while striving to achieve the best results during an unprecedented economic and population growth .

Document Organization and Presentation

The budget document is intended to give the reader a comprehensive view of funding for the City's day-to-day operations, scheduled Capital Improvement expenditures, and principal and interest payments for outstanding long-term debt and capital leases. The operations are organized into programs of service or operating departments to give the public a clear idea of how resources are allocated.

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

The City Profile section presents an informative overview of Celina, a list of Council members, and an organizational chart of City operations. In this tab we have provided a series of charts and graphs illustrating historical trends for important operating influences such as building activities, sales tax and taxable property values.

The Budget Summaries section includes a summary of revenues and expenditures for each operating fund. This section will combine the revenues and expenditures along with charts and graphs.

The General Fund section contains line item detail for all operating revenues, including FY 2016 adopted budget and FY 2016 year end estimates for comparison. This section provides a program of service overview for each operating department outlining major business functions, key customers, and customer expectations and requirements. Additionally, staffing levels and expenditure summaries for each General Fund Department with FY 2016 adopted budget and FY 2016 actuals are included for comparison purposes.

Similar presentations are provided for the Water and Wastewater Fund.

The Debt Service Fund section provides a summary of the annual principal and interest payments for all outstanding bonded debt. This section also contains line item detail for the revenues for the Interest & Sinking General Obligation Bonds and Interest & Sinking Revenue Bonds.

The Tax Information and Levy section provides calculations of the city property tax along with a historical presentation of the property tax rate, and a property tax and debt summary schedule.

Budget Development Process

Definition of the Budget Process

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

A good budget process is far more than the preparation of a legal document that appropriates funds for a series of line items. Good budgeting is a broadly defined process that has political, managerial, planning, communication, and financial dimensions. The following definition recognizes the broad scope of the budget process and provides a base for improvement of the budget process.

The budget process consists of activities that encompass the development, implementation and evaluation of a plan for the provision of services and capital assets.

The Mission of the Budget Process

The mission statement below identifies the central goal of the budget process. It incorporates both political and managerial aspects, as well as a responsibility to report and account for the provision of services and use of resources. Communication and involvement with citizens and other stakeholders is stressed. The broad nature of the mission allows issues to be addressed that have limited the success of budgeting in the past.

The mission of the budget process is to help decision makers make informed choices for the provision of services and capital assets and to promote stakeholder participation in the decision process.

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

The City's budget is a complex document and represents the culmination of months of preparation and discussion among Council, City Manager, Finance Director and the departments regarding the best ways to provide services to the community at the greatest value. This budget was developed consistent with the City's high performing philosophy which strives to simultaneously deliver high product and service quality, outstanding customer value and sound financial performance. City departments worked very closely with the Finance Department to draft a budget that fit within revenue expectations and key departmental goals.

As required by the City's Charter, the proposed budget was provided to the city council by July 30th. Concurrently, copies of the proposed budget are made available to the public on the City's website and on file at the City Secretary's Office. The City Council considers the proposed budget and provides public hearings where public input regarding the budget programs and financial impact is heard.

The budget is formally adopted by the City Council during the regular City Council meeting in September. The budget goes into effect on October 1.

Budget Key Dates

February	Budget Kickoff
March – May	Departmental submission of budget documents
June	Executive review of Departmental Proposed Budget
July	Budget Retreat
July	Tax roll certification by Chief Appraiser
	City Manager submits Proposed Budget to the City Council
August	Publication of Proposed tax rate and conduct public hearings
September	Proposed Budget submitted for approval by the City Council

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Performance Measurement

The management of the City of Celina believes that it is important to not only plan for and provide adequate levels of quality service, but to also provide a means of measuring and reporting the result of its efforts. The Finance Department provides quarterly reports that discuss how each department is performing which ultimately can determine the value of programs and opportunities for improvements.

This budget attempts to provide basic measurement data regarding changes in funding for various departments. The manner in which this measurement data is presented, is a standard bar chart reflecting comparative expenditures for the current and most recent fiscal year. Due to the nature and complex operation of each department, it is next to impossible to provide a single or even a few statistical measures. However, funding comparisons provide a broad view of changes in level of service for the departments.

With regard to the fiscal year ending on September 30, 2016, the City of Celina anticipates another solid performance in terms of financial condition and quality of service provided to its citizens. Financial goals will be met and the City's strong financial position will be maintained. Substantial progress has been made toward the goals set by the Council for the City and its departments and levels of service have continued to meet the demand of the City of Celina's growing community.

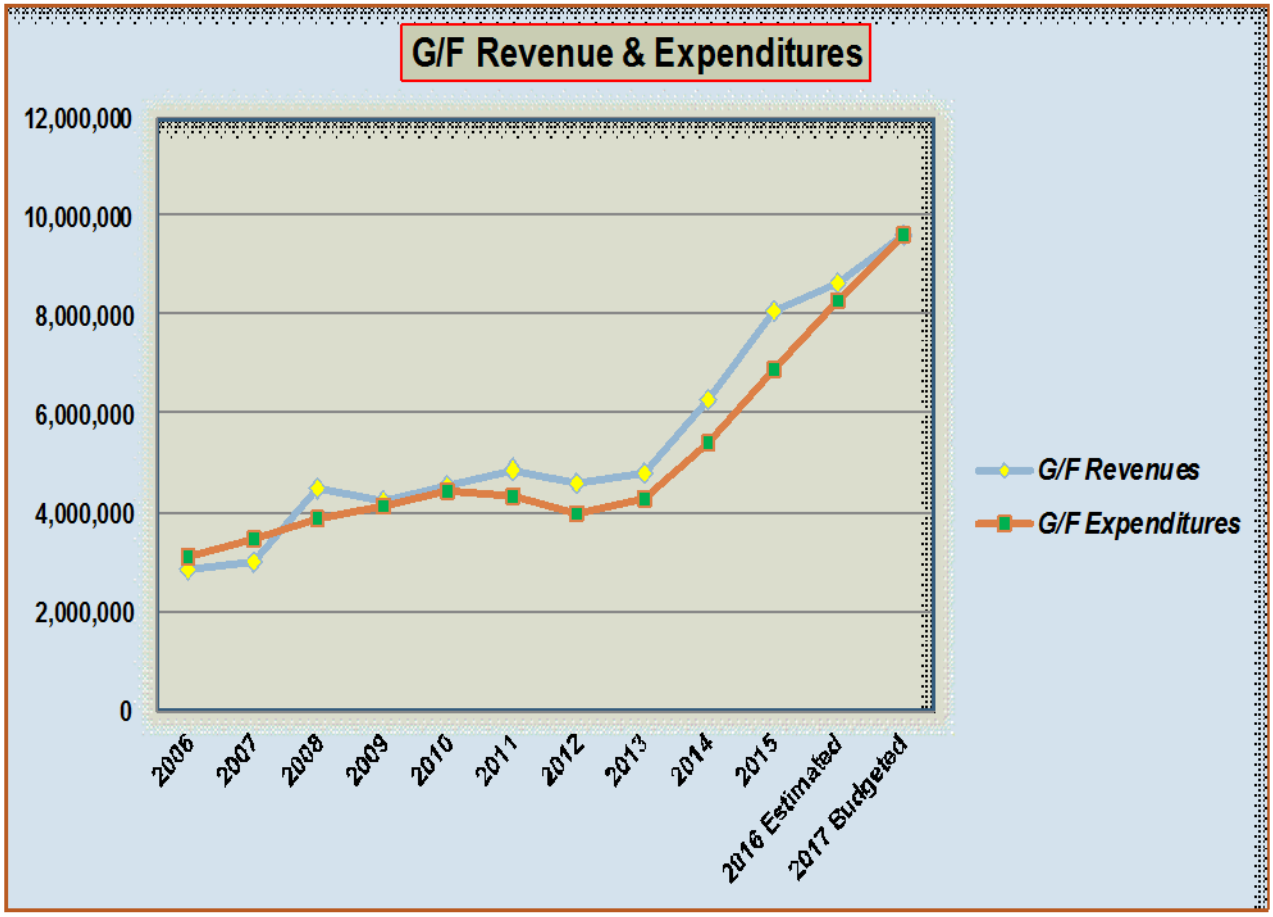
Trend Analysis

The City of Celina is a strong advocate of a fiscally conservative philosophy when projecting and budgeting for revenues and expenditures.

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Revenue Trends

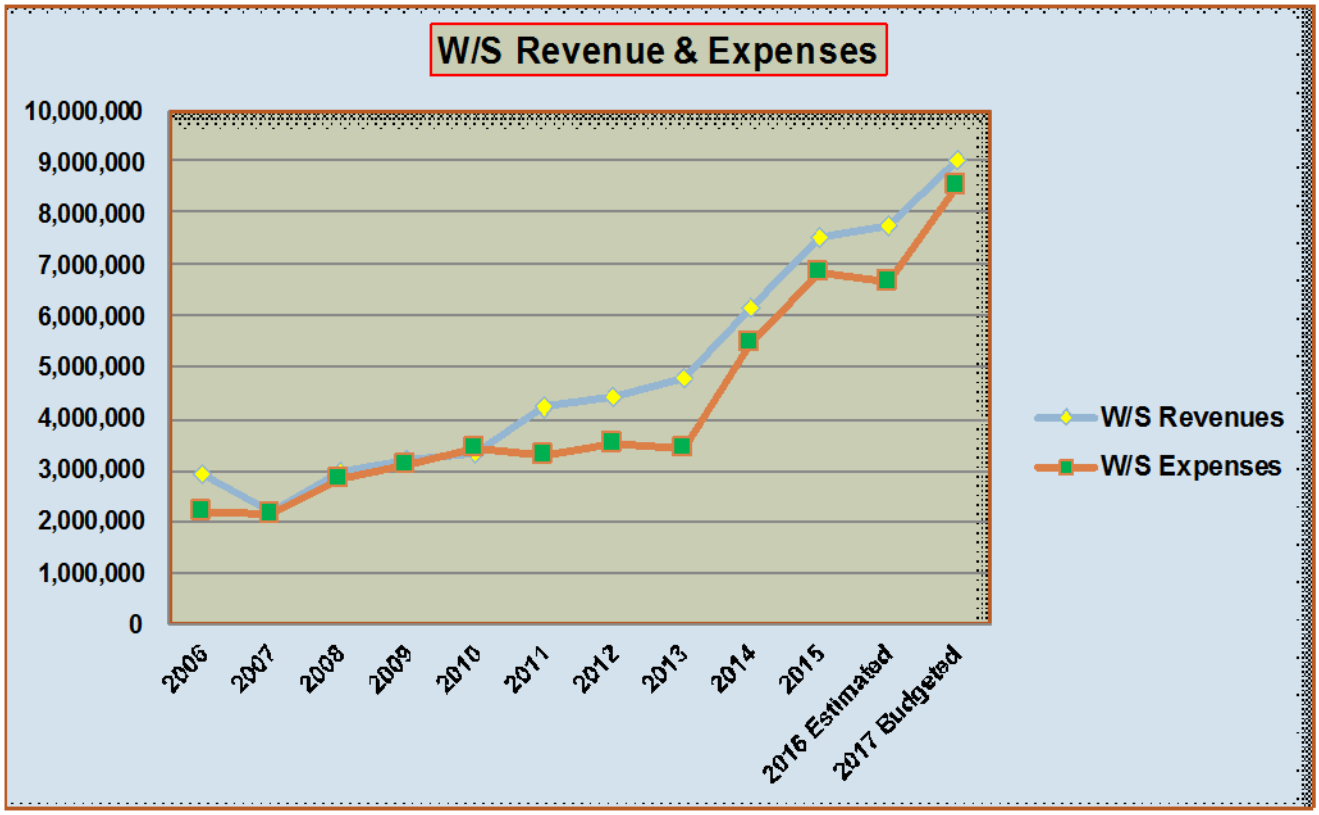
The City of Celina utilizes a fiscally conservative strategy when projecting revenues. Residential and commercial growth, along with economic expectations, are primary drivers in estimating revenues. In the past several years, the City of Celina has enjoyed a relatively stable upward revenue trend. This trend was caused by growth in population, property values, sales tax and improvement in the housing sector. The economic slowdown of 2006 - 2009 had some effect on General Fund and Utility Fund revenues, but as the graph shows below, this slowdown movement has ended and the City anticipates robust growth during the next several years.



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Expenditure Trends

Expenditure trends are projected using prior year's spending patterns in conjunction with assessing the impact of current year influences such as departmental objectives and goals. In this year's budget, the same fiscally conservative strategy has been applied and allows for modification in spending, if necessary.



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

General Fund Expenditure Analysis

Departments	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget	FY 17 Budget to FY 16 YE Estimate		FY 2017 Budget to FY 2016 Budget	
					$ Change	% Change	$ Change	% Change
Library	140,857	156,465	154,787	177,856	23,070	15%	21,391	14%
General Services Office	118,670	229,247	205,229	283,049	77,820	38%	53,802	23%
Dev. Services	524,712	890,278	876,768	1,218,608	341,841	39%	328,330	37%
Administration	1,014,939	1,187,086	1,221,368	1,181,193	(40,176)	-3%	(5,893)	0%
Court	84,853	91,528	100,430	156,748	56,317	56%	65,220	71%
Fire / EMS	1,357,202	1,891,416	1,861,515	2,058,979	197,464	11%	167,563	9%
Streets	825,744	1,052,214	1,013,075	851,546	(161,529)	-16%	(200,668)	-19%
Police	1,124,268	1,727,083	1,662,423	1,786,968	124,544	7%	59,885	3%
Parks	1,653,081	771,157	795,001	821,567	26,566	3%	50,410	7%
Main Street	100,510	90,367	92,389	0	(92,389)	-100%	(90,367)	-100%
Marketing	0	281,944	281,665	349,030	67,365	24%	67,086	24%
Engineering	0	0	0	705,029	705,029	100%	705,029	100%
TOTAL GF EXPENDITURES	6,944,835	8,368,785	8,264,651	9,590,573	1,325,922	16%	1,221,788	15%

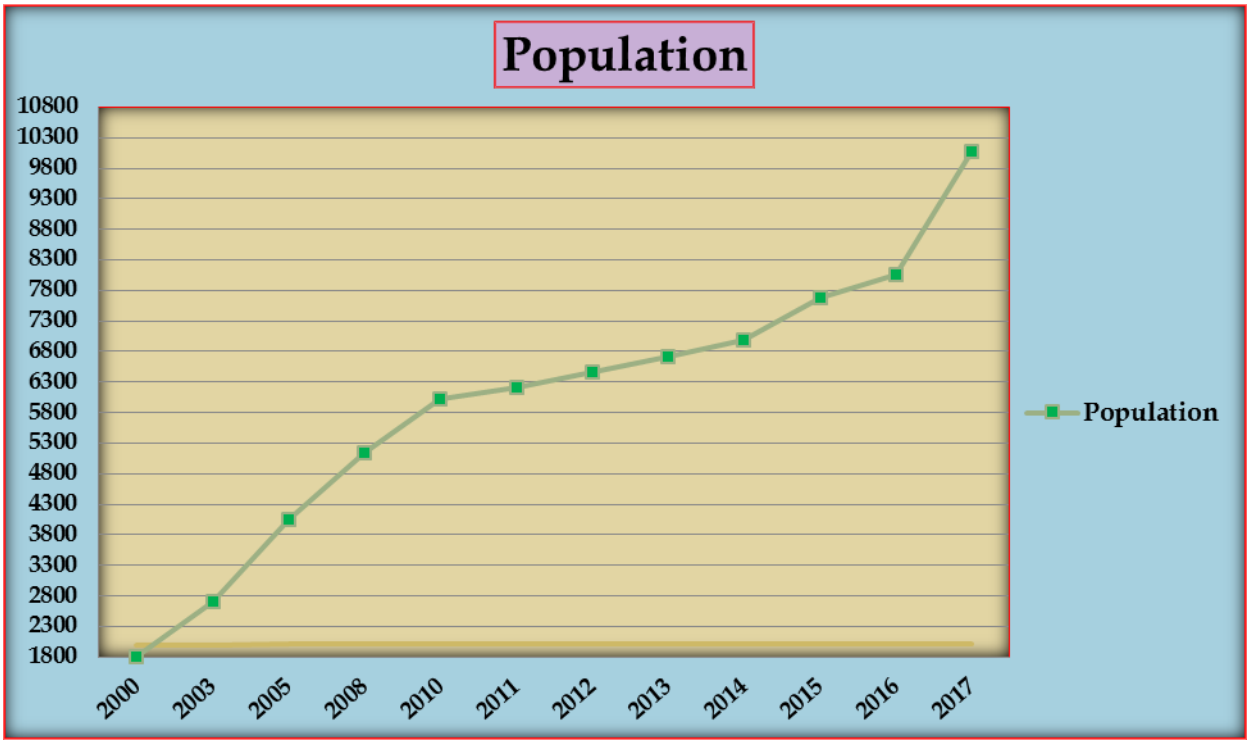
Water and Wastewater Expense Analysis

Departments	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget	FY 17 Budget to FY 16 YE Estimate		FY 2017 Budget to FY 2016 Budget	
					$ Change	% Change	$ Change	% Change
Water	3,580,713	4,047,953	4,391,277	4,653,981	262,703	6%	606,028	15%
Waste Water	706,909	1,824,532	1,822,808	3,072,873	1,250,065	69%	1,248,341	68%
Garbage	354,733	419,319	419,319	468,000	48,681	12%	48,681	12%
Utility Billing	0	0	0	328,187	328,187	100%	328,187	100%
TOTAL W/S EXPENSES	4,642,355	6,291,804	6,633,404	8,523,041	1,512,768	23%	1,854,369	29%

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Economic Outlook and Revenue Projections for Fiscal Year 2016 – 2017

Celina continues to see a strong population growth. The City's population has increased from 1,800 in year 2000 to over 10,000 in year 2017. The City of Celina is a key part of one of the fastest growing cities, not just in Collin County, but in North Texas. As Texas moves forward cautiously due to declining oil prices, the North Texas area's geographic and economic distance from the oil industry has insulated it from any major impact. The country's economic indicators show an upward trend in the current U.S. economy nationwide. The same indicators demonstrate a much faster and healthier growth in the economy of North Texas. Unemployment continues to be well below the national average. The unemployment rate for the City is on average 1% lower than the national average of 4.8% and the job creation and housing market are exceptionally strong. This growth has placed pressures on City resources, consequently, the City of Celina must respond to this increased demand for services.



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Two priorities addressed in this budget are: sufficient funding for public safety to provide core operating services in the midst of population growth, and public works services to meet the needs and expectations of a larger community. A growing population directly influences the housing industry and, ultimately the property tax base. This budget reflects continued growth in and around the city.

The City of Celina's governing body and management understand that diversification of Celina's economy is a key to financial stability. The retail market is bouncing back and the North Texas area has been noted for its strength. The City of Celina's leadership is working tirelessly to make Celina the major destination for retail business.

Revenue Assumptions

Revenue assumptions for the ensuing fiscal year are expected to follow the growth curve of job creation, population growth, retail sales activity, and housing start. Other revenues, such as property and sales tax revenue are forecasted using historical data in conjunction with economic conditions of the area. The total certified value of all taxable property, as rendered by the Collin County Appraisal District, is shown in the chart below.

	Adopted for FY 2016	Adopted for FY 2017
Total Taxable Value	**$660,351,895**	**$806,351,310**
Tax Rate	64.50000 cents / $100	64.50000 cents / $100
Maintenance & Operation Rate	43.33512 cents / $100	42.33269 cents / $100
Interest & Sinking Rate	21.11500 cents / $100	22.17310 cents / $100

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

This budget includes a tax rate of 64.50 cents per $100 of property value which remains unchanged from the previous year. This tax rate is more than the effective rate, which provides more revenue than collected from properties on the tax roll last year. Sales tax collection is on the rise for the City of Celina. The City's economy is expected to generate approximately $1,360,795 in sales tax revenue for fiscal year 2015-2016. This amount includes 25% for EDC and 25% for CDC. The City portion of the sale tax for fiscal year 2015-2016 is estimated to be $680,398, which is the remaining 50%. The sales tax revenue source is extremely important to the City in that it reduces property tax and makes up approximately eight percent of the general revenue. The sales tax as a revenue figure is subject to economic cycles and discretionary buying characteristics of the consumer and, accordingly, must be monitored and projected carefully. This is especially important in fiscal year 2016-2017 when the widening of Texas State Highway 289 is projected for completion and the anticipated opening of several sales tax generating businesses in Celina.

The following are brief explanations for other revenue categories:

Franchise Fee Revenue

Franchise fee revenue represents a vital portion of the City's general revenues. This revenue is derived from major public utilities operating within the City and is intended to reimburse the City for use of public streets and right of way. The franchise fee revenue growth is expected to reflect population and commercial development growth rates.

Licenses, Permits and Fees

Revenues from these categories are intended to cover the costs of general governmental services such as building inspections, plat recordings and consultations, subdivision reviews, site plan fees to assist in recovering costs associated with the development review process, fire inspection fees for commercial construction and other various services.

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Police Department Fines and Costs

Revenues in this category are produced through payment of citations, warrants and court costs. The citations issued by the Police Department are processed through and collected or adjudicated by the Municipal Court. Although the Police Department continues to expand significant resources on Community Oriented Policing, which focuses on reduction of crimes by attacking the root of the problem not the symptoms, revenue is generated due to continued focus on traffic law enforcement for our citizen's safety.

Recreation Program Fees

The City of Celina created the Parks & Recreation Department to generate revenue through field usage and concession stand fees. These fees help to partially offset the costs of operating the Celina Park system. Fees are established by anticipating membership activity and program usage.

Water/Wastewater Utility Fund Transfer

For the Fiscal Year 2016 – 2017, transfer from Water/Wastewater Utility Fund to the General Fund is $492,000. That represents approximately 8% of the Water/Wastewater Utility Fund's expenses. The transfer is designed to reimburse the General Fund for services it provides to the Water/Wastewater Utility Fund such as: office space, financial services, administrative services, engineering services, infrastructure repair, information technology, and various other services and benefits.

Water/Wastewater Utility Fund Revenue

The Water/Wastewater Utility operations are funded primarily through user fees. The City's utility infrastructure and service delivery systems have been carefully planned and have sufficiently met demand for a growing customer base. Providing safe, clean, and reliable drinking water is a critical city service. Investments in drinking water and wastewater systems protect public

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

health, the environment, provide fire protection, and ensure that there is an adequate water supply to support the City's growing population. Adequate water supply is often a determining factor in economic development opportunities. To continue to meet the projected service demand of existing and new customers, the Water/Wastewater Utility system faces significant capital improvement challenges. The investments are needed to keep pace with the increasing population demand and replacing aging lines. The investment is also necessary to ensure compliance with the federally mandated Clean Water Act and Safe Water Drinking Act. The City of Celina is in a unique situation unlike any other city in the State of Texas. Celina has an unlimited water supply at its disposal through the Upper Trinity Regional Water District. The City sets utility rates based on the cost of service. This model establishes an equitable rate structure for total cost recovery. In order to fund the capital improvement programs and to meet increasing system demand and operational cost pressure, multiple-year rate increases were implemented.

Water/Wastewater Impact Fees

Water and Wastewater impact fees are collected for all new residential and commercial connections to the City's utility system. These fees are designed to help offset the costs of serving new connections to the utility system. Impact fees are restricted in their use according to Ch. 395 of the State of Texas Local Government Code. Specifically, impact fees the City collects are set aside for designated utility projects and may also be used toward current debt service on existing facilities, which serve new connections.

Expenditure Assumptions-Personnel

Priorities addressed in this budget are to provide adequate funding to maintain service levels in the midst of population growth and to meet the expectations of community. The City currently supports a staff of 84.5 approved full-time equivalent employees (FTEs) allocated among operating departments. This Proposed Budget will increase last year's total by 18 full-time equivalent employees and bring the total to 102.5 FTEs.

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

New job positions in this budget for the upcoming year are presented below.

New Positions in General Fund Departments

Positions	QTY	Positions	QTY	Positions	QTY
Police Officer	2	Planner	1	Chemical Technician	1
Firefighter/EMS	3	Building Inspector	1	Parks Maintenance Worker	1
Accounting Clerk	1	Plan Reviewer	0.5	Senior Engineer	1
Records Clerk	1	Court Clerk	1	Construction Inspector	1
Street Crew Leader	1	Street Maintenance Worker	1	Realignment & Elimination	-4
				TOTAL	12.5

New Positions in Water & Wastewater Departments

Positions	QTY	Positions	QTY	Positions	QTY
Water Crew Leader	1	Water Meter Technician	0.5	Utility Billing Technician	0.5
Senior Meter Tech.	1	Wastewater Crew Leader	1		
Utility Locator	1	Wastewater Technician	0.5	TOTAL	5.5

Personnel Compensation

The FY 2016-2017 Proposed Budget includes a three percent (3%) wage increase for City employees.

Texas Municipal Retirement System (TMRS)

The City provides pension benefits for all of its full-time employees through the state-wide Texas Municipal Retirement System. Over the past several years, significant changes have been adopted by TMRS. Major changes include a change in actuarial cost method, changing the amortization period for actuarial liabilities, and changes to fund structuring. Fund structure changes provide for greater efficiency and reduce the City's annual contribution rates. The City of Celina offers 20 years for retirement and matches the employees' contributions 2 to 1.

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

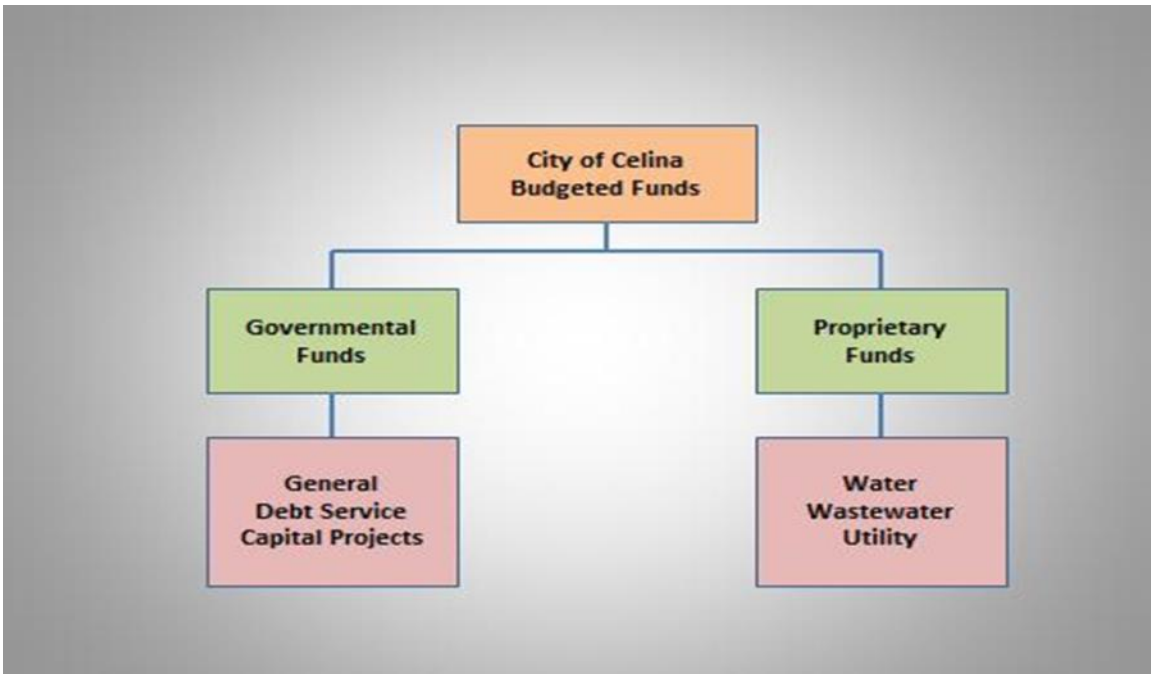
United healthcare Insurance Company (UHC)

The City provides Health, Dental and Vision insurance to its full time employees. The City contributes $6,000 annually under the defined contributions method. United Healthcare Insurance Company offers four different plans for employees to choose from. For the Fiscal Year 2016 – 2017 the City will provide and pay for a long-term disability plan. The City will offer full time employees an opportunity to purchase short term coverage from the health insurance carrier. The City of Celina payroll department offers administrative assistance to the employees that obtain supplemental insurance through payroll deductions.

Summary of the City Fund Accounting Structure

The City employs a fund accounting structure that will assist to accomplish this mission.

The identity and functions of these funds are:



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

- **General Fund** - to account for the resources and expenditures related to the generally recognized governmental services and/ or functions provided by the various City departments, including: the Library Department, Office of the City Secretary, Development Services, Administration, Municipal Court, Fire and Emergency Medical Services, Public Works (including Street Maintenance and Drainage), Police, Parks & Recreation—a governmental fund type .

- **Debt Service Fund** – to account for the accumulation of resources for, and the payment of, general long term debt principal and interest - a governmental fund type.

- **General Capital Improvement Projects Funds** – to account for the financial resources associated with multi-year and/or major capital improvement projects generally funded by bond revenues – a governmental fund type.

- **Water and Wastewater Fund** - to account for all the activities required for the provision of water and sanitary sewer (through Public Works) and sanitation collection and disposal services to the residents of the City - a proprietary fund type.

- **Utility Capital Improvement Funds** - to account for the financial resources associated with multi-year and/or major utility capital improvement projects generally funded by bonds—a proprietary fund type.

- **Impact Fees Fund** – to account for the resources and expenditures of the Water and Sewer Impact Fees that have been or expect to be collected – a proprietary type fund.

- **Economic Development Corporation Fund** - to account for the resources and expenditures related to the Section 4A Economic Development Corporation – a governmental type fund.

- **Community Development Corporation Fund** - to account for the resources and expenditures related to the Section 4B Community Development Corporation – a governmental type fund.

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

•**Main Street Fund –** to account for financial resources associated with the Main Street activities. Main Street participates in fund raising events and utilizes those funds for special projects – a governmental fund type.

•**Special Assessment Revenue Fund –** to account for financial resources associated with the special assessments levied upon and collected on real property within the City's Public Improvement District (PIDs) and as a pass thru for shared debt service per Development Agreements – a governmental fund type.

•**Public Safety Capital Equipment Fund –** to account for financial resources associated with collection and disbursement of fees for fire and police services rendered to the Municipal Utility District (MUD). Funds collected are used to account for capital replacement equipment utilized by public safety – a governmental fund type.

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

GENERAL BUDGET POLICY

These general Budget Policies are the basis on which staff develops budget recommendations and establishes funding priorities within the limited revenues the City has available to provide municipal services.

1. Operating Budget – Overall

a) The budget should be a performance, financing and spending plan agreed to by the City Council and Mayor. It should contain information and data regarding expected revenues, expected expenditures and expected performance.

b) The Finance Director shall prepare, and the City Manager present, the annual budget preparation calendar to Council, Mayor and staff by the end of September each year.

c) Annually, the Finance Director will prepare and refine written policies and goals to guide the preparation of performance, financing and spending plans for the City budget. Adopted budgets will comply with the adopted budget policies and City Council priorities.

d) As a comprehensive business plan, the budget should provide the following critical elements recommended by the Government Finance Officers Association: public policies and the Long-Range Financial Plan.

e) The City's annual budget presentation should display the City's service/delivery performance plan in a friendly format. Therefore, the City will use a program budgeting format to convey the policies for and purposes of the City operations.

The City will also prepare the line item format materials for those who wish to review that information.

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

f) Decision making for capital improvements will be coordinated with the operating budget to make effective use of the City's limited resources for operating and maintaining facilities.

g) The Finance Director has a primary responsibility for:

i) formulating budget proposals in line with City Council priority directions.

ii) implementing those proposals once they are approved.

2. Fiscal Integrity

a) Ongoing operating expenditure budgets will not exceed the amount of ongoing revenue budgets to finance these costs. New program request costs will have to identify either a new ongoing source of revenue or identify offsetting/ongoing expenditures to be eliminated.

b) In years when City Council approves operating budgets with ongoing costs exceeding ongoing revenues, the City Council must authorize the use of fund balance reserve to be used.

c) Any available carryover balance will only be used to offset one-time or non-recurring costs. Cash balances in excess of the amount required to maintain strategic reserves will be used to fund one-time or non-recurring costs.

d) The City will maintain the fiscal integrity of its operating and capital improvement budgets which provide services and maintain certain public facilities, streets and utilities. It is the City's intent to maximize the level of public goods and services while minimizing the level of debt.

e) Mitigation fees shall be used only for the project or purpose for which they are intended.

f) The City will maintain a balanced budget which is defined as planned funds available equal to planned expenditures and ending fund balance.

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

3. Revenues

a) Revenue estimates shall not assume growth rates in excess of inflation and scheduled rate increases. Actual revenues that are over estimates will be recognized through budgetary adjustments only after taking place. This minimizes the likelihood of either a reduction in force or service level in the event revenues would be less than anticipated.

b) Investment income earned shall be budgeted on the allocation methodology, i.e., the projected average monthly balance of each participating fund.

4. Reporting

a) A revenue/expenditure report will be produced monthly so that it can be directly compared to the actual results of the fiscal year to date.

b) Each quarter, staff will produce a "Quarterly Financial Report" comparing current year to past year actual revenues and expenditures and present the data to City Council.

c) Semi-annually, staff will provide revenue and expenditure projections for the next five years (General Fund Projection Model). Projections will include estimated operating costs for future capital improvements that are included in the capital budget. This data will be presented to the City Council in a form to facilitate annual budget decisions, based on a multi-year strategic planning perspective.

5. Citizen Involvement

a) Citizen involvement during the budget process shall be encouraged through public hearings, work sessions, the City website and surveys.

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

b) Involvement shall also be facilitated through Council appointed boards, commissions and committees that serve in an advisory capacity to the Council and staff.

6. Fees

a) Fees shall be to cover 100% of the costs of service delivery, unless such amount prevents an individual from obtaining essential services. Fees or service charges should not be established to generate revenue in excess of the cost of providing service.

b) Fees may be less than 100% if other factors, e.g., market forces, competitive position, etc., need to be recognized.

7. Capital Budget – Fiscal Policies

a) Capital project proposals should include as complete, reliable and attainable cost estimates as possible. Project cost estimates for the Capital Budget should be based upon a thorough analysis of the project and are expected to be as reliable as the level of detail known about the project. Project cost estimates should be included in the City's Five Year Capital Improvement Plan (CIP) and should be as reliable as possible; recognizing that Year 1 or Year 2 project cost estimates will be more reliable than cost estimates in later years.

b) Proposals should include a comprehensive resource plan. This plan should include the amount and type of resources required, a timeline, and financing strategies to be employed. The plan should indicate resources necessary to complete any given phase of the project, i.e., design, right-of-way acquisition, construction, project management, contingency, etc.

c) Capital project proposals should include a discussion on level of service (LOS). At a minimum, the discussion should include current LOS associated with the proposal and LOS after completion of proposal. Proposals with low LOS will receive higher priority than those with higher LOS. Capital project proposals that either have a current LOS level of 100% or higher or will have a LOS level of 100% or higher after completion of the proposal, must include a discussion on impact to other services that have a LOS below 100%.

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

d) All proposals for capital projects will be presented to City Council within the framework of a Capital Budget. Consideration will be given to the commitment of capital funds outside the presentation of the annual capital budget review process for emergency capital projects, time sensitive projects, projects funded through grants or other non-city funding sources and for projects that present and answer the following questions for Council consideration:

i) Impacts to other projects

ii) Funding sources

e) Capital project proposals shall include all reasonably attainable cost estimates for operating and maintenance costs necessary for the life cycle of the asset.

f) Major changes in project cost must be presented to City Council for review and approval. Major changes are defined per City's Procurement Policies & Procedures as amounts greater than $25,000 for single craft or trade and greater than $50,000 for two or more crafts or trades.

g) At the time of project awards, each project shall have reasonable contingencies budgeted:

i) The amount set aside for contingencies shall correspond with industry standards and shall not exceed ten percent (10%), or a percentage of contract as otherwise determined by the City Council.

ii) Project contingencies may, unless otherwise determined by City Council, be used only to compensate for unforeseen circumstances requiring additional funds to complete the project within the original project scope and identified needs.

iii) For budgeting purposes, project contingencies are a reasonable estimating tool. At the time of contract award, the project cost will be replaced with an appropriation that includes the contingency as developed above.

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

h) Staff shall seek ways of ensuring administrative costs of implementing the Capital Budgets are kept at appropriate levels.

i) The Capital Budget shall contain only those projects that can be reasonably expected to be accomplished during the budget period. The detail sheet for each project shall contain a project schedule with milestones indicated.

j) Capital projects that are not expensed during the budget period will be re-budgeted or carried over to the next fiscal period except as reported to the City Council for its approval. Multi-year projects with unexpended funds will be carried over to the next fiscal period.

k) If an adopted capital project will have a direct negative effect on other publicly owned facilities and/or property, or reduce property tax revenues (for property purchases within the City), mitigation of the negative impact will become part of the adopted capital project costs.

l) A capital project will not be budgeted unless there is a reasonable expectation that funding is available.

9. Debt Policies

a) Debt will not be used for operating costs.

b) Whenever possible, the City shall identify alternative sources of funding and availability to minimize the use of debt financing.

c) Whenever possible, the City shall use special assessment revenue or other self-supporting debt instead of general obligation debt.

d) Tax Anticipation Notes will be issued only when the City's ability to implement approved programs and projects are seriously hampered by temporary cash flow shortages.

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

e) Long-term general obligation debt will be issued when necessary to acquire land and/or fixed assets, based upon the City's ability to pay. Long-term general obligation debt will be limited to those capital projects that cannot be financed from existing revenues and only when there is an existing or near-term need for the acquisition or project. The acquisition or project should also be integrated with the City's Long-Range Financial Plan and the Capital Improvement Plan (CIP).

f) The maturity date for any debt issued for acquisition or project will not exceed the estimated useful life of the financed acquisition or project.

g) Current revenues or ending fund balance shall be set aside to pay for the subsequent two year's debt service payments. This is intended to immunize the City's bondholders from any short-term volatility in revenues.

h) The City shall establish affordability guidelines in order to preserve credit quality. One such guideline, which may be suspended for emergency purposes or unusual circumstances, is as follows: debt service as a percent of the City's operating Budget should not exceed (percentage to be determined).

Budget Preparation

The budget preparation process began in April, when the departments, under Budget Policy guidelines and in conjunction with the Finance Director, projected current year revenues and expenditures, as well as, adopted the following year's revenues and expenditures. A Budget Review Meeting was held in July for all senior staff members and City Council. The budget process was comprised of three elements: (1) continuation level/target budget (expenditures), (2) budget assessment - improvements, and (3) budget assessment – expenditure reductions.

1. Continuation Level/Target Budget

The continuation level budget (expenditures) is a target budget. Each department's continuation level budget (expenditures) is based upon a target number they cannot exceed.

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

The Fund's continuation level/target budget (expenditures) will not exceed revenue dollars. No additional improvements such as personnel, furniture/equipment and/or other services are included in the continuation level budget (expenditure).

2. Budget Assessment - Improvements

The second element of the budget process is an assessment and inclusion of department service improvement requests. Service improvements are examples such as additional staff or equipment.

3. Budget Assessment – Expenditure Reductions

The last element in the budget preparation process is an assessment and inclusion of department expenditure reductions. Expenditure reductions will be reviewed annually to assess whether current services can be streamlined and or outsourced at a reduction in cost. Once the continuation level/target budget, reduction, and improvement requests were completed, the City Manager reviewed the department proposals and met with department directors in July.

Several meetings between Staff and the Finance & Government Committees were conducted to review all operating and debt service funds.

The Annual Budget Workshop was held in July and consisted of an intensive one (1) day workshop. During this workshop, the Council revised the proposed City Manager's budget based on presentations made by all Department Directors. The City Manager's proposed budget was submitted to City Council on July 30th. In September, the City Council conducts a budget hearing. The purpose of the hearing is to seek citizens' involvement by explaining the budget process and looking for suggestions. The Budget is approved at the regular Council meeting along with the proposed tax rate in September as required by City Charter. The budget takes effect for the next fiscal year, beginning October 1. The budget can be amended during the fiscal year through City Council approval. A budget amendment ordinance can be prepared increasing a fund's appropriation.

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Outlook for the Future

This budget contains a tremendous amount of financial information. It is the staff's desire to continue the transformation of this traditional line item budget into a more programmatic budget; a budget that clearly addresses the various programs of the City and their effectiveness.

The budget provides a road map for quality service that the citizens of Celina expect. With careful implementation of the budget, the City of Celina envisions the budget plan as a firm cornerstone of the City's future economic development.

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Celina's 2016 -Annual Splash & Blast Flyer

City Profile

Celina City Council
City Organizational Chart
History of Celina
City of Celina Today

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Mayor and Council

Celina's Mayor and City Council

(From Left to Right) Bill Webber (Place #1), Andy Hopkins (Place #3), Sean Terry (Mayor), Chad Anderson (Mayor Pro Tem/Place #6), Mindy Koehne (Place #5), Carmen Roberts (Place #4), Wayne Nabors (Place #2),

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Celina's Mayor and City Council

Sean Terry
Mayor

Bill Webber
Place #1

Wayne Nabors
Place #2

Andy Hopkins
Place #3

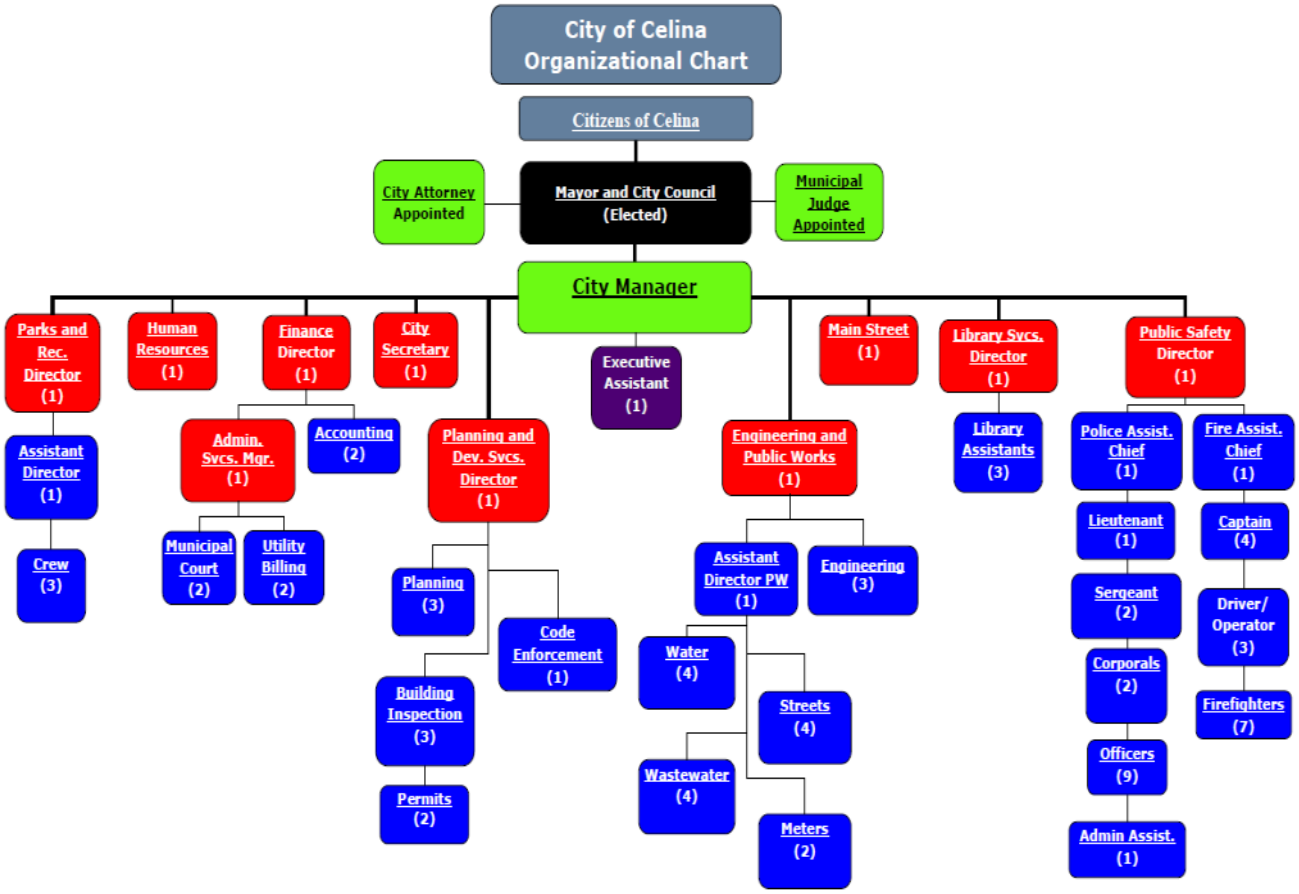
Carmen Roberts
Place #4

Mindy Koehne
Place #5

Chad Anderson
Mayor Pro Tem / Place #6

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Organizational Chart



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

History of Celina

Celina, in the northwest corner of Collin County, was not established until 1876, but settlers came into the area at a much earlier date. These settlers lived the lives of typical pioneers building their homes from logs, or hauling lumber from Jefferson. They traveled by foot, horseback or in wagons, making their clothes at home and raising what they had to eat. These early families, as well as later ones, mainly came from Tennessee or Kentucky.

In October, 1879 a little settlement began to form a few miles southwest of the present day Celina. John T. Mulkey, Celina's first postmaster, named the town after Celina, Tennessee. The Methodist Church was built in 1880, and also doubled as the school for awhile. By 1885, a general store, mill, and a drug store has been opened in "Old Celina."

About 20 years later, considerable excitement was caused by the news that the Frisco railway was soon to extend its line through this part of the country. However, the right of way was to miss the little town. Shortly thereafter, the merchants of the town made plans to move the town to the railroad. When the time came to move, the businesses and houses were each placed on rollers and pulled to the new site by traction engines. This was done in February, 1902, and the ground was muddy. Some of the buildings became bogged down and had to be left until dry weather. A town site company had secured the land for the new "Celina," which was part of a pasture belonging to the late William Willock. The company had taken the fences down, marked off the streets, and placed the lots for sale. It was intended that the current Main Street would be the primary street of town so it was made wider than the other streets and the price of the lots were higher. Because of the higher price, the merchants began locating north of main Street and west of the railroad. A row of wooden buildings was formed facing the railroad. In 1907, the town was officially incorporated with Will Newsom serving as the first mayor.

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

History of Celina

The businesses looked about the same until 1910, when Fred Smith (who later became the first mayor of University Park in Dallas) began getting ready to lay the square and erect buildings around it. On July 6, 1911, several of the buildings were ready for use and there was a general moving day. Gravel was put on the streets and Celina took on the appearance of a wide awake, growing little city.

Celina has had a variety of businesses since that time, including an opera house in 1917. A partial listing of businesses and professional services in 1937 included a dry goods store, 7 gas stations, 2 drug stores, an ice cream factory, 2 grain elevators, 1 flour mill, 2 ice houses, 3 cotton gins, laundry, lumber yard, shoe and harness shop, jewelry store, blacksmith, bank, movie theatre, 3 tailor ships, funeral home, 2 dairies, 3 cafés, 2 chicken hatcheries, 3 doctors, a dentist, 10 churches, and a modern brick school building.

As in all communities, the establishment of a school is of utmost importance. The first school in the "new" Celina was a small wooden structure that was in the neighborhood of the Jeff Malone residence. In 1906, a 2 story brick school building was completed on the campus where the Celina Independent School District Administrative offices are now. In 1915, this school was destroyed by fire. In 1916, another 2 story brick building with a basement was finished and school began in it. This school was torn down and a new one completed and dedicated in April of 1943. This is the building presently being used for the CISD Administrative Offices. A new high school was built in 1976, and a new elementary school was completed in 1987. Bonds were passed in the spring of 1996 for a new high school and an addition to the elementary. After completion of the new high school, the middle school students will occupy the current Junior High school. In September 2001, bonds were passed for a new elementary school, additions to the high school, new vocational facilities, and renovations to the track. A new state of the art elementary school opened in fall of 2003.

An excerpt from the Celina Record of 1937 states: "If you are casting about for a good place to make you home you should visit Celina and see for yourself what it has to offer. Some here occasionally say the grass is greener elsewhere and move away, but most of them decide there is no use trying find a better place in which to live and rear their families, come back and settle down firmly fixed in their belief that trying is a waste of time."

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

CELINA
-TEXAS-

CELINA BY CHOICE

A premier community of unique heritage, exceptional livability and natural beauty, committed to offering its citizens an array of settings in which to live, work, play and raise a family, while managing quality and environmentally responsible growth. Our strategic location will allow the promotion of a diverse economy while retaining much of its hometown atmosphere.

Celina Town Center

"We are open for business! Come grow with us!"

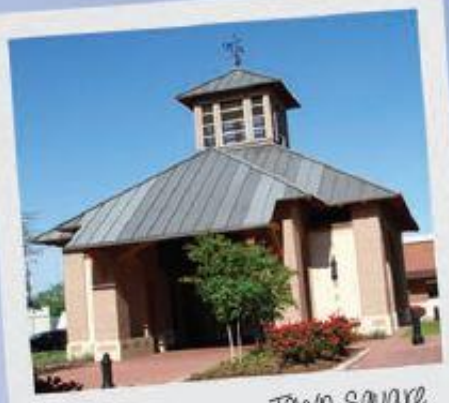
Celina will continue to look for ways to create economic and community development. Leadership is taking a proactive approach toward positive development and with this continued effort, Celina will carry on being Celina by Choice - a great place to live, work, play and shop!

Contact Us

Corbett Howard
Executive Director
corbett@celinaedc.com
Phone: 214-282-0732

CELINA TEXAS est.1876

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)



Town square

Pecan Street

Celina High School

CELINA, TEXAS	+15 MINUTE TRADE AREA
POPULATION	
8,528	42,239
DEMOGRAPHICS	
MEDIAN AGE	
36	35
AVERAGE HOUSEHOLD INCOME	
$104,239	$116,459
EDUCATION	
Exemplary School Rating	High School Graduates 16.4%
Celina ISD 4A	Some College 25.1%
Prosper ISD 5A	Bachelor's or Higher 51.8%
35 minutes to 4 major universities	
*Future home to Collin College	

ECONOMICS

"AA-" Bond Rating

Fastest growing county population in Texas

One of the healthiest regional economies in America

Triple Freeport Exemption

Tax abatements: real or personal property

Sales tax agreements - Section 380 Agreement

TIRZ districts

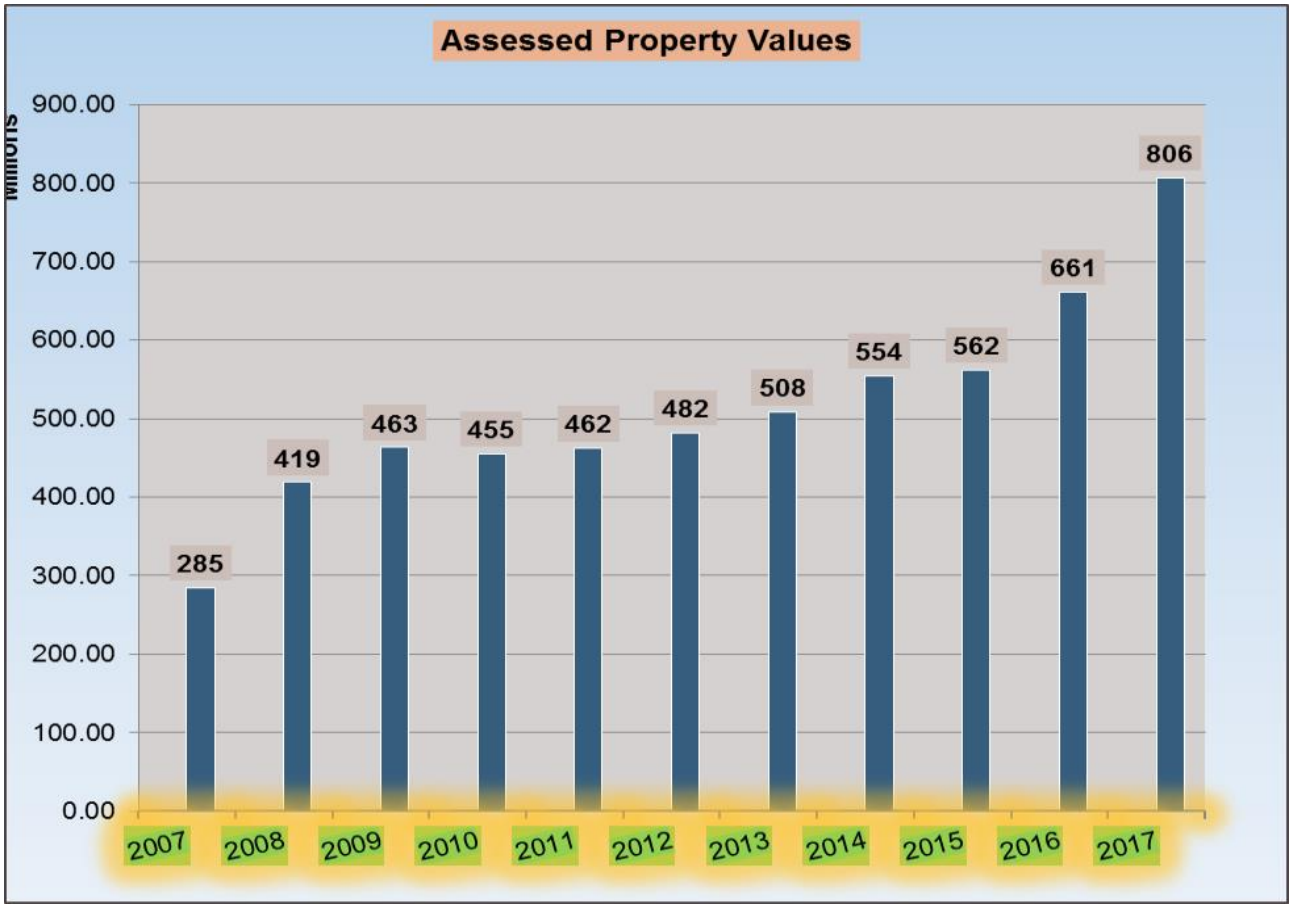
CELINA TEXAS EST. 1876

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Summary of Certified Assessed Value

The Collin Central Appraisal District and Denton Central Appraisal District issued a certified assessed value for the City of Celina at $806,630,895, which includes a small percentage still under review. A conservative estimate is presented below.

The tax year 2016 or FY 2016-2017 assessed property values represent an increase of 22.06% over last year's assessments. Components of this increase are: $45,339,143 increase in value of existing properties, $57,765,280 due to annexations and $42,615,992 for new construction.

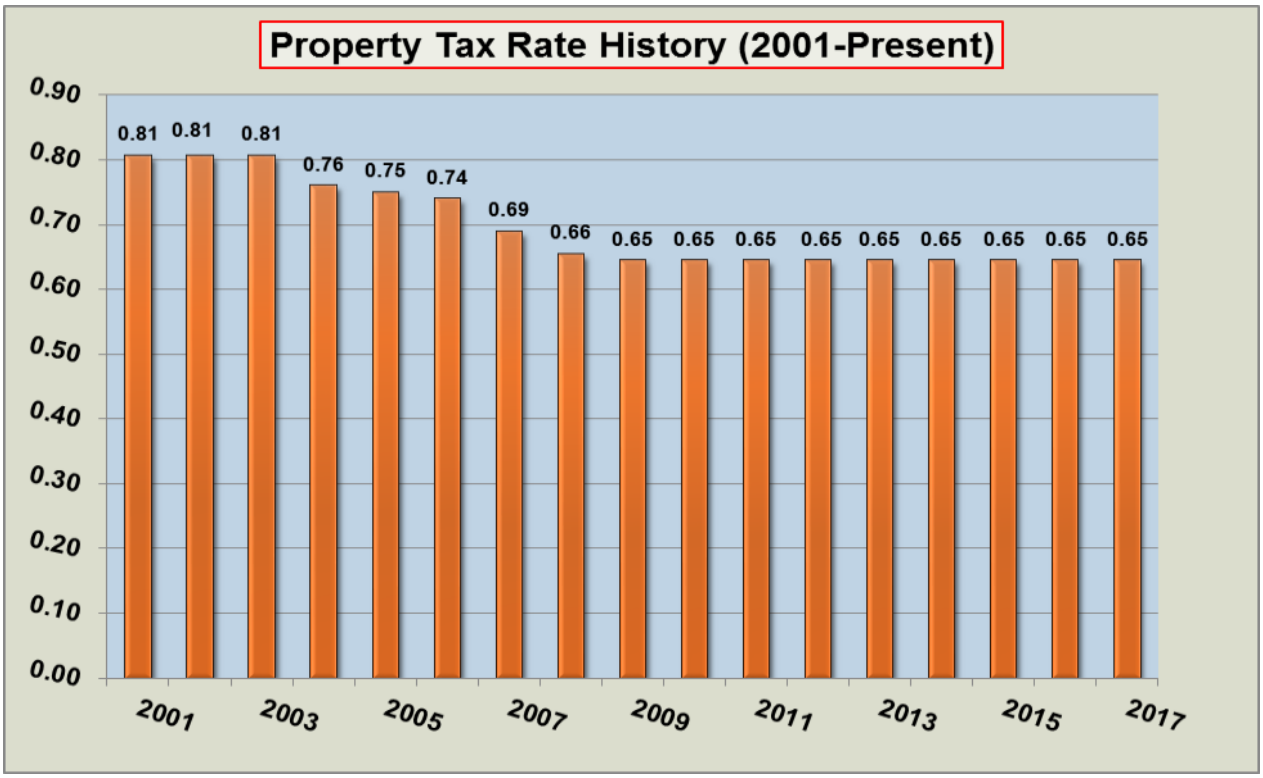


Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Fiscal Year	Taxable Assessed Value	Fiscal Year	Taxable Assessed Value
2002	87,884,199	**2010**	455,200,487
2003	114,032,871	**2011**	461,849,745
2004	143,297,951	**2012**	482,062,285
2005	181,232,497	**2013**	507,835,848
2006	224,412,066	**2014**	554,210,534
2007	284,847,298	**2015**	561,671,666
2008	418,824,688	**2016**	660,630,895
2009	463,300,493	**2017**	806,351,310

AD VALOREM TAX SUMMARY

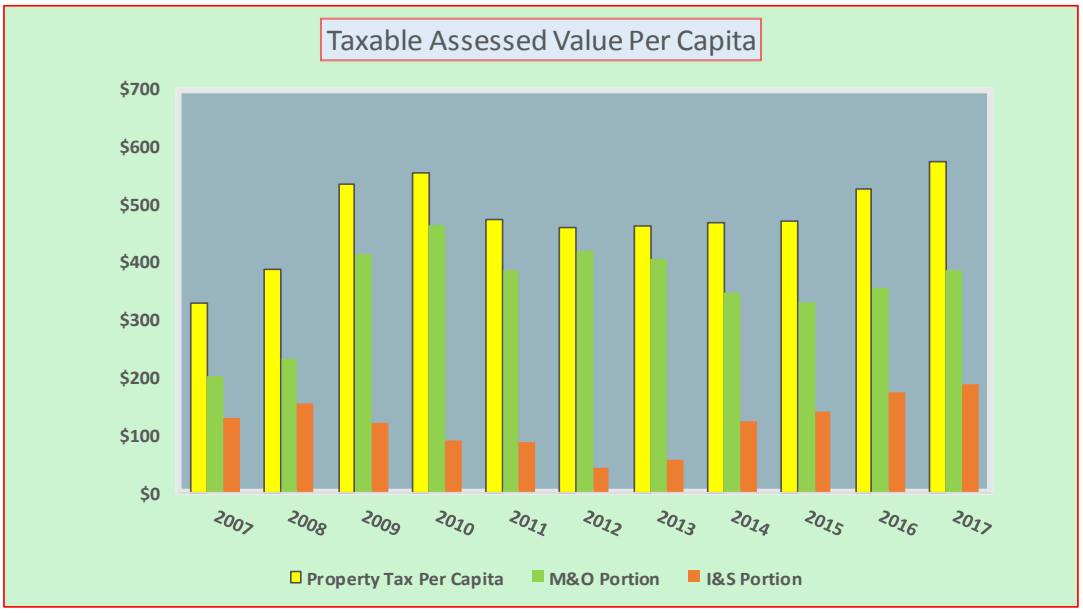
For the current fiscal year, the City Council proposes a 64.5¢ tax rate per $100 of property valuation. This budget proposes to maintain the existing tax rate. The chart below shows the historical property tax rate since Fiscal Year 2001.



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

SUMMARY OF PROPERTY TAX PER CAPITA

The following chart demonstrates taxes per capita increasing over the past several years. This is due, in part, to new properties added to the tax rolls that are of a higher per capita value, indicating industrial and commercial property growth. The change in taxable assessed value is shown below:

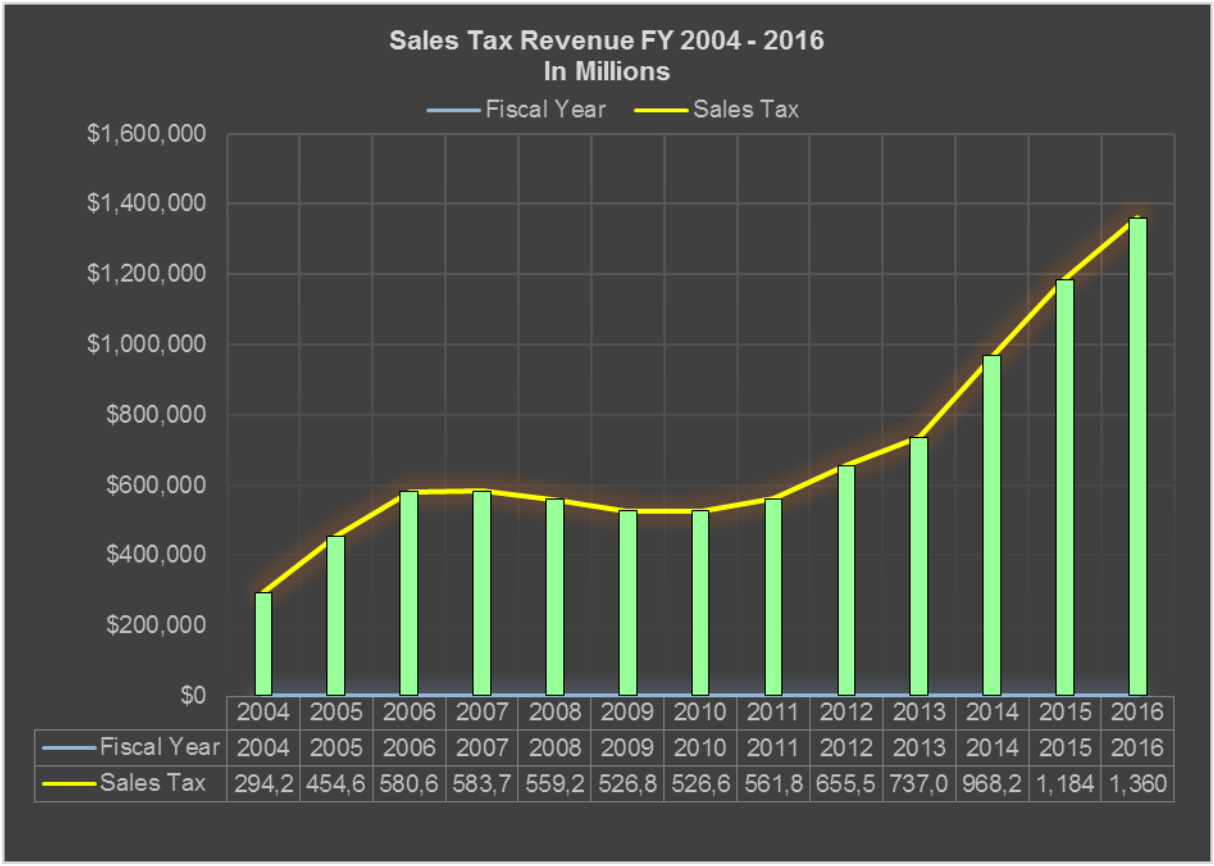


Fiscal Year	Tax Year	Taxable Assessed Value	Population	Per Capita	Tax Rate per $100	Property Tax Per Capita	M&O Portion	I&S Portion
2007	2006	224,412,066	5,032	44,597	0.7400	330	201	129
2008	2007	284,847,298	5,082	56,047	0.6900	387	232	155
2009	2008	418,824,688	5,133	81,592	0.6550	534	414	121
2010	2009	463,300,493	5,390	85,959	0.6450	554	465	89
2011	2010	455,200,487	6,209	73,315	0.6450	473	387	86
2012	2011	461,849,745	6,457	71,525	0.6450	461	418	43
2013	2012	482,062,285	6,715	71,784	0.6450	463	406	57
2014	2013	507,835,848	6,984	72,713	0.6450	469	346	123
2015	2014	561,671,666	7,683	73,110	0.6450	472	331	141
2016	2015	660,630,895	8,067	81,897	0.6450	528	354	174
2017	2016	806,351,310	9,035	89,248	0.6450	576	387	189

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

SUMMARY OF SALES TAX REVENUE

The following chart demonstrates growth characteristics in the City's commercial and economic base. In 1995 voters authorized an additional ½ cent sales tax designation for the Celina Economic Development Corporation (4A) and again in 2004 another ½ cent sales tax for Celina Community Development Corporation (4B). The total tax collected for all three entities has been used for this illustration.

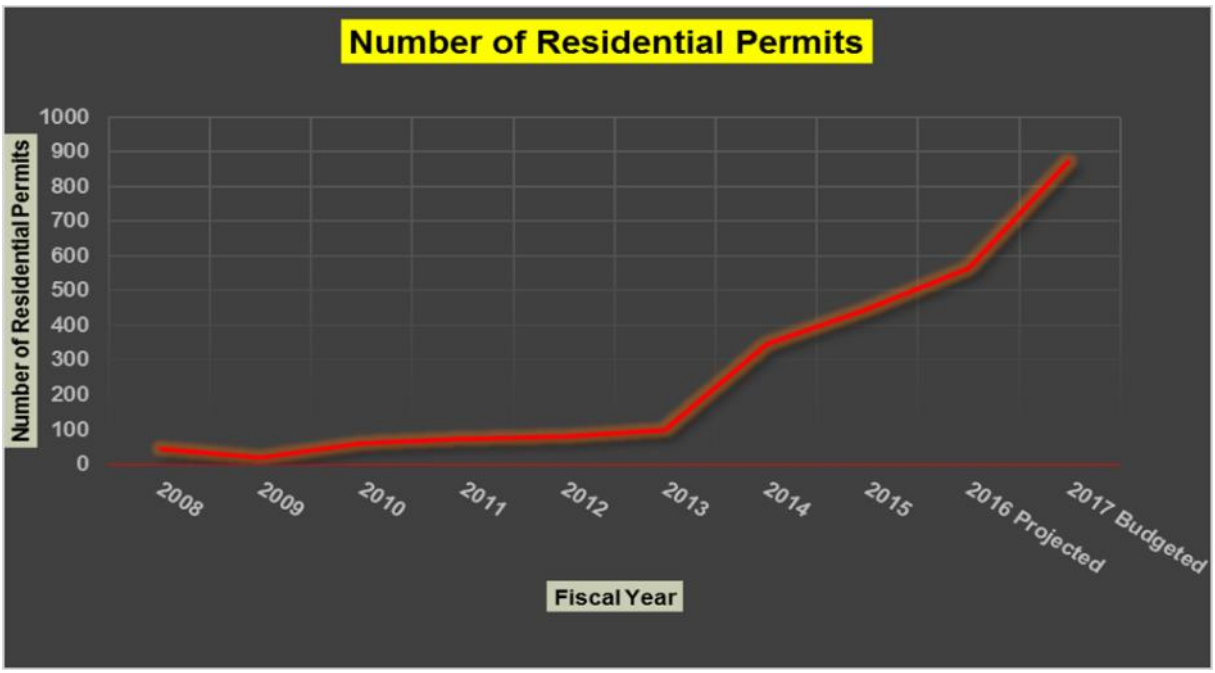


	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Fiscal Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Sales Tax	294,2	454,6	580,6	583,7	559,2	526,8	526,6	561,8	655,5	737,0	968,2	1,184	1,360

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

SUMMARY OF SINGLE FAMILY BUILDING PERMITS

The following chart illustrates the number of single family residential building permits issued. This information is an indicator of current and future demand for City services. The City provides water and wastewater services to residential and commercial properties within the City. The City also provides utility services to others via contractual agreements.



Fiscal Year	Number of Residential Permits
2008	43
2009	20
2010	60
2011	72
2012	81
2013	97
2014	346
2015	448
2016 Projected	563
2017 Budgeted	875

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Celina's Main Street 2015 Annual Fun Day Flyer

Budget Summary

Summary of Fund Balances
Combined Revenue & Expenses for all funds
Revenue & Expenditures Charts & Graphs

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

BUDGET SUMMARY

This budget, including proposed expenditures and transfers out, totals **$36,485,610**. The budget estimates current revenues and transfers-in of **$22,675,796** or **$13,809,814** less than planned expenditures, which resulted from spending down of CIP funds. The proposed FY2016 -2017 budget is fully funded with current revenues, with the exception of a planned **spend-down of the general capital fund** for construction-in-progress (CIP) projects. Currently the City of Celina is in various stages of construction – in-progress for street and facilities (CIP) projects. **Planned spend-down of the utility capital fund** is for purchases of easements, the engineering, design and construction of the South East sector water and sewer lines that serve water and wastewater needs to the residents of Mustang Lakes, Parks of Wilson Creek, Wells North and South, and the Creeks of Legacy developments. This project will be substantially complete by September 30, 2017. Total spend down of the general capital fund and utility capital fund is **$4,168,001** for the Fiscal Year 2016 – 2017. Council has authorized a draw down in the amount of **$966,000** from General Fund Reserve. The projected combined beginning fund balance of all funds at October 1, 2016 is **$34,547,423**. The projected ending fund balance of all funds at September 30, 2017 estimated to be **$20,737,609**, for a net decrease of **$13,809,814**.

The first table shown below provides estimated beginning fund balances, estimated revenues and transfers-in, adopted expenses and transfers-out, and estimated ending fund balances for FY2016-2017, for all funds. The second table demonstrates the comparison between the recommended percentage level of reserve versus the estimated level of reserve for each fund as of September 30, 2017.

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Budget Summary

CITY OF CELINA COMBINED BUDGET SUMMARY FY2016-2017

Fund	Fund Title	Estimated Beginning Balance (10/1/16)	Revenues	Inter-fund Transfers In	Operating Expenses	Capital Outlay	Inter-fund Transfers Out	Estimated Ending Balance (9/30/2017)
102	General Fund	4,605,829	8,132,778	492,000	9,590,573	0	0	3,640,034
103	Debt Service Fund	646,076	1,787,938	2,092,451	3,680,388	0	0	846,077
104-113	Capital Improvement Funds - General Fund	9,046,657	150,200	0	0	1,437,938	0	7,758,919
202	Water and Wastewater Fund	2,643,712	9,016,474	0	6,138,590	0	2,384,451	3,137,145
205	Utility Construction Fund	15,796,729	65,000	0	0	12,480,063	0	3,381,666
206	Utility Impact Fees Fund	1,299,303	0	0	0	0	0	1,299,303
208	Stormwater Drainage Fees Fund	125,065	299,200	0	0	250,000	0	174,265
CDC	Community Development Corporation	135,455	319,878	0	0	0	200,000	255,333
EDC	Economic Development Corporation	248,597	319,878	0	323,607	0	0	244,868
	TOTALS	34,547,423	20,091,345	2,584,451	19,733,158	14,168,001	2,584,451	20,737,609

Reserve and Working Capital Estimates FY2016-2017

Fund	Fund Title	Recommended Level of Reserve	Estimated Level of Reserve (9/30/2017)
102	General Fund	25%	38%
103	Debt Service Fund	10%	23%
104 - 113	General Fund - Capital Project Fund	0%	540%
202	Water & Wastewater Fund	33%	37%
205	Utility Constuction Fund	0%	27%
206	Utility Impact fee Fund	0%	0%
208	Stormwater Drainage Fees Fund	0%	70%
CCDC	Celina Community Development Corp.	25%	128%
CEDC	Celina Economic Development Corp.	25%	76%

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Budget Summary

The departmental summaries that follow will continue into this combined budget summary and represent units of the organization arranged within the Funds of the City. The City's budget for each department is broken down into six categories of expenditures. Individual line items roll into the categories and staff will use a line item budget for day-to-day financial management. The six categories are:

1) Personnel – accounts for the full cost of salaries and all benefits of city employees. This category also includes expenses related to personnel, such as travel, training, and uniforms.

2) Legal & Professional – accounts for operating expenses associated with outside consultation with professionals such as attorneys, engineers, and consultants.

3) Materials & Supplies – accounts for consumable operating supplies, including expenses such as office supplies, chemicals, ammunition, medical supplies, etc.

4) Maintenance – includes operating expenses for goods and services necessary for the operation and maintenance of our facilities, equipment, and tools including things like fuel, oil changes, tires, vehicle repairs, hardware and software maintenance agreements, etc.

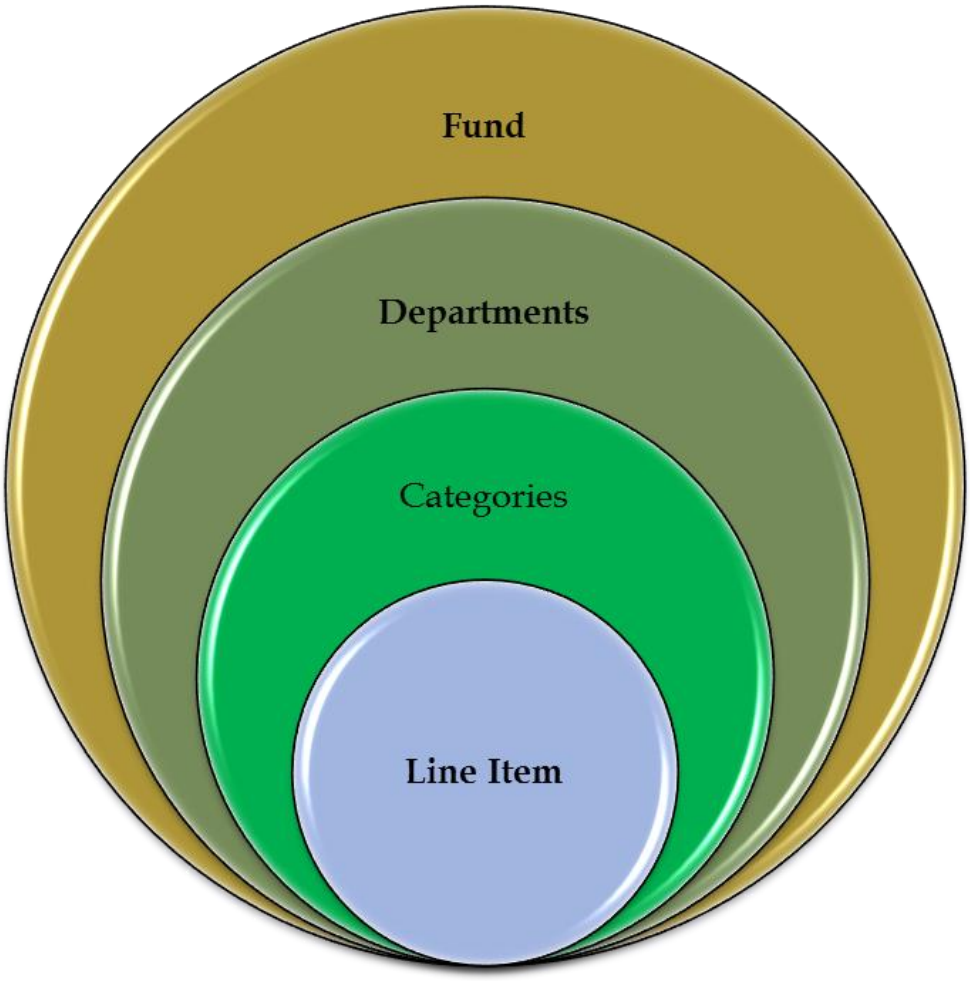
5) Utility Expenses – accounts for the cost of purchasing utilities such as electricity, phone lines, and natural gas.

6) Other Operating Expenses – accounts for a variety of other expenses such as property insurance, post age, equipment rental, advertising, library materials, office cleaning, and rent.

The following graphic is intended to solidify an understanding of the organizing financial structure used to develop the City budget. Line items roll into categories, which in turn roll into departments, which then roll into funds. The budget ordinance that is presented to Council in September requests appropriation resources at the fund level. It carries different levels of authorization and necessary approval. In the event that a fund may exceed the budgeted amount enacted by ordinance, a budget amendment ordinance will be requested. If at any time, a department's expenditures exceed the budgeted amount for that department, City Council will be advised, but no formal action is required. Any budget adjustments below the department level will be managed at a staff level.

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Fund Structure



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Budget Summary

General Fund Schedule of Revenues

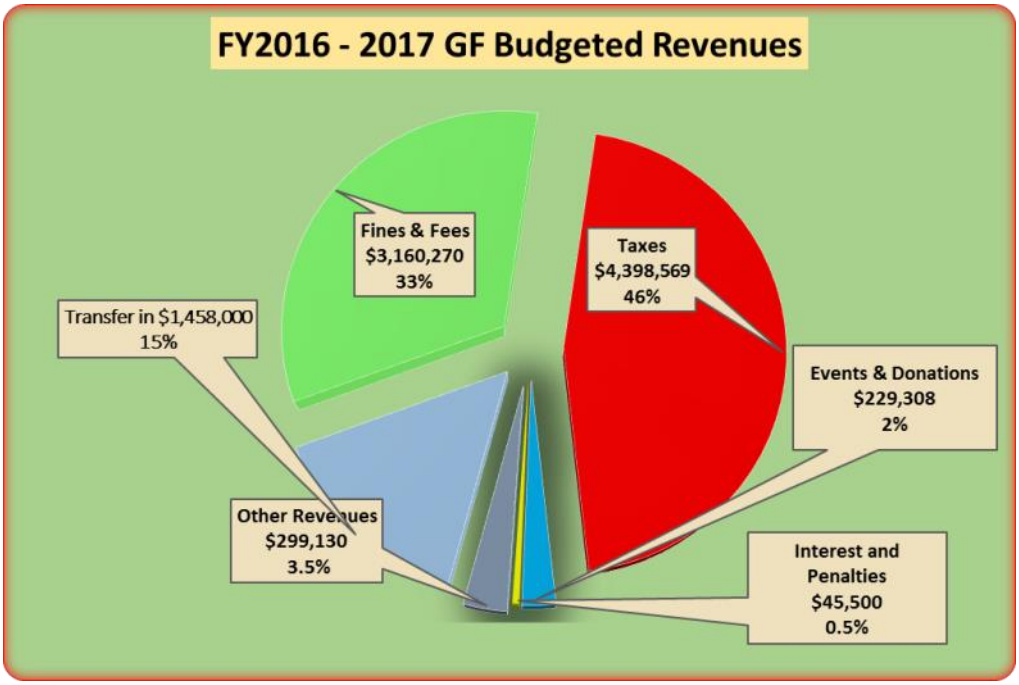
Revenue Category	FY2016 Approved Budget	FY 2016 Actual As Of 06/30/16	FY 2016 Year End Estimate	FY 2017 Proposed Budget
Fines & Fees	$ 2,058,050	$ 2,510,373	$ 3,348,619	$ 3,160,270
Taxes	$ 3,804,838	$ 3,696,766	$ 4,025,534	$ 4,398,569
Grants	$ -	$ 18,783	$ 14,289	$ -
Events & Donations	$ 180,000	$ 277,019	$ 327,508	$ 229,308
Penalties & Interest	$ 39,000	$ 35,964	$ 45,322	$ 45,500
Other Revenues	$ 303,300	$ 335,423	$ 383,874	$ 299,130
Transfers In	$ 1,987,000	$ 369,000	$ 492,000	$ 1,458,000
Total Revenues	**$ 8,372,188**	**$ 7,243,328**	**$ 8,637,146**	**$ 9,590,778**
Over (Under) Approved FY 2016 Budget			$ 264,958	$ 1,218,590

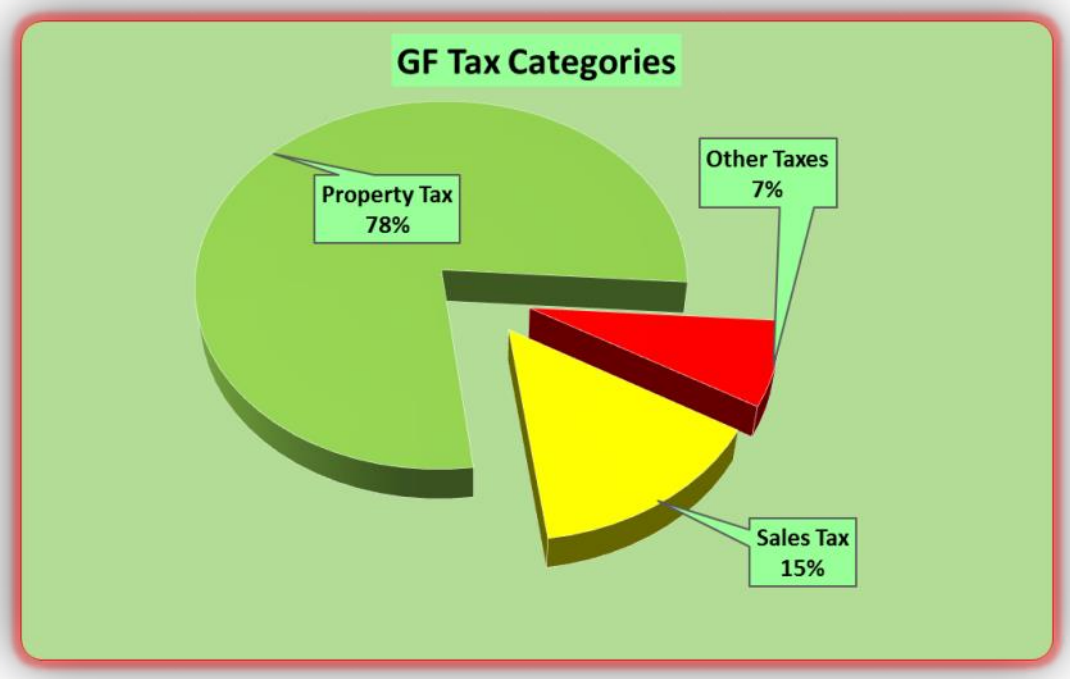
General Fund Schedule of Expenditures

Departments	FY2016 Approved Budget	FY 2016 Actual As Of 06/30/16	FY 2016 Year End Estimate	FY 2017 Proposed Budget
Library	*$ 156,465*	*$ 75,338*	*$ 154,787*	*$ 177,856*
General Services Office	*$ 229,247*	*$ 145,458*	*$ 205,229*	*$ 283,049*
Development Services	*$ 890,278*	*$ 548,542*	*$ 876,768*	*$ 1,218,608*
Administration	*$ 1,187,086*	*$ 972,350*	*$ 1,221,368*	*$ 1,181,193*
Court	*$ 91,528*	*$ 66,867*	*$ 100,430*	*$ 156,748*
Fire / EMS	*$ 1,891,416*	*$ 1,311,566*	*$ 1,861,515*	*$ 2,058,979*
Streets	*$ 1,052,214*	*$ 793,493*	*$ 1,013,075*	*$ 851,546*
Police	*$ 1,727,083*	*$ 1,259,735*	*$ 1,662,423*	*$ 1,786,968*
Parks	*$ 771,157*	*$ 611,220*	*$ 795,001*	*$ 821,567*
Main Street	*$ 90,367*	*$ 85,716*	*$ 92,389*	*$ -*
Marketing	*$ 281,944*	*$ 200,243*	*$ 281,665*	*$ 349,030*
Engineering	*-*	*-*	*$ -*	*$ 705,029*
Total Expenditures	**$ 8,368,785**	**$ 6,070,529**	**$ 8,264,651**	**$ 9,590,573**
Over (Under) Approved FY 2016 Budget			$ (104,134)	$ 1,221,788

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

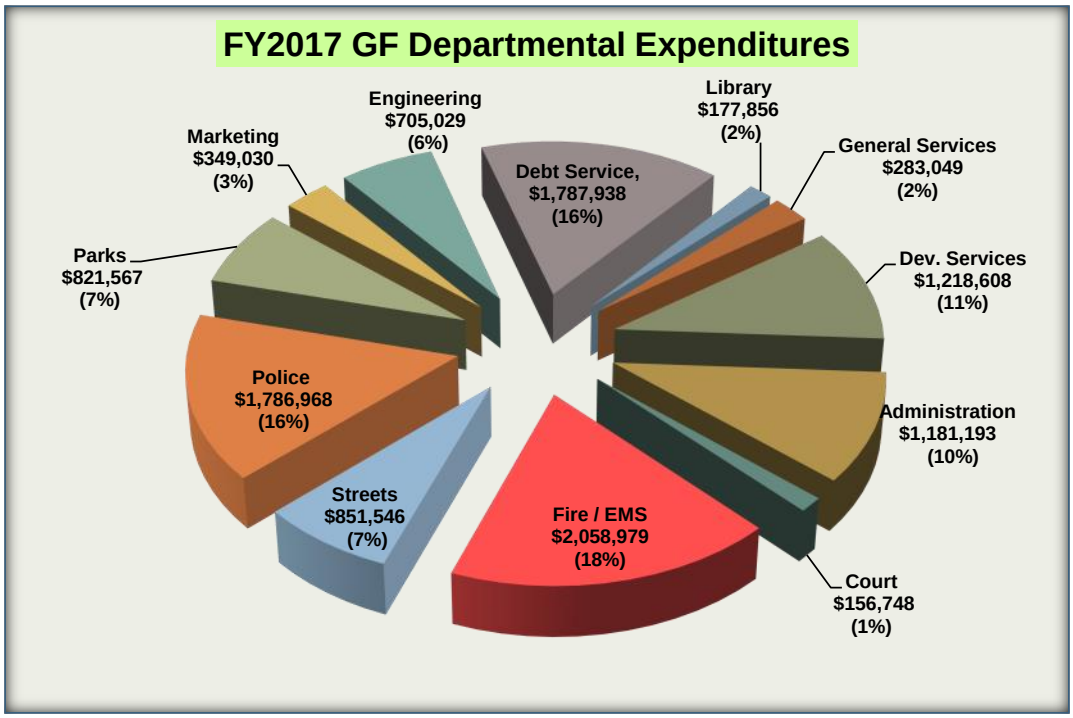
Budget Summary

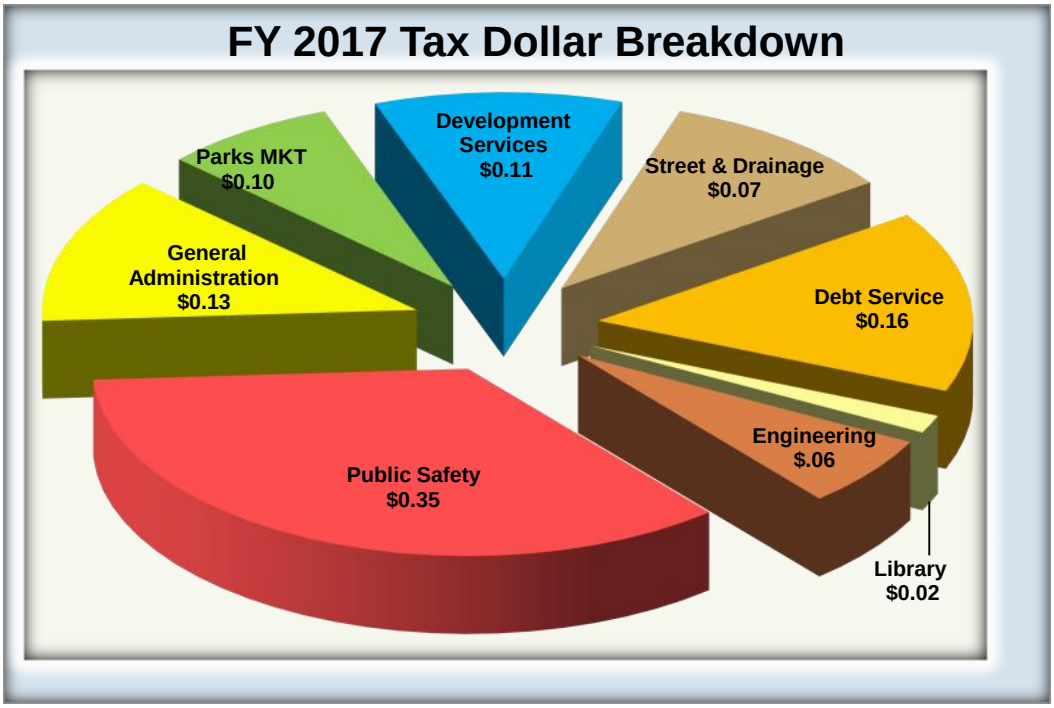




Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Budget Summary





Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Budget Summary

W/S Fund Summary Schedule of Revenues

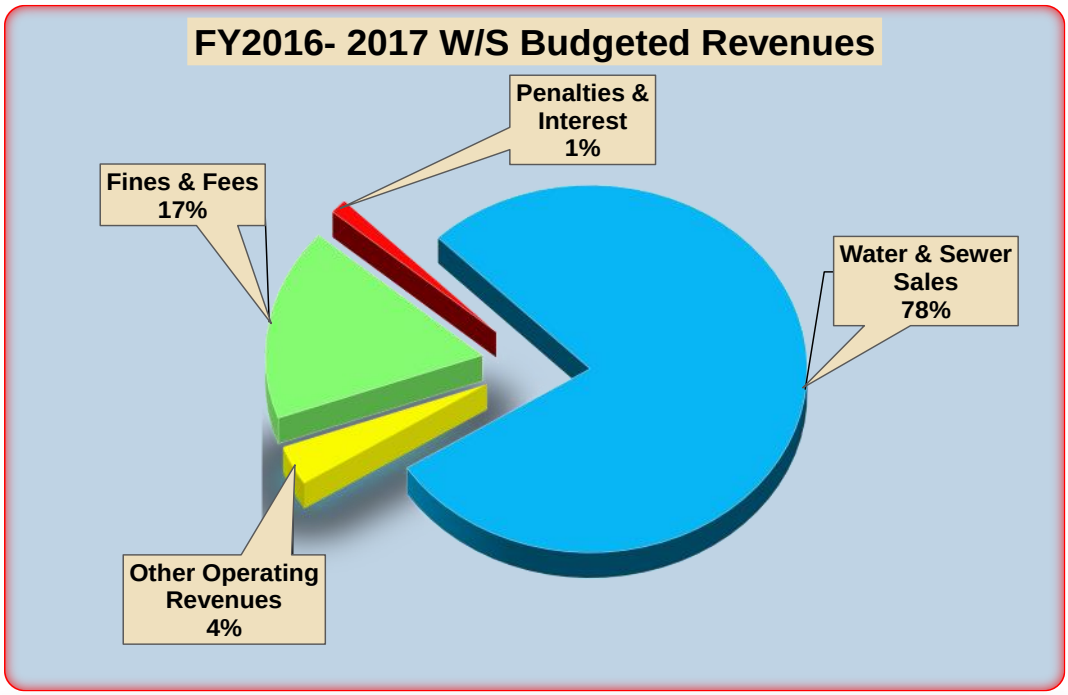
Revenue Category	FY2016 Approved Budget	FY 2016 Actual As Of 06/30/16	FY 2016 Year End Estimate	FY 2017 Proposed Budget
Fines & Fees	$ 1,043,404	$ 853,534	$ 1,228,000	$ 1,526,850
Penalties & Interest	$ 76,800	$ 88,672	$ 128,500	$ 115,000
Sales	$ 5,070,566	$ 3,756,669	$ 6,132,981	$ 7,058,124
Other Revenues	$ 102,600	$ 180,819	$ 263,498	$ 316,500
Total Revenues	$ 6,293,370	$ 4,879,694	$ 7,752,980	$ 9,016,474
Over (Under) Approved FY 2016 Budget			$ 1,459,610	$ 1,263,495

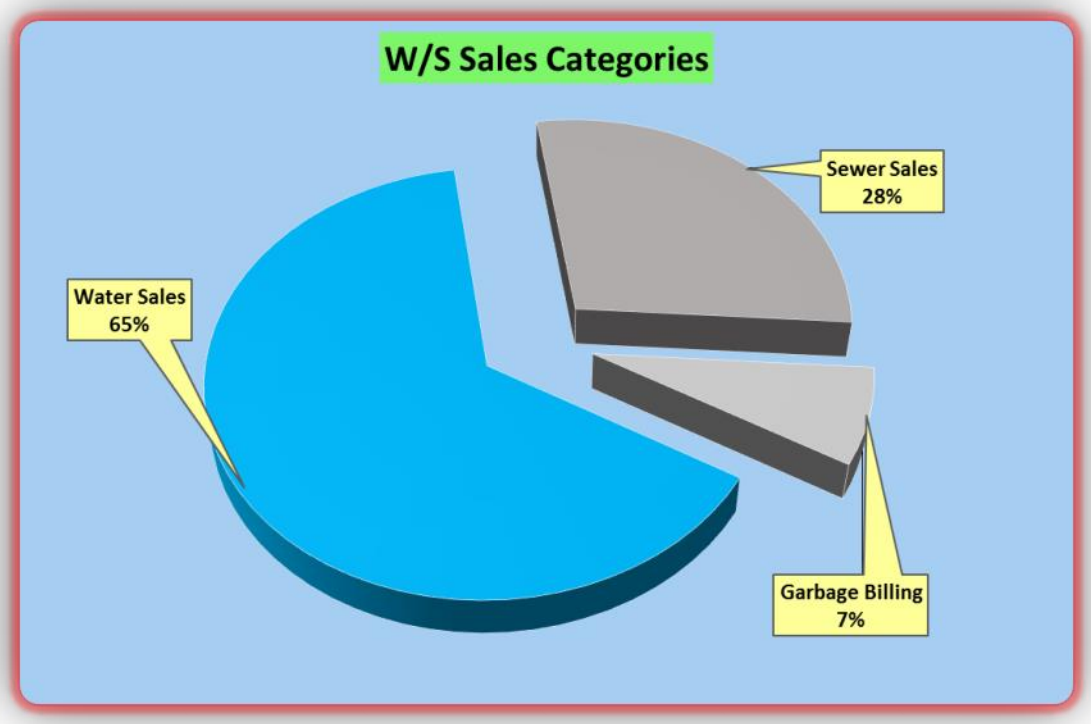
W/S Fund Summary Schedule of Expenses

Departments	FY2016 Approved Budget	FY 2016 Actual As Of 06/30/16	FY 2016 Year End Estimate	FY 2017 Proposed Budget
Water Department	$ 4,047,953	$ 2,520,627	$ 4,391,277	$ 4,653,981
Sewer Department	$ 1,824,532	$ 1,165,238	$ 1,822,808	$ 3,072,873
Utility Billing Department	$ -	$ -	$ -	$ 328,187
Trash & Recycling Collection	$ 419,319	$ 305,997	$ 419,319	$ 468,000
Total	$ 6,291,804	$ 3,991,862	$ 6,633,404	$ 8,523,041
Over (Under) Approved FY 2016 Budget			$ 341,600	$ 1,889,637

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

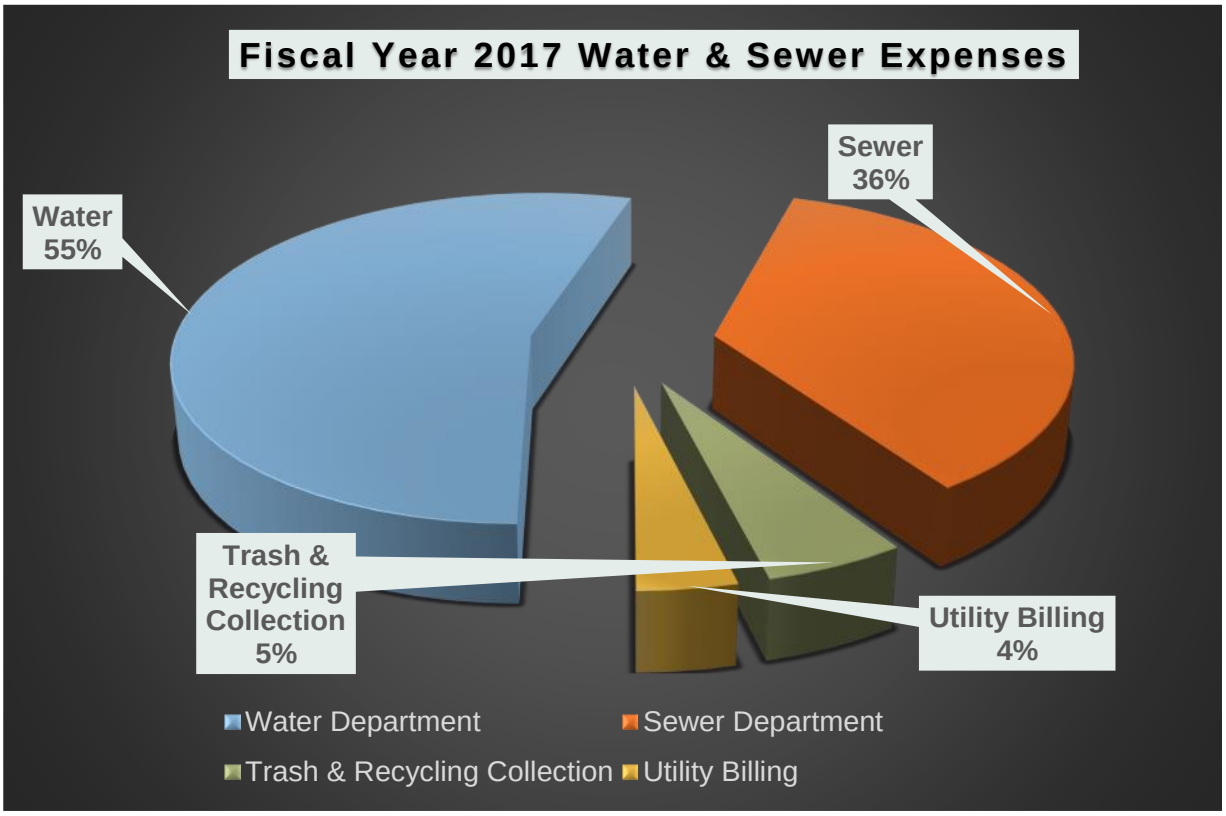
Budget Summary





Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Budget Summary



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

SUMMARY OF SIGNIFICANT CHANGES IN FUND BALANCES

The amount of resources available for funding the annual budget is a vital element of budget development. The City is in the position of funding each year's budget with current revenues and utilitzation of the appropriate fund balance.

In an effort to standardize the reporting of financial information from both a budgetary and financial reporting aspect, the City recognizes undesignated, unreserved fund balance in the General Fund and unrestricted net assets in the Utility Fund, as available financial resources for City operations. For budgetary representation purposes, Fund Balance refers to undesignated, unreserved fund balance and net assets depending upon fund type. Level of reserve is calculated based upon the expected fund balance at the end of the fiscal year divided by the current operating expenses.

Because each fund has unique characteristics regarding the ability to forecast revenues and expenditures, different levels of fund balances are appropriate. One measure of a city's financial strength is the level of its fund balance. Based on industry experts and staff recommendations, the level of reserves, shown in the table below, are targeted for each budget year. Also shown, is the estimated fund balance levels at the end of FY 2016-2017.

In fiscal year 2016-2017 several new funds were created to better account for revenue sources and allocate them to the appropriate targeted expenditures.

The Storm Water Drainage Fees Fund is an example. This fund was created to collect storm water drainage fees to be spent on several drainage projects that require funding. These fees are collected along with customers' water and wastewater charges.

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Budget Summary

Reserve and Working Capital Estimates FY2016-2017

Fund	Fund Title	Recommended Level of Reserve	Estimated Level of Reserve (9/30/2017)
102	General Fund	25%	38%
103	Debt Service Fund	10%	23%
104 - 113	General Fund - Capital Project Fund	0%	540%
202	Water & Wastewater Fund	33%	37%
205	Utility Construction Fund	0%	27%
206	Utility Impact fee Fund	0%	0%
208	Storm water Drainage Fees Fund	0%	70%
CCDC	Celina Community Development Corp.	25%	128%
CEDC	Celina Economic Development Corp.	25%	76%

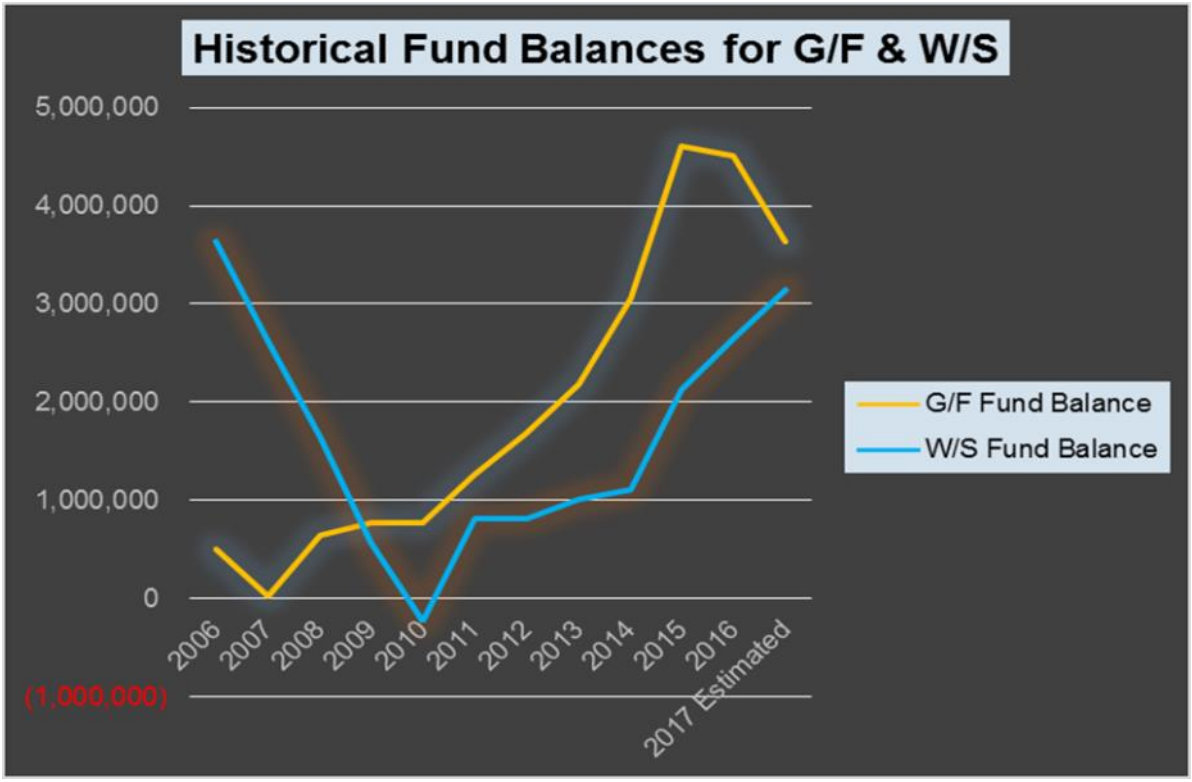
Since the General Fund balance is above the recommended level, it is proposed to Council to transfer $966,000 from General Fund Balance for non-recurring expenses in this budget. Of particular note is the condition of the Utility Fund balance. While the proposed budget still projects this fund balance to be slightly above its recommended reserve level of 33%, the balance position has been considerably improved upon from the approximate one percent (1%) fund balance projected at the beginning of FY2012 to 37% by end of FY 2017. The noted improvement in the fund balance of this fund is due primarily to the adopted and planned water and sewer rate increases which began to show positive net cash results in FY2013, and the overall improvement of the housing market. The proposed FY 2017 budget allows for 875 new housing related permits. The latest estimated numbers for FY 2015-2016, will surpass the budgeted 540 permits, which represent a 4% increase. During FY 2017 and thereafter, the City will continue to monitor the revenue recovery of the Utility Fund.

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Budget Summary

The City is currently conducting a rate study that will better forecast Utility Fund revenues for the next 5 years.

The Following Graph illustrates the progress of Fund Balances for the General Fund & Water and Wastewater Fund



Fiscal Year	G/F Fund Balance	W/S Fund Balance	Fiscal Year	G/F Fund Balance	W/S Fund Balance
2006	498,746	3,636,874	2012	1,694,945	809,175
2007	23,148	2,618,732	2013	2,187,130	1,010,302
2008	649,125	1,651,702	2014	3,057,960	1,010,302
2009	775,120	568,021	2015	4,605,829	2,120,144
2010	764,794	(234,357)	2016	4,605,829	2,643,712
2011	1,266,989	818,882	2017 Estimated	3,640,034	3,137,145

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Budget Summary

The City implemented the GASB Statement 54 standard for classification of fund balance in the governmental funds. The fund balances of governmental funds are defined as follows:

Non-spendable – amounts that cannot be spent either because they are in non-spendable form, such as inventory or prepaid items or because they are legally or contractually required to be maintained intact.

Restricted – amount that can be spent only for specific purposes or constraints that are externally imposed by creditors, grantors, contributors, or laws or regulations of other governments.

Committed – amounts that can be used only for specific purposes determined by the formal action of City Council. The City Council is the highest level of decision making authority for the City. Commitments may be established, modified, or restricted only through a formal resolution of the City Council.

Assigned – amounts that do not meet the criteria to be classified as restricted or committed but are intended to be used for specific purposes that have been established by the City Council.

Unassigned – all other spendable amounts in the general fund will fall under this category.

The City Council delegates the responsibility to assign funds to the City Manager, Director of Finance, or other designee as determined by the Council.

When expenditures are incurred for which both restricted and unrestricted fund balances are available, the City considers restricted funds to be spent first. Similarly, committed funds are considered to be spent first when there is a choice for the use of the less restricted funds, then assigned funds will be used and then lastly the unassigned funds will be utilized.

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Celina's Main Street 2015 Event-Star Wars on the Square Flyer

General Fund

G/F Summary Schedule of Revenues
G/F Schedule of Expenditures by Departments
Library
City Secretary Office
Planning and Development Services
Administration and Finance
Municipal Court
Fire and EMS
Public Works
Police
Parks & Recreation
Marketing

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

General Fund Schedule of Revenues

Revenue Category	FY2016 Approved Budget	FY 2016 Actual As Of 06/30/16	FY 2016 Year End Estimate	FY 2017 Proposed Budget
Fines & Fees	**$ 2,058,050**	**$ 2,510,373**	**$ 3,348,619**	**$ 3,160,270**
Court Fines	*115,000*	*121,557*	*$ 160,000*	*$ 176,000*
Court Security	*3,700*	*4,558*	*$ 5,750*	*$ 6,325*
Court Technology	*5,000*	*6,077*	*$ 7,577*	*$ 8,335*
Court Time Pay	*1,600*	*1,492*	*$ 1,850*	*$ 2,035*
Court DD	*55,000*	*83,940*	*$ 105,900*	*$ 116,490*
Truancy Prevention	*1,750*	*2,952*	*$ 3,500*	*$ 3,850*
Credit Card Fees	*-*	*7,026*	*$ 8,850*	*$ 9,735*
Jury Fees	*-*	*6*	*$ 6*	*$ -*
Permits	*1,591,000*	*1,719,370*	*$ 2,401,847*	*$ 2,537,500*
EMS Fees	*175,000*	*89,456*	*$ 147,402*	*$ 175,000*
Development Fees	*100,000*	*472,466*	*$ 504,466*	*$ 125,000*
Roadway Fees	*10,000*	*1,471*	*$ 1,471*	*$ -*
Taxes	**$ 3,804,838**	**$ 3,696,766**	**$ 4,025,534**	**$ 4,398,569**
Sales Tax	*609,805*	*495,293*	*$ 680,398*	*$ 639,757*
Property Tax - Current	*2,860,407*	*2,849,167*	*$ 2,874,167*	*$ 3,413,028*
Property Tax - Delinquent	*25,000*	*151,763*	*$ 156,000*	*$ 25,000*
Electric Franchise Taxes	*212,360*	*116,021*	*$ 214,121*	*$ 218,403*
Gas Franchise Taxes	*50,400*	*47,048*	*$ 52,048*	*$ 53,089*
Phone Franchise Taxes	*17,740*	*19,182*	*$ 20,282*	*$ 20,687*
Cable Franchise Taxes	*21,043*	*14,501*	*$ 21,551*	*$ 21,982*
Utilities PEG Fees	*7,183*	*2,810*	*$ 5,610*	*$ 5,722*
Hotel Occupancy Tax	*900*	*981*	*$ 1,358*	*$ 900*
Grants	**$ -**	**$ 14,289**	**$ 14,289**	**$ -**
FD Training Grant	*-*	*450*	*$ 450*	*$ -*
Fire Coserv Grant	*-*	*12,500*	*$ 12,500*	*$ -*
Police Grants	*-*	*1,339*	*$ 1,339*	*$ -*
Events & Donations	**$ 180,000**	**$ 277,019**	**$ 327,508**	**$ 229,308**
Main Street Special Event	*15,000*	*27,036*	*$ 29,536*	*$ -*
Main Street Golf Tournament	*50,000*	*46,034*	*$ 51,034*	*$ -*
Fire Department Donations	*-*	*1,050*	*$ 1,050*	*$ -*
County Library Funds	*-*	*13,041*	*$ 17,388*	*$ 14,308*
City Sponsored Events	*45,000*	*69,000*	*$ 75,000*	*$ 55,000*
City/Chamber Balloon Festival	*70,000*	*120,858*	*$ 150,000*	*$ 160,000*
Penalties & Interest	**$ 39,000**	**$ 35,964**	**$ 45,322**	**$ 45,500**
Interest Income	*39,000*	*35,964*	*$ 45,322*	*$ 45,500*
Other Revenues	**$ 303,300**	**$ 335,423**	**$ 383,874**	**$ 299,130**
Police Reports	*500*	*403*	*$ 500*	*$ 500*
Police Seizures	*-*	*2,467*	*$ 2,467*	*$ -*
County Rebate of CS	*7,000*	*4,015*	*$ 8,030*	*$ 8,030*
Collin County Fire Fees	*55,000*	*74,163*	*$ 74,163*	*$ 74,200*
Denton County Fire Fees	*10,000*	*10,000*	*$ 10,000*	*$ 10,000*
Sale of Fixed Assets	*-*	*15,675*	*$ 15,675*	*$ -*
Property Rental	*12,000*	*31,476*	*$ 31,476*	*$ -*
Park Usage Fees	*132,000*	*128,089*	*$ 164,000*	*$ 136,000*
Park Concession revenues	*48,000*	*34,447*	*$ 35,400*	*$ 35,000*
Health Inspection Fees	*12,000*	*7,400*	*$ 9,300*	*$ 9,000*
Fire Inspection Fees	*2,800*	*2,200*	*$ 3,500*	*$ 2,500*
Alarm Permits	*2,500*	*5,500*	*$ 7,500*	*$ 7,500*
Keep Celina Beautiful Program	*5,000*	*8,255*	*$ 9,000*	*$ 5,000*
Miscellaneous Income	*15,000*	*9,579*	*$ 10,563*	*$ 9,000*
Library Services Contract	*1,500*	*1,754*	*$ 2,300*	*$ 2,400*
Transfers In	**$ 1,987,000**	**$ 281,250**	**$ 492,000**	**$ 1,458,000**
Total Revenues	**$ 8,372,188**	**$ 7,151,084**	**$ 8,637,146**	**$ 9,590,778**

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

General Fund Schedule of Expenditures

General Fund Schedule of Expenditures

Departments	FY2016 Approved Budget	FY 2016 Actual As Of 06/30/16	FY 2016 Year End Estimate	FY 2017 Proposed Budget
Library	156,465	75,338	$ 154,787	$ 177,856
General Services Office	229,247	145,458	$ 205,229	$ 283,049
Development Services	890,278	548,542	$ 876,768	$ 1,218,608
Administration	1,187,086	972,350	$ 1,221,368	$ 1,181,193
Court	91,528	66,867	$ 100,430	$ 156,748
Fire / EMS	1,891,416	1,311,566	$ 1,861,515	$ 2,058,979
Streets	1,052,214	793,493	$ 1,013,075	$ 851,546
Police	1,727,083	1,259,735	$ 1,662,423	$ 1,786,968
Parks	771,157	611,220	$ 795,001	$ 821,567
Main Street	90,367	85,716	$ 92,389	$ -
Marketing	281,944	200,243	$ 281,665	$ 349,030
Engineering	-	-	$ -	$ 705,029
Total Expenditures	$ 8,368,785	$ 6,070,529	$ 8,264,651	$ 9,590,573

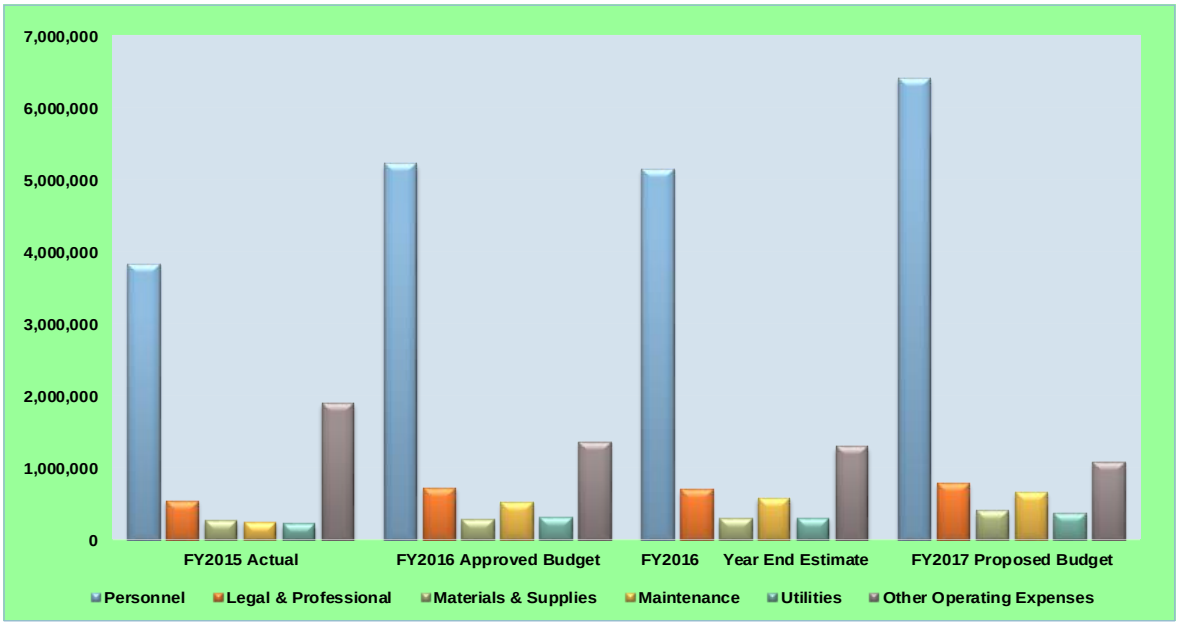
Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

FY 2017 Departmental Summary

Fund:	General Fund
Department:	All
Account Group:	All

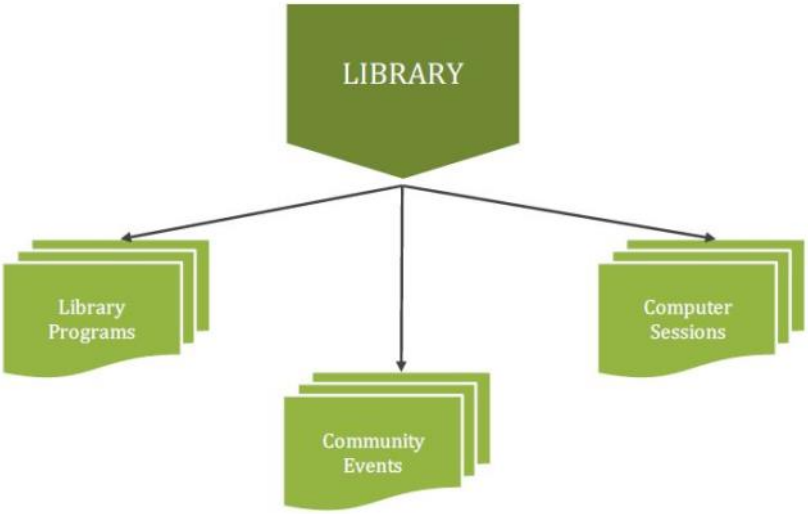
Expenditures	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget	Bud./YE Estimate $ Change	Bud./YE Estimate % Change	Change from FY 2016 Budget
Personnel	$ 3,816,679	$ 5,215,251	$ 5,134,292	$ 6,399,554	$ 1,265,262	25%	$ 1,184,303
Legal & Professional	$ 527,922	$ 713,548	$ 685,509	$ 781,110	$ 95,601	14%	$ 67,562
Materials & Supplies	$ 259,693	$ 271,935	$ 287,925	$ 390,160	$ 102,235	36%	$ 118,225
Maintenance	$ 236,115	$ 512,399	$ 571,670	$ 648,820	$ 77,149	13%	$ 136,421
Utilities	$ 216,521	$ 306,193	$ 294,495	$ 363,607	$ 69,112	23%	$ 57,414
Other Operating Expenses	$ 1,887,906	$ 1,349,459	$ 1,290,759	$ 1,073,915	$ (216,844)	-17%	$ (275,544)
Total Expenditures	**$6,944,835**	**$ 8,368,785**	**$ 8,264,651**	**$ 9,657,166**	**$1,392,515**	**16.8%**	**$ 1,288,381**

Personnel	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget			Personnel Change
Library	2	2.5	2.5	2.5			0
General Services Office	1	2	2	3			1
Planning & Development Services	6	9	9	11.5			2.5
Administration	5	6	6	6			0
Municipal Court	1	1	1	2			1
Fire Department	11	16	16	19			3
Public Works	6	7	7	7			0
Police Department	12	16	16	18			2
Parks	5	5.5	5	7			2
Main Street	0	0	0	0			0
Marketing	1	2	2	1			-1
Engineering	0	4	4	6			2
Total Personnel	**50**	**71**	**70.5**	**83**			**12.5**



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

General Fund—Library



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

General Fund—Library

Mission Statement

The mission of the Celina Public Library is to enhance the quality of life of the community by providing an inclusive place of knowledge that nurtures imagination, exploration, discovery and learning.

FY 2015-2016 Accomplishments:

- Increased the number of library visitors by 38% over FY 2015
- Increased the number of computer users by 51% as compared to FY 2015
- Recorded an increase in library program attendance of 115% over FY 2015
- Added a projected 404 new members to the Library
- Increased DVD, non-children's titles, check outs by 3,908% over the previous year

	FY 14	FY 15	FY16 Projected
Library Visitors	NA	12,696	17,493
# Days Open	NA	290	296
Hours Open	NA	2,225	2,219
Computer Users	NA	1,908	2,878
Logged Computer Hrs.	NA	1,867	2,340
# Programs	NA	45	92
Program Attendance	NA	1,050	2,260

	FY 14	FY 15	FY16 Projected
Total Members	NA	3,097	3,511
New Members	NA	274	404
Titles	NA	14,852	15,882
Titles Deleted	NA	n/a	900
Actual Titles Added	NA	847 (net)	2,042

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

General Fund—Library

CHILDREN'S CHECKOUTS	FY 14	FY 15	FY16 Projected
Ebooks	NA	348	323
Non Fiction	NA	1,525	1,379
Fiction	NA	2,436	2,165
Easy	NA	4,638	2,599
Young Adult	NA	596	651
Biography	NA	237	219
Spanish	NA	208	311
DVD	NA	738	847
In House Use	NA	1,614	813
Totals		12,340	9,307

ADULT CHECKOUTS	FY 14	FY 15	FY16 Projected
Ebooks	NA	5,185	4,471
Non Fiction	NA	493	392
Fiction	NA	4,204	2,799
Audio	NA	225	188
Biography	NA	188	92
Spanish	NA	62	48
DVD	NA	24	962
In House Use	NA	0	31
Totals		10,381	8,983

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

General Fund—Library

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

FY 2017 Departmental Summary

Fund: General Fund
Department: Library Services
Account Group: 102-508

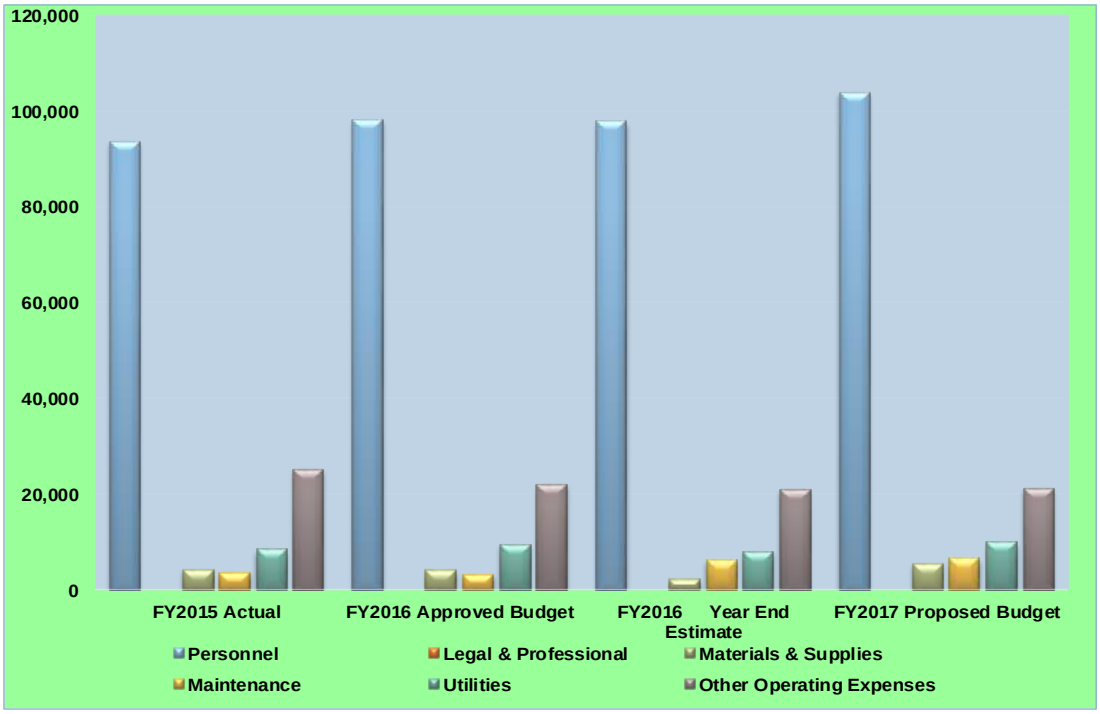
Expenditures	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget	Bud./YE Estimate $ Change	Bud./YE Estimate % Change	Change from FY 2016 Budget
Personnel	$ 100,532	$ 112,085	$ 109,911	$ 124,443	$ 14,533	13%	$ 12,358
Legal & Professional	$ -	$ -	$ -	$ -	$ -	0%	$ -
Materials & Supplies	$ 3,180	$ 5,325	$ 5,325	$ 6,375	$ 1,050	20%	$ 1,050
Maintenance	$ 6,935	$ 6,500	$ 7,500	$ 8,500	$ 1,000	13%	$ 2,000
Utilities	$ 8,283	$ 9,875	$ 9,382	$ 9,875	493	5%	$ -
Other Operating Expenses	$ 21,928	$ 22,680	$ 22,669	$ 28,663	$ 5,994	26%	$ 5,983
Total Expenditures	**$140,857**	**$ 156,465**	**$ 154,787**	**$ 177,856**	**$23,070**	**14.9%**	**$ 21,391**

Personnel	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget			Personnel Change
Library Director	1	1	1	1			0
Library Clerk (3 part time positions)	1	1.5	1.5	1.5			0
Total Personnel	**2**	**2.5**	**2.5**	**2.5**			**0**

Notes:

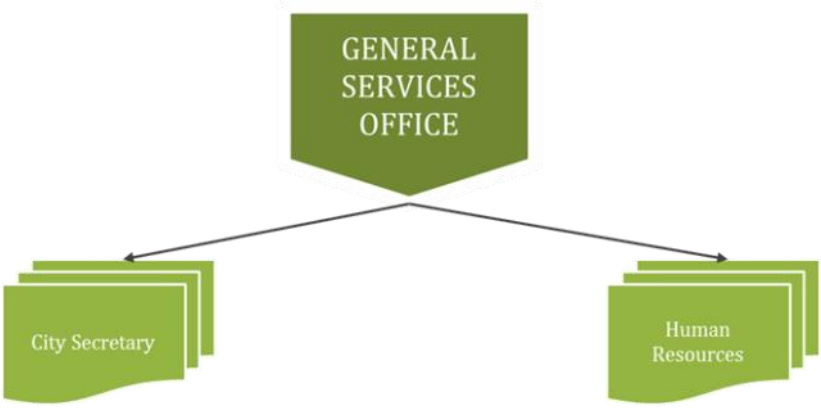
Key Points of Proposed Budget

1. Proposed budget allows for fully functional public library service operating 6 days a week.
2. Proposed budget will continue with 3 part time library clerks.
3. Other Operating Expenses category includes $20,098 for purchase of new books, media, and periodicals along with other office expenses.



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

GENERAL FUND-GENERAL SERVICES OFFICE



General Services Office

The General Services Office consists of the City Secretary's office and Human Resources. Each sub-department provides their own mission statement and performance measures as follows:

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Human Resources

Mission Statement

To assist all departments in the growth and retention of an effective workforce through continual industry research and management of our benefits package, employee relations, compliance, and risk.

FY 2015-2016 Accomplishments:

- Obtained certification as a SHRM-CP (Society for Human Resources Management Certified Professional)
- Awarded statewide Rising Star Award for TMHRA (Texas Municipal Human Resources Association)
- Updated the City's employment application to improve electronic completion.
- Implemented new policies to improve internal procedures and comply with federal law updates.
- Utilized a new benefits consultant and lowered costs of premiums for employee coverage and expanded voluntary benefit options.
- Coordinated an employee health fair that provided preventative shots and information on various benefit options and local health related businesses.
- Successfully added and retained 21 new hires since October 2015. In 2014-2015 the city added and retained 20 new employees.

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

GENERAL FUND-GENERAL SERVICES OFFICE

HUMAN RESOURCES CONT.

- Awarded 3rd place in the state for the Governor's Community Achievement Awards as a first year affiliate for Keep Celina Beautiful.

FY 2016-2017 Objectives:

- Obtain certification through IPMA-HR Texas as a certified professional. This certification is specific to Public Sector Human Resources Professionals.
- Complete research on a complete compensation plan for the city with designated ranges set for each group of positions.
- Complete research on a tuition reimbursement to present as an option to add to our benefit package.
- Complete a training plan for all employees in various aspects relating to the position and general conduct.
- Continue to complete training for various Human Resources topics and become more active in member organizations.
- Apply for and receive another award for Keep Celina Beautiful in addition to defining and completing a new project.

Reduce involuntary terminations for full-time employees within the first year of employment.	**FY14**	**FY15**	**Projected FY 16**	**Estimated FY 17***
First Year Turnover %	0%	0%	9%	7%

Maintain city-wide turnover at less than 10%	**FY14**	**FY15**	**Projected FY 16**	**Estimated FY 17***
City-wide turnover %	8%	16%	12%	8.5%

***Estimated Personnel Growth FY 17**

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

GENERAL FUND-GENERAL SERVICES OFFICE

City Secretary

The City Secretary's Office is dedicated to promoting open and responsive government by duly recording and preserving the City's legislative history, by conducting fair and impartial city elections and by providing timely information with friendly service to citizens, visitors, city council and city staff.

FY 2015-2016 Accomplishments:

Prepared, posted, attended, recorded City Council meetings, hearings, workshops, and subcommittee meetings

- Worked 14 % increase in council meetings
- Worked 55 % increase in ordinances
- Worked 21 % increase in resolutions
- Worked 45 % increase in information requests
- Coordinated Home Rule Charter amendment process, election and filing
- Coordinated May 2016 General Election
- Coordinated Boards and Commission appointments
- Continued management of general legislative records of the City Council
- Continued implementation of new agenda management software

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

GENERAL FUND-GENERAL SERVICES OFFICE

CITY SECRETARY'S OFFICE CONT.

- Updated Agenda Submission policy
- Issued alcohol permits
- Worked property and liability claims
- Worked lawsuit claims
- Prepared department budget

FY 2016-2017 Objectives:

- Upgrade and expand laserfiche electronic content management software
- Hire and train a records technician to implement the upgrade and expansion
- Apply retention schedule module to existing digital records
- Begin Scanning existing paper general records, maps (permanent retention) upstairs to laserfiche
- Begin creation of centralized digital records repository by migrating select department records to laserfiche and apply retention software
- Purchase weblink for citywide internal access (and public if it fits into the budget) to laserfiche records
- Explore workflow options available through laserfiche
- Conduct general records training workshop for staff and new software training
- Coordinate a shred day for eligible records
- Continue upstairs storage room reorganization
- Conduct public information training for staff

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

GENERAL FUND-GENERAL SERVICES OFFICE

CITY SECRETARY'S OFFICE CONT.

- Upgrade computer-Outlook program
- Encourage use of agenda management software for Boards & Commissions
- Create on-line forms for Boards & Commission applications and Alcohol permits

Performance Measures	FY 2015 Actual	Projected FY 16	Estimated FY 17*
% of routine Public Information requests completed within 10 business days	NA	100%	100%

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

FY 2017 Departmental Summary

Fund:	**General Fund**
Department:	**General Services Office**
Account Group:	**102-509**

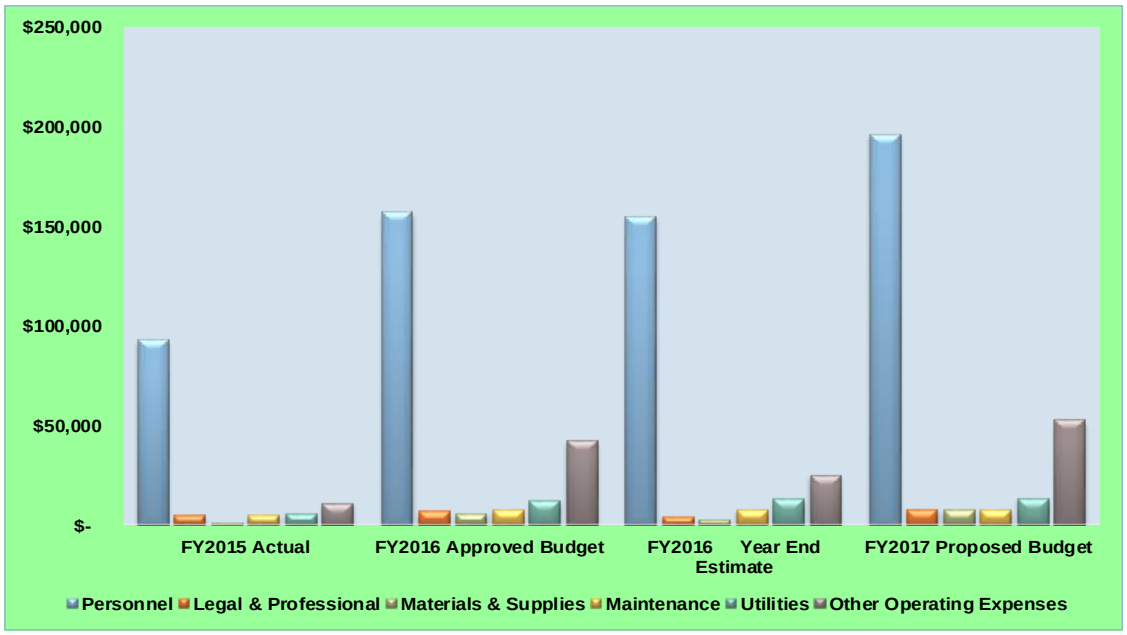
Expenditures	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget	Bud./YE Estimate $ Change	Bud./YE Estimate % Change	Change from FY 2016 Budget
Personnel	$ 92,617	$ 156,457	$ 154,489	$ 195,949	$ 41,460	27%	$ 39,492
Legal & Professional	$ 4,210	$ 6,500	$ 4,000	$ 7,750	$ 3,750	94%	$ 1,250
Materials & Supplies	$ 1,170	$ 5,300	$ 2,600	$ 7,200	$ 4,600	177%	$ 1,900
Maintenance	$ 4,440	$ 7,125	$ 7,125	$ 7,125	$ -	0%	$ -
Utilities	$ 5,539	$ 11,900	$ 12,300	$ 12,800	$ 500	4%	$ 900
Other Operating Expenses	$ 10,695	$ 41,965	$ 24,715	$ 52,225	$ 27,510	111%	$ 10,260
Total Expenditures	**$ 118,670**	**$ 229,247**	**$ 205,229**	**$ 283,049**	**$ 77,820**	**37.9%**	**$ 53,802**

Personnel	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget			Personnel Change
City Secretary	1	1	1	1			0
HR Manager	0	1	1	1			0
Records Clerk	0	0	0	1			1
Total Personnel	**1**	**2**	**2**	**3**			**1**

Notes:

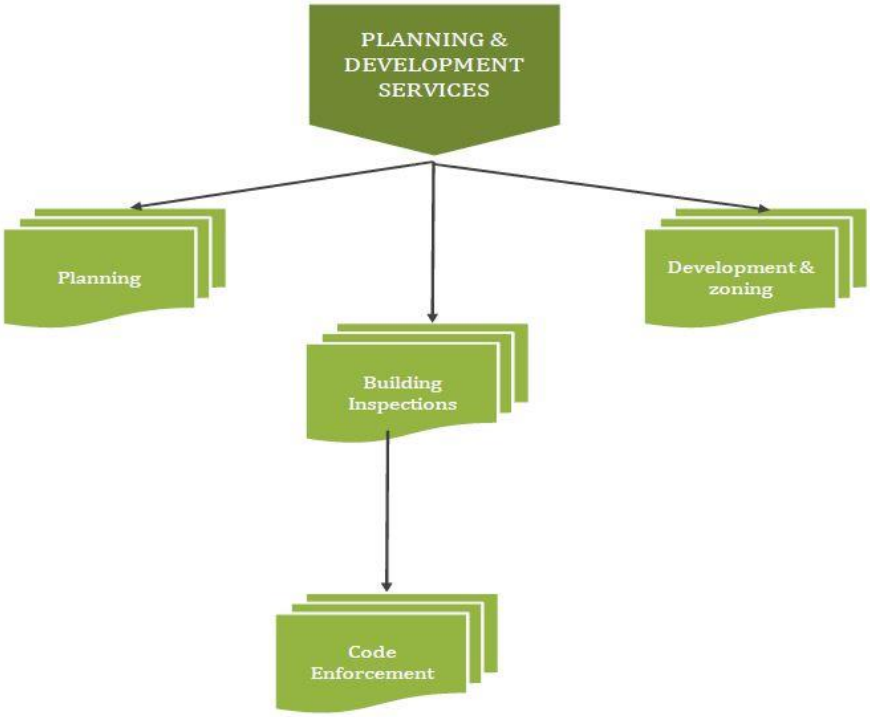
Key Points of Proposed Budget

1. Proposed budget will add a full time Records Clerk to the existing personnel increasing it from two (2) to three (3).
2. In FY 2017 we appropriated $10,000.00 less to the election line item.
3. In FY 2017 additional $27,840.00 requested for the upgrade to the Laserfiche automated record retention program.



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

General Fund-Planning and Development Services



Planning and Development Services

The Development Services department consists of planning, development, building inspections and code enforcement.

The following are each department's mission statement, accomplishments, goals and performance measures.

Mission Statement

The Planning and Development Services department provides citizens and the business community with efficient, consistent, fair, and effective development review services. It promotes quality development and planning programs to facilitate economic growth and to improve the building environment.

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Planning and Development

The Planning and Development Services department is responsible for land use and planning, administration of land development regulations and code enforcement for the City. Under the leadership of the Planning and Development Services Director, Celina's Planning and Development Services Department has earned the City the Texas Chapter of the American Planning Association's Certificate of Achievement for Planning Excellence four years in a row. Celina is a diverse, historic, and family oriented community with a distinct identity as a desirable place to live, work and play.

Planning and Development: The Planning division of the department is responsible for development and implementation of the City's Comprehensive Plan, historic preservation ordinance, zoning and subdivision ordinances, and special overlay/area plans. It is the lead facilitator of zoning, site planning, platting, and development applications.

Building Inspections: The Building Permits and Inspections division of the department is responsible for reviewing the construction plans, issuing building permits, and performing building inspections during construction. Building Inspections also facilitates health inspections for new and existing businesses and special events.

Code Enforcement: The code enforcement division of the department initiates notices of required compliance, investigates complaints and enforces ordinances related to illegal signs, zoning violations, weeds, grass, trash and junk. The department will be focusing this year on a routine geographical inspection program to ensure that property maintenance standards are met.

FY 2015-16 Accomplishments:

- Re-instituted the SF-E Zoning District
- Instituted Kiosk Sign Program

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

General Fund-Planning and Development Services

DEVELOPMENT SERVICES CONT.

- Amended regulations for the sale of alcohol on the square
- Executed Development Agreements with Glen Crossing, O'Donnell, Ownsby Farms & Sutton Fields
- Annexed DC Ranch, Rolling Meadows and Wilson Creek Estates

FY 2016-17 Objectives:

The Planning and Development Services Department will be completing many of the projects and programs that started in the fiscal year 2015-16 and continue to participate in the implementation of the City's Comprehensive Plan.

The P&DS department will continue to annex property into the corporate limits in order to safeguard land uses near existing residents and businesses.

Development Services

- Complete the subdivision ordinance and present to City Council for adoption
- Provide timely and needed updates to the Comprehensive Plan, Thoroughfare Plan and Overlay District
- Re-establish the Multi-Family Zoning districts, and enact a Multi-Family policy for the City of Celina
- Facilitate Development Agreements & Amendments, including PID & TIRZ proposals and policy implementation
- Update Parks, Trail & Open Space Master Plan
- Update Land Use Chart in Zoning Ordinance
- Revise obsolete zoning districts in Zoning Ordinance
- Update Annexation & Zoning Maps

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

General Fund-Planning and Development Services

DEVELOPMENT SERVICES CONT.

Facilitate several new developments during the year including:

Residential

- Wells North (Bluewood)
- Wells South (Lilyana)
- Ownsby Farms (G-Bar 7)
- Glen Crossing
- Sutton Fields
- Mustang Lakes
- Parks at Wilson Creek

Commercial

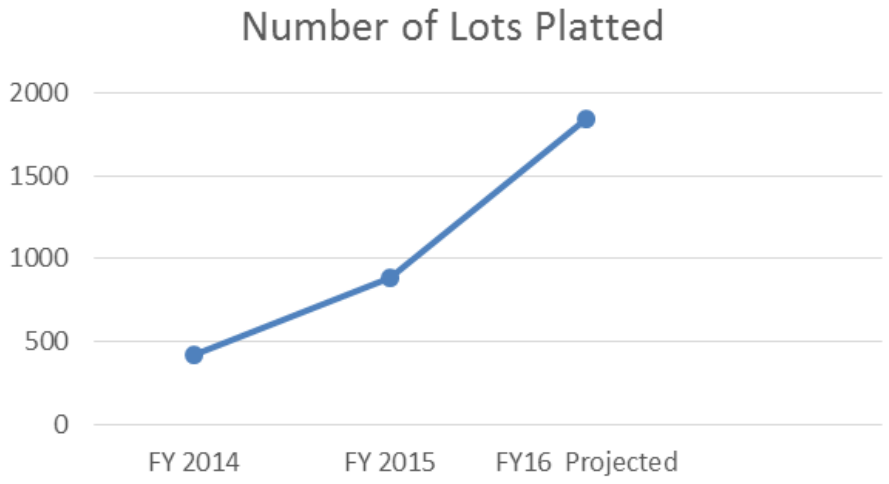
- Preston Plaza – 2 Acres (SEC SH289 & Founders Ln.)
- Celina Professional Village – 4 acres(SH 289)(Keller Williams)
- Tractor Supply Corporation – 4 acres (Business 289)
- Ace Hardware – 1.5 acres (SH289)

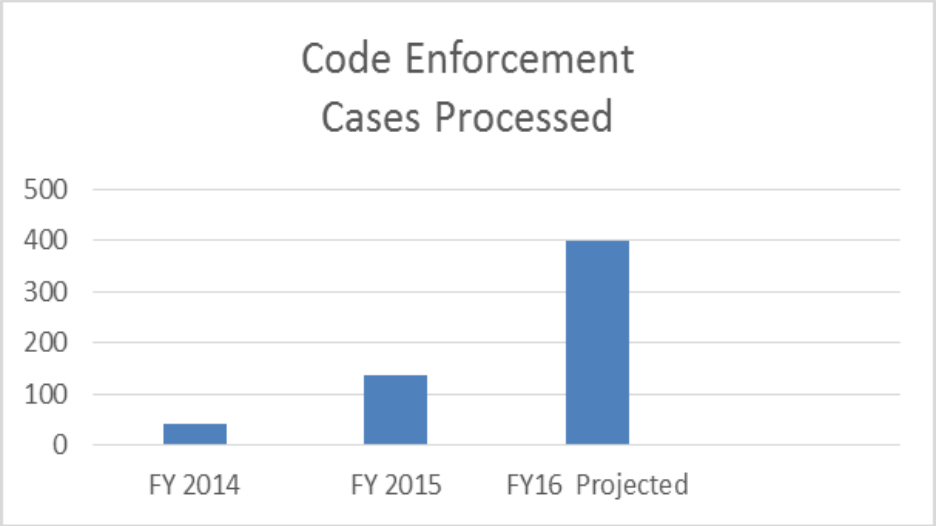
	FY 2014	FY 2015	FY16 Projected
Areas Annexed	N/A	N/A	7.04 Sq.Mi.
Lots Platted	418	880	1844
Development Agreements Processed	8	9	7
Code Enforcement Cases Processed	40	135	401
Code Enforcement Citations	N/A	N/A	5

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

General Fund-Planning and Development Services

DEVELOPMENT SERVICES CONT.





Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Building Inspections

Mission Statement

To provide professional, technical, and educational customer service to the citizens and customers while being consistent, friendly and competent.

2015-2016 Accomplishments:

- Implemented new permit software to improve efficiency
- Hired two new permit technicians to improve timeliness of the permitting process
- Updated and adjusted the City's permit fees to be more builder friendly

2016-2017 Objectives:

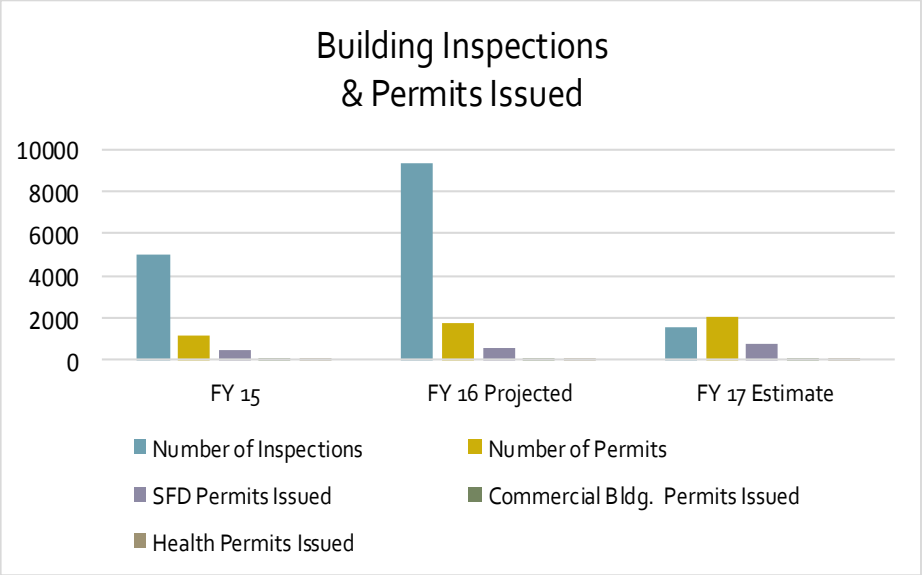
- Continue to work on permit process improvements
- Work on education programs/publications for the public on the need for permits and inspections
- Increase staff to accommodate the expected growth
- Replace aging vehicles and equipment
- Prepare for adoption of the 2018 codes at end of fiscal year for 2018

	FY14	FY15	Projected FY16	FY17 Estimate
Request to completed inspection time	NA	1 day	.65 days	.6 days
Review time for commercial projects	NA	12 days	6.2 days	6.2 days
Review time for residential projects	NA	30 days	16 hrs	16 hrs
Number of SFD permits issued	NA	486	561	750
Number of inspections made	NA	5000	9350	1551
Number of commercial building permits	NA	2	4	11
Number of health permits	NA	24	28	32
Total number of permits	NA	1126	1688	2043

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

General Fund-Planning and Development Services

BUILDING INSPECTIONS CONT.



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

FY 2017 Departmental Summary

Fund: General Fund
Department: Planning & Development Services
Account Group: 102-510

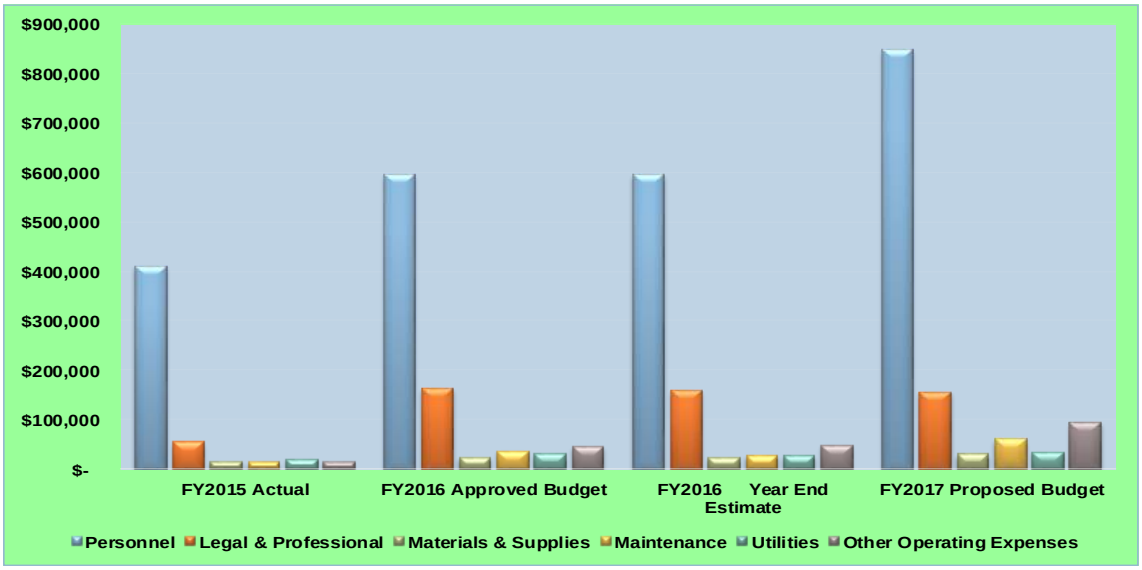
Expenditures	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget	Bud./YE Estimate $ Change	Bud./YE Estimate % Change	Change from FY 2016 Budget
Personnel	$ 410,448	$ 595,228	$ 594,940	$ 848,718	$ 253,778	42.66%	$ 253,490
Legal & Professional	$ 53,632	$ 163,025	$ 158,780	$ 155,000	$ (3,780)	-2%	$ (8,025)
Materials & Supplies	$ 14,448	$ 23,125	$ 22,580	$ 28,950	$ 6,370	28%	$ 5,825
Maintenance	$ 12,986	$ 35,700	$ 26,700	$ 58,810	$ 32,110	120%	$ 23,110
Utilities	$ 19,350	$ 29,000	$ 26,900	$ 34,000	$ 7,100	26%	$ 5,000
Other Operating Expenses	$ 13,848	$ 44,200	$ 46,867	$ 93,130	$ 46,263	99%	$ 48,930
Total Expenditures	**$ 524,712**	**$ 890,278**	**$ 876,768**	**$ 1,218,608**	**$ 341,841**	**39.0%**	**$ 328,330**

Personnel	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget			Personnel Change
Director of Planning	1	1	1	1			0
Planning Manager	0	1	1	1			0
Senior Planner	1	1	1	1			0
Planner I	0	0	0	1			1
Permit Technician	1	1	1	1			0
Permit Technician	0	1	1	1			0
Building Official	1	1	1	1			0
Building Inspector II	1	1	1	1			0
Building Inspector I	0	1	1	1			0
Building Inspector I	0	0	0	1			1
Plan Reviewer	0	0	0	0.5			0.5
Codes Enforcement Officer	1	1	1	1			0
Total Personnel	**6**	**9**	**9**	**11.5**			**2.5**

Notes:

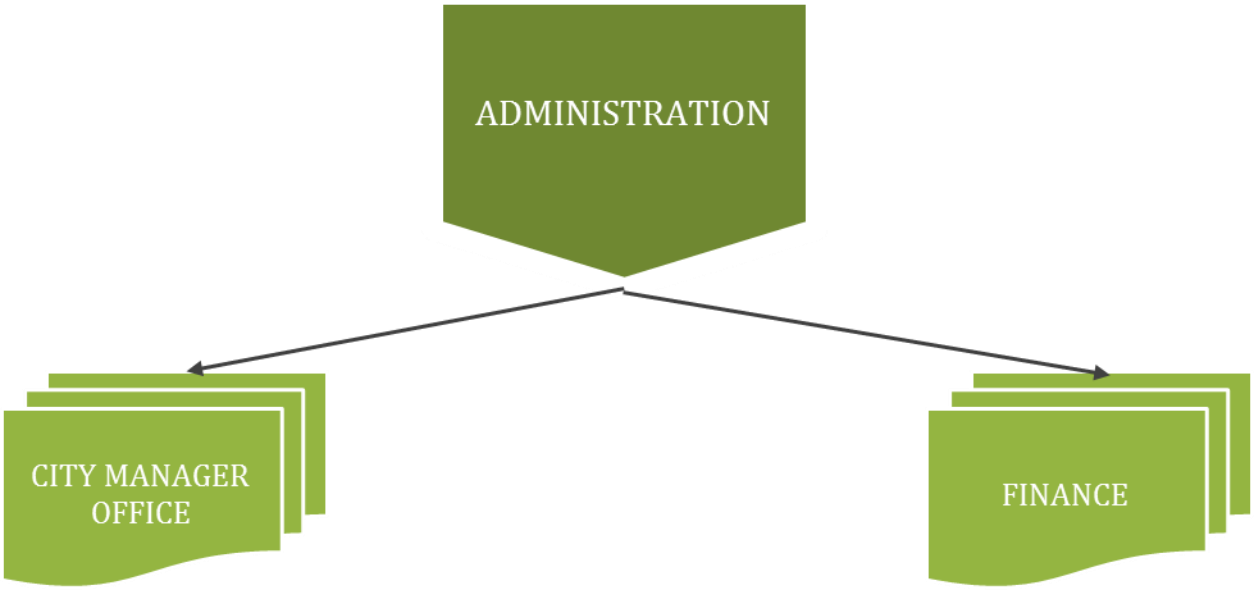
Key Points of Proposed Budget

1. Requesting two (2) promotions (Senior Planner to Planning Manager & Planner to Senior Planner) and 2.5 FTE new hires (Planner I, Building Inspector I, Permit Technician and half of the year Plan Reviewer).
2. Requesting $100,000.00 for development of the Park & Trail Master Plan.
3. Proposing $69,000.00 for purchase of three (3) new trucks for the Code Enforcement officer as well as two (2) Building Inspectors.



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

General Fund—Administration



Administration

The Administration Department includes the City Manager's Office and the Finance Department.

City Manager's Office

The City Manager's office provides for the general administration of a multi-million dollar organization providing a full range of municipal services to the citizens of Celina. This office is responsible for the general administration of the City and executes the policies of the City Council. The City Manager is directly responsible to the Mayor and the City Council. Additionally, the City Charter states that the City Manager is responsible for presenting an annual budget to the City Council. As Chief Administrator, the City Manager oversees the day-to-day operations of the City by coordinating all City department activities and functions.

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Finance Department

The mission of the Finance Department is to safely and securely manage the assets of the City while cultivating an openly engaging environment for the citizens of Celina on the sources and uses of the City's funds. Maintaining financial integrity, providing sound financial policies, auditing and budgeting services to each department within the City is of utmost importance so that goals can be accomplished.

FY 2015-16 Accomplishments:

- Reviewed and maintained the City's financial policies to ensure compliance with state statutes and GASB pronouncements
- Coordinated and executed the City's audit and obtained a "clean opinion" from the City's external auditors
- Administered the City's debt service in accordance with federal and state requirements and ensured post-issuance compliance
- Implemented a CIP project tracking system to better communicate with project managers regarding all CIP projects in real time
- Implemented new system of cash deposit reporting from paper to electronic form to save on paper and printing costs
- Updated the City's fixed assets in the accounting software system to align with auditor's fixed assets schedules
- Updated the City's purchasing policy manual
- Successfully implemented a purchasing card program for City directors
- Conduct a Water/Wastewater rate study
- Set up the City's PID and TIRZ collections agreement with the county tax assessor

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

General Fund—Administration

FINANCE DEPARTMENT CONT.

FY 2016-17 Objectives:

- Prepare and submit a first ever Comprehensive Annual Financial Report to GFOA for recognition
- Prepare and submit a first ever City of Celina budget book to GFOA for recognition
- Monitor cash management practices to ensure timely billing and collections
- Create timely financial reports which are accessible to all city departments

Number of Vendor Checks Processed	
FY 2014	2,385
FY 2015	2,691
FY2016	2,966
FY2017	3,266

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

FY 2017 Departmental Summary

Fund:	**General Fund**
Department:	**Administration**
Account Group:	**102-511**

Expenditures	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget	Bud./YE Estimate $ Change	Bud./YE Estimate % Change	Change from FY 2016 Budget
Personnel	$ 633,455	$ 647,616	$ 625,059	$ 622,941	$ (2,118)	-0.34%	$ (24,675)
Legal & Professional	$ 127,035	$ 160,304	$ 145,200	$ 151,700	$ 6,500	4%	$ (8,604)
Materials & Supplies	$ 13,976	$ 13,550	$ 13,550	$ 13,850	$ 300	2%	$ 300
Maintenance	$ 18,334	$ 115,250	$ 216,625	$ 59,418	$ (157,208)	-73%	$ (55,832)
Utilities	$ 18,413	$ 24,200	$ 23,150	$ 26,260	$ 3,110	13%	$ 2,060
Other Operating Expenses	$ 203,726	$ 226,166	$ 197,784	$ 307,024	$ 109,240	55%	$ 80,858
Total Expenditures	**$ 1,014,939**	**$ 1,187,086**	**$ 1,221,368**	**$ 1,181,193**	**$ (40,176)**	**-3.3%**	**$ (5,893)**

Personnel	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget			Personnel Change
City Manager	1	1	1	1			0
Assistant to the City Manager	1	1	1	0			-1
Administrative Assistant	1	1	1	1			0
Director of Finance	1	1	1	1			0
Accounting Clerk	1	1	1	2			1
PID & TIRZ Senior Accountant	0	1	1	1			0
Total Personnel	**5**	**6**	**6**	**6**			**0**

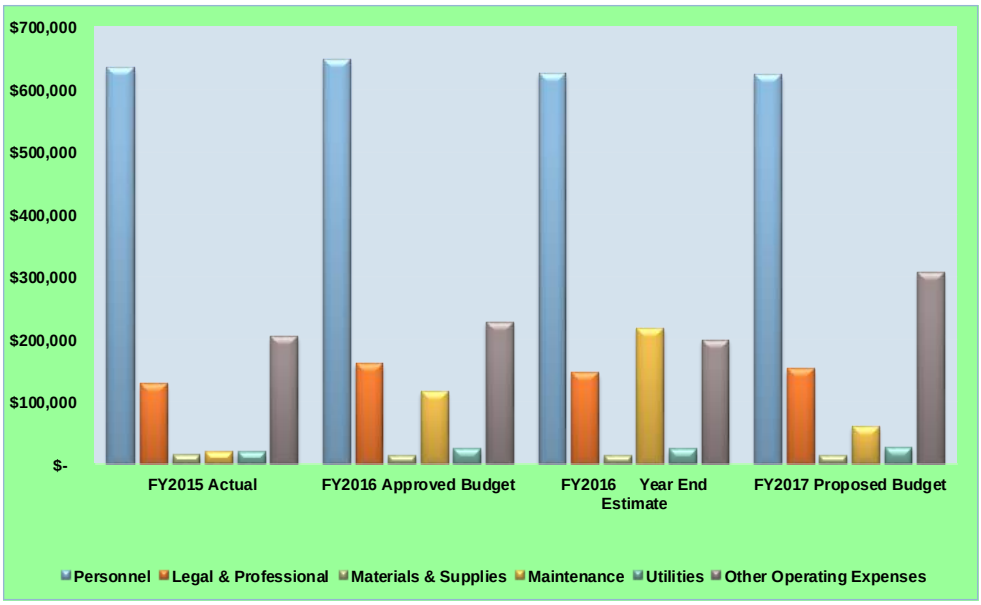
Notes:

Key Points of Proposed Budget

1. In FY 2016-2017 Assitant to the City Manager position will be moved to the newly created Utility Billing Department and will add an accounting clerk. Net change to the number of perssonel in Administration Department is zero (0).

2. In FY 2016-2017 we have added $51,450.00 for networking equipment and $50,000.00 for the City hall genarator.

3. In FY 2016-2017 we have added $13,000.00 for upgrade of the City's website.



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

MUNICIPAL COURT

Municipal Court

Municipal Courts are the judicial branch of city government. In addition, the Municipal Court is part of the State judicial system. The Municipal Courts hears Class C Misdemeanor criminal cases, including traffic violations, as well as cases involving violation of City Ordinances.

Mission Statement

To impartially administer court cases while providing excellent customer service

FY 2015-2016 Accomplishments:

- Filed an estimated 2,750 cases
- Closed approximately 2,500 court cases
- Issued approximately 320 warrants
- Processed an estimated $505,000 in fines and fees
- Promoted Court Clerk to Senior Court Clerk
- Hired new Court Clerk
- Administered 19 Court Dates

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

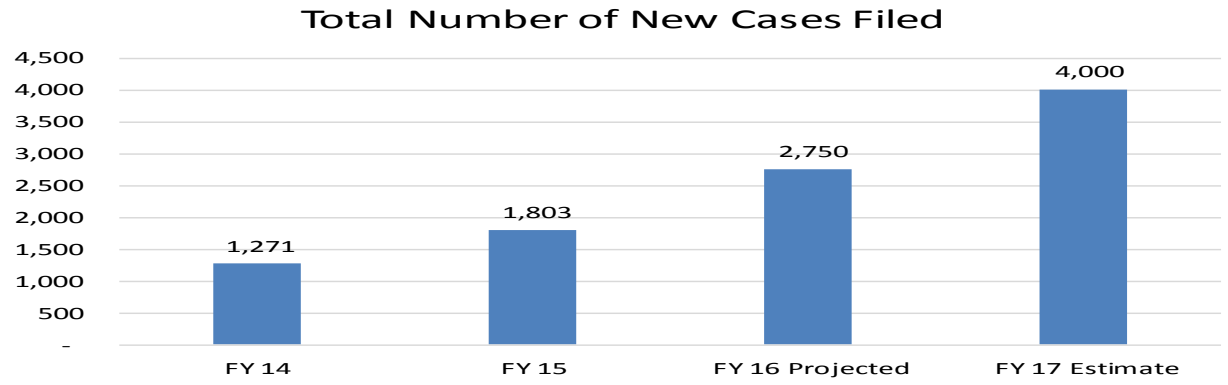
General Fund—Municipal Court

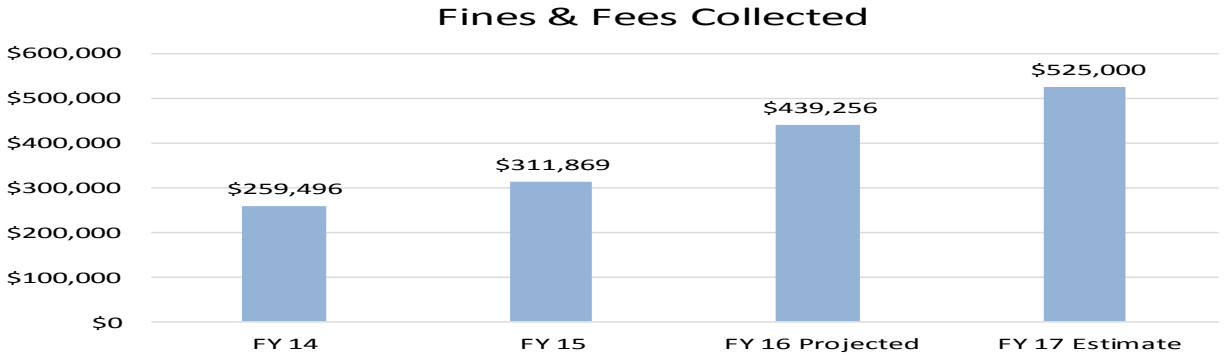
MUNICIPAL COURT CONT.

FY 2016-2017 Objectives:

- Update the City's policies and procedures handbook
- Create training manuals for all processes
- New Court Clerk to obtain Level I certification
- Reduce number of past due cases
- Implement systems to reduce number of outstanding warrants

MUNICIPAL COURT	FY14	FY15	FY16 PROJECTED	FY17 ESTIMATE
TOTAL NUMBER OF NEW CASES FILED	1,271	1,803	2,750	4,000
FINES & FEES COLLECTED	$259,496	$311,869	$ 439,256	$525,000





Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

FY 2017 Departmental Summary

Fund: General Fund
Department: Municipal Court
Account Group: 102-512

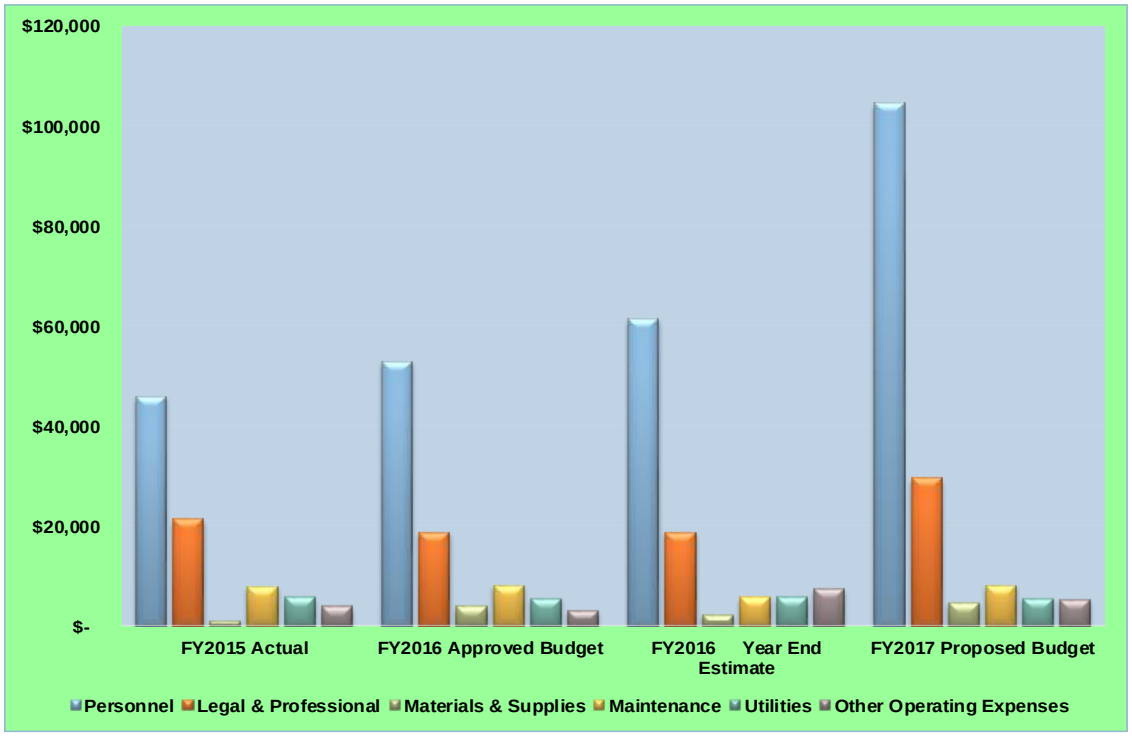
Expenditures	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget	Bud./YE Estimate $ Change	Bud./YE Estimate % Change	Change from FY 2016 Budget
Personnel	$ 45,659	$ 52,714	$ 61,309	$ 104,338	$ 43,028	70%	$ 51,624
Legal & Professional	$ 21,148	$ 18,600	$ 18,600	$ 29,400	$ 10,800	58%	$ 10,800
Materials & Supplies	$ 968	$ 3,764	$ 2,150	$ 4,510	$ 2,360	110%	$ 746
Maintenance	$ 7,823	$ 8,000	$ 5,600	$ 8,000	$ 2,400	43%	$ -
Utilities	$ 5,538	$ 5,350	$ 5,493	$ 5,350	$ (143)	-3%	$ -
Other Operating Expenses	$ 3,716	$ 3,100	$ 7,278	$ 5,150	$ (2,128)	-29%	$ 2,050
Total Expenditures	**$ 84,853**	**$ 91,528**	**$ 100,430**	**$ 156,748**	**$ 56,317**	**56.1%**	**$ 65,220**

Personnel	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget			Personnel Change
Senior Court Clerk	1	1	1	1			0
Court Clerk	0	0	0	1			1
Total Personnel	**1**	**1**	**1**	**2**			**1**

Notes:

Key Points of Proposed Budget

1. Fiscal year 2016 - 2017 budget will add additional court clerk due to increased activity in the municipal court.

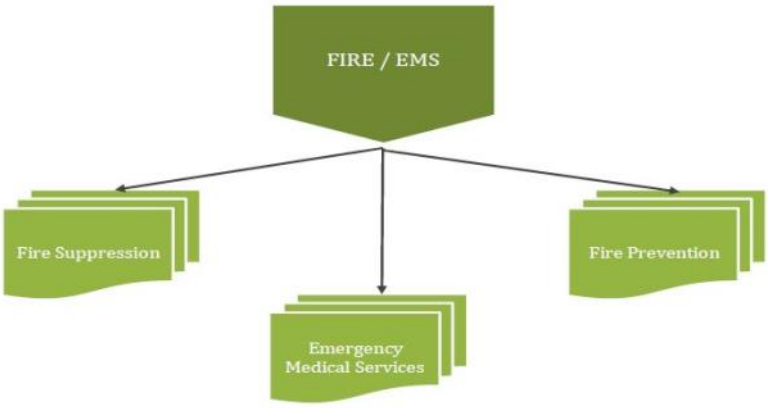


Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Celina Fire and EMS Department

Mission Statement

To earn the respect of the community by providing the best possible service based upon concern, compassion and professionalism in all endeavors.



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

General Fund—Fire & EMS

FIRE DEPARTMENT & EMS CONT.

FY 2015-16 Accomplishments:

- Sent 3 firefighters to water rescue school
- Hired and trained three new personnel
- Promoted and trained 3 Driver/Operators
- Sent all officers to "company officer training"
- Purchased and installed Motorobo system for outdoor warning communication
- Purchased and installed Opticom at existing light CR88/Preston
- Purchased the new Pierce fire engine and ambulance

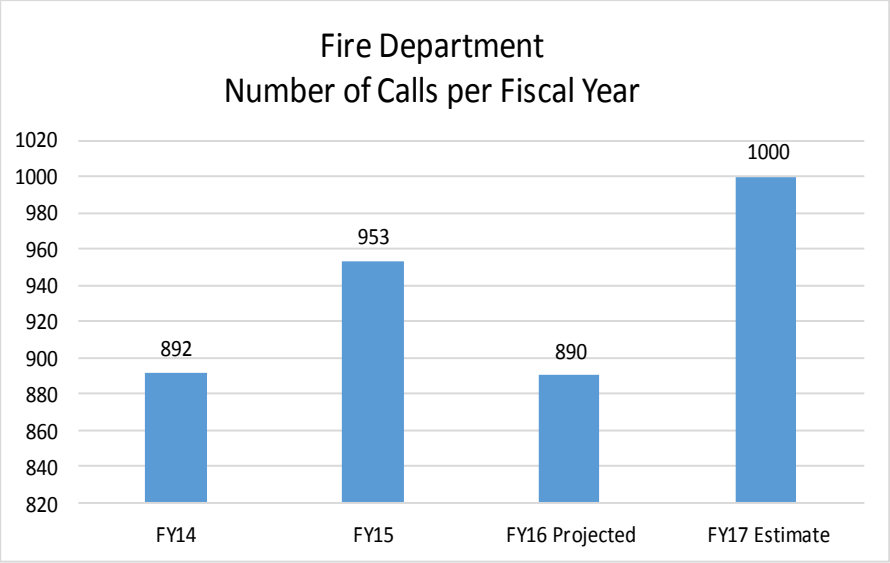
FY 2016-17 Objectives

- Hire and Train new Assistant Chief, EMS Chief and Firefighters
- Fully complete the "Get Healthy" Initiative
- Send Fire Investigator to forensic death class
- Purchase and train on new SCBAs
- Formalize and separate fire training programs

Number of Calls per Fiscal Year			
FY14	FY15	Projected FY16	FY17 Estimate
892	953	890	1,000

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

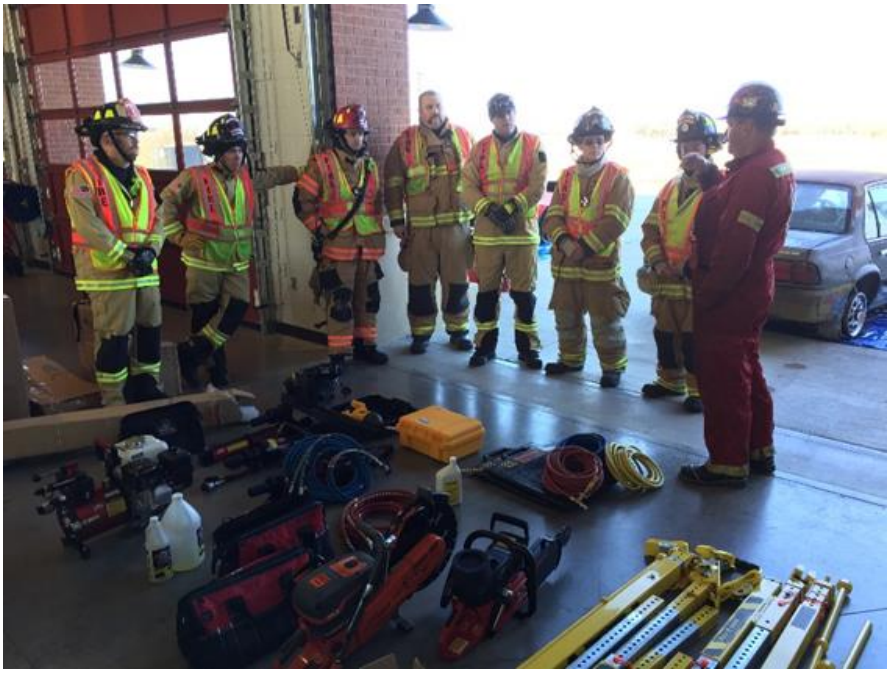
FIRE DEPARTMENT & EMS CONT.



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

FIRE DEPARTMENT & EMS CONT.

Firefighters training on new equipment



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

FY 2017 Departmental Summary

Fund:	**General Fund**
Department:	**Fire & EMS**
Account Group:	**102-513**

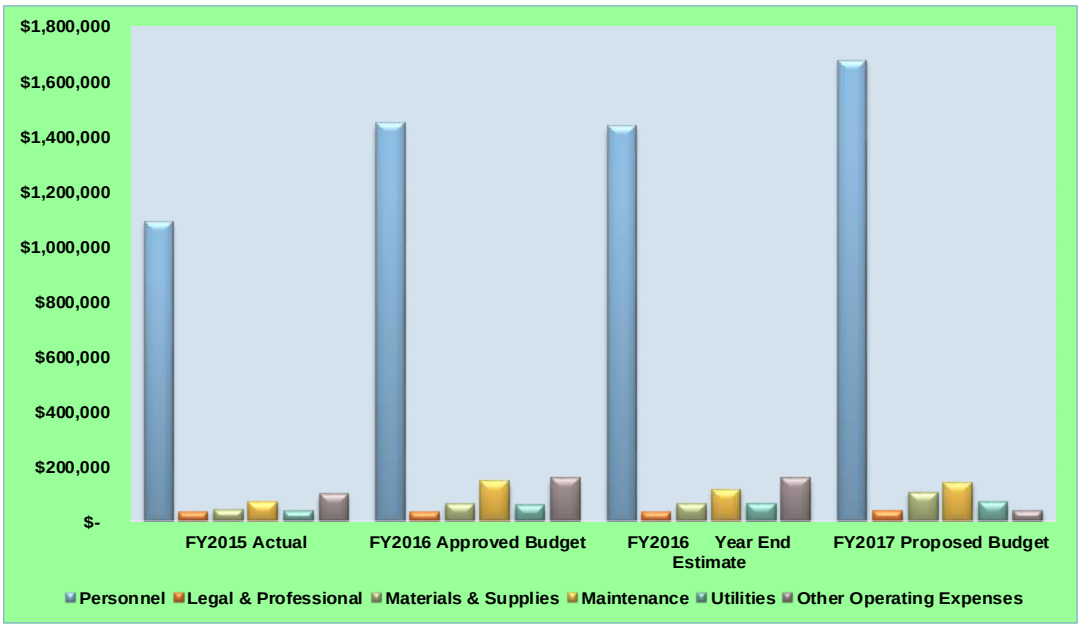
Expenditures	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget	Bud./YE Estimate $ Change	Bud./YE Estimate % Change	Change from FY 2016 Budget
Personnel	$ 1,086,915	$ 1,444,507	$ 1,433,946	$ 1,673,594	$ 239,648	16.71%	$ 229,087
Legal & Professional	$ 30,559	$ 31,000	$ 31,000	$ 36,000	$ 5,000	16%	$ 5,000
Materials & Supplies	$ 40,410	$ 62,141	$ 62,141	$ 104,145	$ 42,004	68%	$ 42,004
Maintenance	$ 68,016	$ 144,215	$ 114,975	$ 140,840	$ 25,865	22%	$ (3,375)
Utilities	$ 34,279	$ 54,920	$ 64,620	$ 67,230	$ 2,610	4%	$ 12,310
Other Operating Expenses	$ 97,022	$ 154,633	$ 154,833	$ 37,170	$ (117,663)	-76%	$ (117,463)
Total Expenditures	**$ 1,357,202**	**$ 1,891,416**	**$ 1,861,515**	**$ 2,058,979**	**$ 197,464**	**10.6%**	**$ 167,563**

Personnel	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget			Personnel Change
Fire Chief	1	1	1	1			0
Deputy Fire Chief	1	1	1	1			0
EMS Division Chief	0	0	0	1			1
Firefighters/ Paramedic	9	14	14	16			2
Administrator assisstant	0	0	0	0			0
Total Personnel	**11**	**16**	**16**	**19**			**3**

Notes:

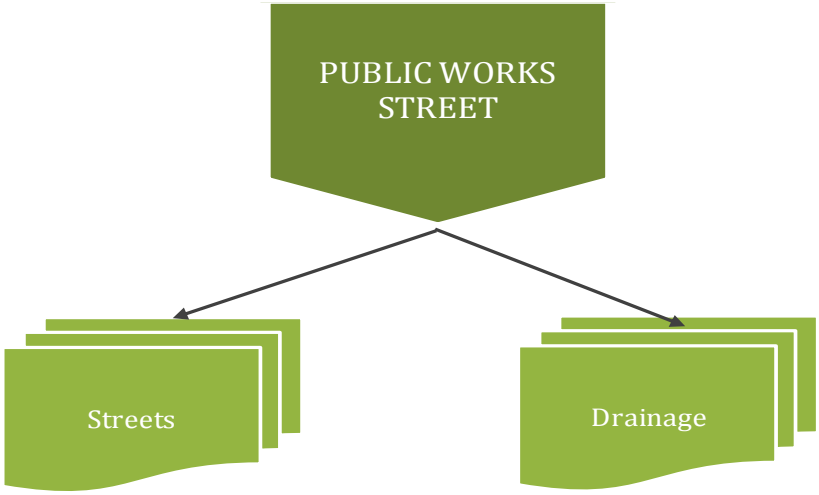
Key Points of Proposed Budget

1. Increase in Personnel line item is mainly due to hiring of 2 new firefighter and an EMS Division Chief as well as 3% step increase.
2. Increase in Material and Supplies line item is due to increase in cost of medical supplies and drugs.
3. Increase in Maintenance line item is due to increase in cost of maintenance agreements and addition of landscape maintenance of new fire station.
4. Purchase of new SCBA at a cost of $165,000.00 will be paid from Public Safety Capital Replacement Fund along with $70,000.00 of other capital Items.



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

General Fund-Public Works/ Streets & Drainage



Department of Public Works
Streets and Drainage

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

General Fund-Public Works/ Streets & Drainage

Mission Statement
To perform planning, maintenance and rehabilitation of streets, drainage and traffic control systems that produce safe and efficient movement of traffic flow and storm water throughout the City of Celina.

FY 2015-16 Accomplishments:

- Implemented a cloud-based work order system
- Implemented a pavement maintenance program
- Implemented a drainage maintenance program
- Continued the sign replacement program
- Replaced over 500 street signs
- Performed approximately 21,000 LF of crack and joint sealing
- Performed approximately 57,000 SF of pavement repairs
- Completed 10.82 miles of pavement rehabilitation and overlay
- Completed 3,860 LF of drainage regrading

FY 2016-17 Objectives:

- Implement an annual safety program
- Update department standard operating procedures
- Complete asset data collection

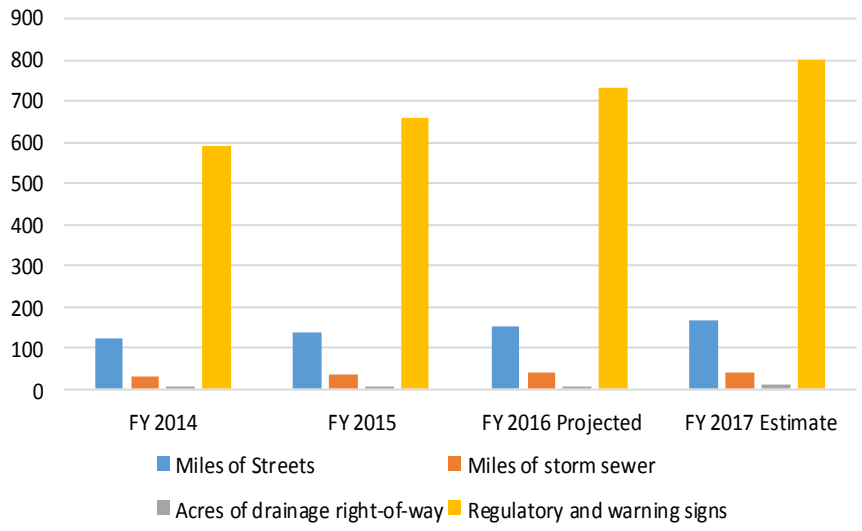
Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

General Fund-Public Works/ Streets & Drainage

STREETS AND DRAINAGE CONT.

- Implement an asset management program
- Continue to utilize the work order system to improve customer service, accountability and reporting
- Complete the sign replacement program
- Implemented GIS with in-field capabilities
- Continue to remedy drainage issues
- Implement a vegetative management program

	FY 2014	FY 2015	FY 2016 Projected	FY 2017 Estimate
Miles of Streets	124	138	154	170
Miles of storm sewer	31	35	39	43
Acres of drainage right-of-way	7	8	9	10
Regulatory and warning signs	594	660	733	800



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

FY 2017 Departmental Summary

Fund: General Fund
Department: Public Works (Streets & Drainage)
Account Group: 102-514

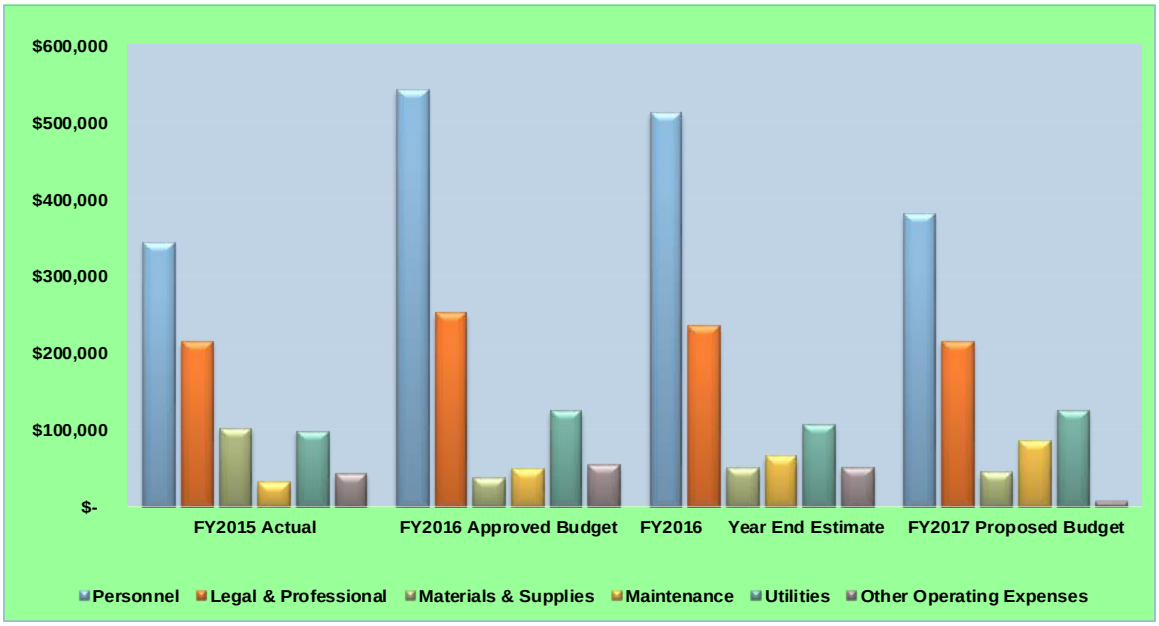
Expenditures	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget	Bud./YE Estimate $ Change	Bud./YE Estimate % Change	Change from FY 2016 Budget
Personnel	$ 342,708	$ 540,992	$ 511,131	$ 378,752	$ (132,379)	-25.90%	$ (162,240)
Legal & Professional	$ 213,647	$ 250,619	$ 233,519	$ 214,250	$ (19,269)	-8%	$ (36,369)
Materials & Supplies	$ 100,061	$ 35,850	$ 49,165	$ 43,180	$ (5,985)	-12%	$ 7,330
Maintenance	$ 30,189	$ 47,800	$ 64,000	$ 84,320	$ 20,320	32%	$ 36,520
Utilities	$ 97,053	$ 123,760	$ 105,070	$ 124,960	$ 19,890	19%	$ 1,200
Other Operating Expenses	$ 42,085	$ 53,193	$ 50,190	$ 6,084	$ (44,106)	-88%	$ (47,109)
Total Expenditures	**$ 825,744**	**$ 1,052,214**	**$ 1,013,075**	**$ 851,546**	**$ (161,529)**	**-15.9%**	**$ (200,668)**

Personnel	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget			Personnel Change
Director of Public Works	1	1	1	1			0
Assistant Director of PW	1	1	1	0			-1
Street & Drainage Superintend	1	1	1	1			0
Maintenance Worker	2	3	3	4			1
Street Crew Leader	0	0	0	1			1
Engineer in Training	1	1	1	0			-1
Total Personnel	**6**	**7**	**7**	**7**			**0**

Notes:

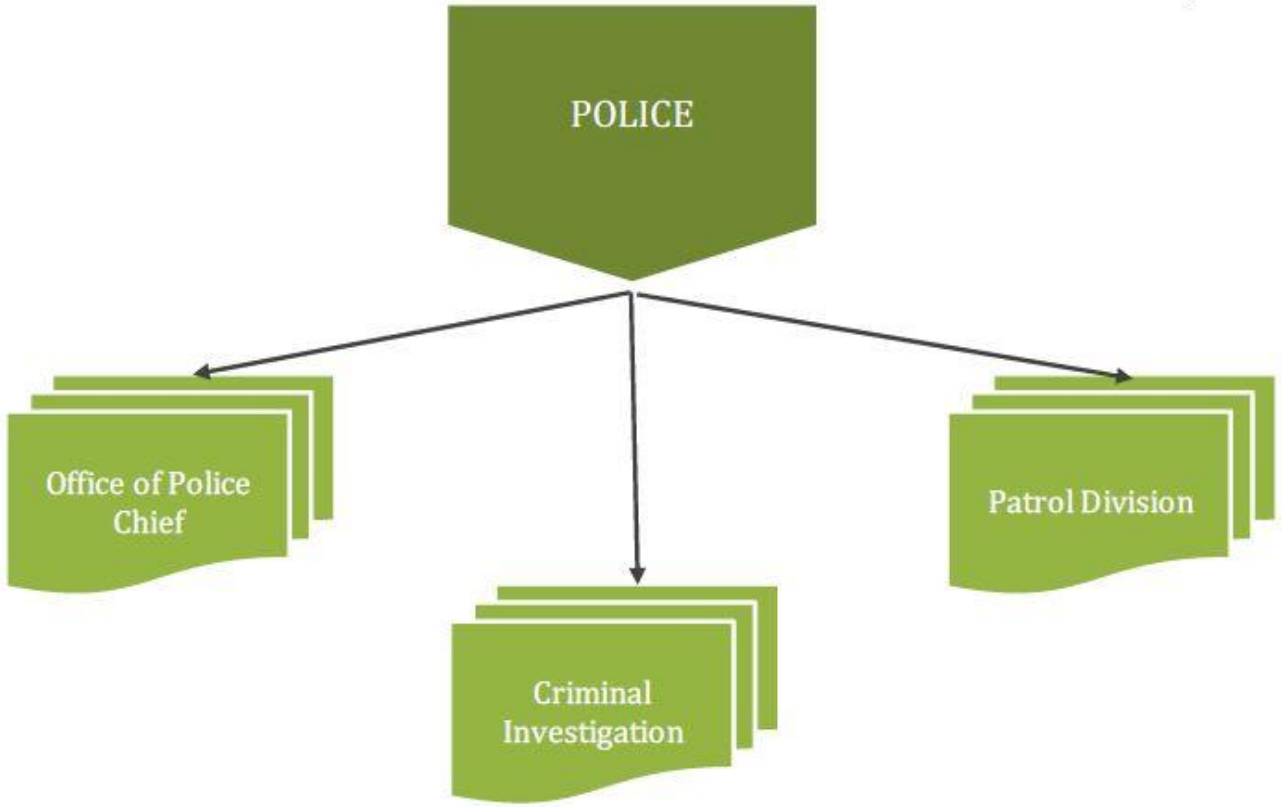
Key Points of Proposed Budget

1. Requesting two (2) new FTE and transfering Engineer in Training (EIT) along with director positions to newly created Engineering Dept.for the FY 2016-2017 budget.
2. This budget will appropriate approxmately $130,000.00 to the Road Maintenance line for a project in Denton and a few projects in Collin Counties.
3. The cost of $125,000.00 for Purchase of 15 Yard Dump Truck will be covered by FY 2017 Bond issuance.



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

General Fund—Police



CELINA POLICE DEPARTMENT

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

General Fund—Police

Mission Statement

The Celina Police Department is committed to achieving a safer community by providing dedicated service and involving our community as partners.

FY 2015-16 Accomplishments:

- Established a new Special Investigative Unit (SIU) to assist with major investigations
- Established the framework for a new Special Response Team (SRT) to assist Patrol with critical incident response
- Obtained Texas Police Chiefs Association (TPCA) "Re-Recognized" status
- Continued implementation of the department's community policing philosophy
- Developed and implemented a Citizen Volunteer Program consisting of adult volunteers, junior volunteers, and clergy group volunteers
- Implemented the department's 2015-2020 Strategic Plan
- New police building is under construction with an estimated occupancy of September 2016

FY 2016-17 Objectives:

- Fully implement the Special Response Team (SRT) into patrol operations
- Continue to implement community policing and form strategic partnerships with the community
- Meet department supervision requirements by promoting two Sergeants
- Meet training objectives identified through analysis of critical training areas consisting of: de-escalation, ethics, use of force, crisis intervention, leadership, community policing, and procedural justice
- Develop operational strategies consisting of intelligence policing and problem solving policing as outlined in the department's strategic plan

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

General Fund—Police

Significant Budget Item(s)

Added two (2) new Police Officer positions

Added two (2) new Police Sergeant positions and backfilled their position with two new hires

	FY14	FY15	Projected FY16	FY17 Estimate
Average Response Time (In Mins.)	6	6	7	8
Calls For Service	10,882	18,322	19,224	20,761
# of Complaints against an officer	1	3	0	0

National Night Out

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

FY 2017 Departmental Summary

Fund:	**General Fund**
Department:	**Police**
Account Group:	**102-515**

Expenditures	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget	Bud./YE Estimate $ Change	Bud./YE Estimate % Change	Change from FY 2016 Budget
Personnel	$ 857,136	$ 1,227,721	$ 1,206,795	$ 1,445,966	$ 239,170	20%	$ 218,245
Legal & Professional	$ 31,602	$ 33,500	$ 34,410	$ 65,410	$ 31,000	90%	$ 31,910
Materials & Supplies	$ 31,549	$ 42,200	$ 57,300	$ 48,820	$ (8,480)	-15%	$ 6,620
Maintenance	$ 60,186	$ 107,260	$ 88,346	$ 168,607	$ 80,261	91%	$ 61,347
Utilities	$ 9,312	$ 11,900	$ 11,300	$ 13,750	$ 2,450	22%	$ 1,850
Other Operating Expenses	$ 134,483	$ 304,502	$ 264,272	$ 44,415	$ (219,857)	-83%	$ (260,087)
Total Expenditures	**$ 1,124,268**	**$ 1,727,083**	**$ 1,662,423**	**$ 1,786,968**	**$ 124,544**	**7.5%**	**$ 59,885**

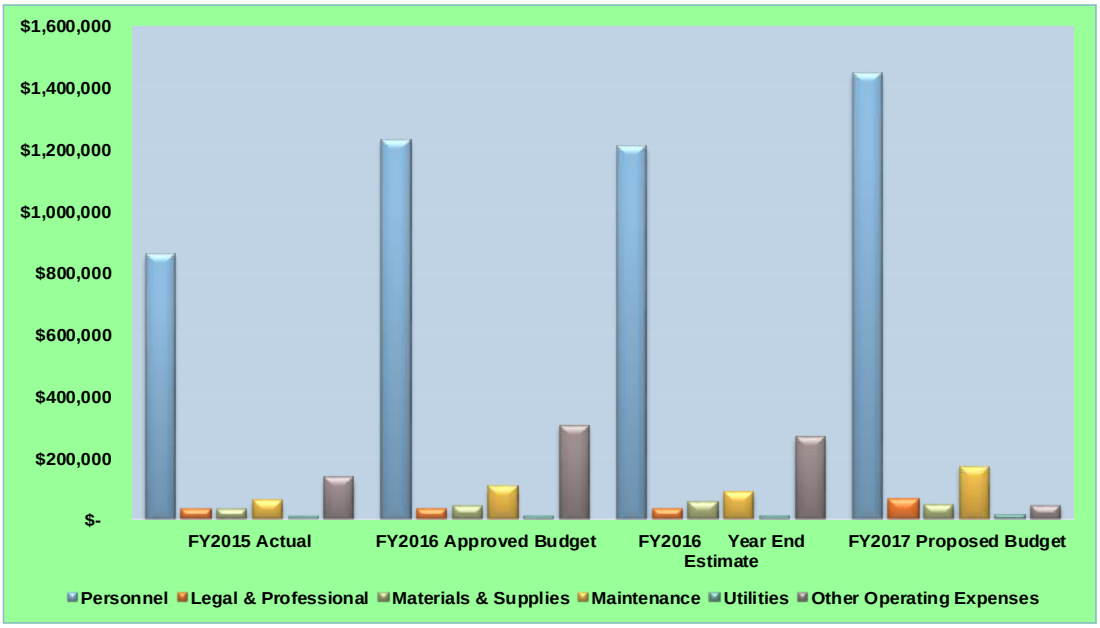
Personnel	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget			Personnel Change
Police Chief	0	1	1	1			0
Administrative Assistant	1	1	1	1			0
Police Lieutenant	1	1	1	1			0
Police Sergeant	1	1	1	3			2
Patrol Officer	9	12	12	12			0
Total Personnel	**12**	**16**	**16**	**18**			**2**

Notes:

Key Points of Proposed Budget

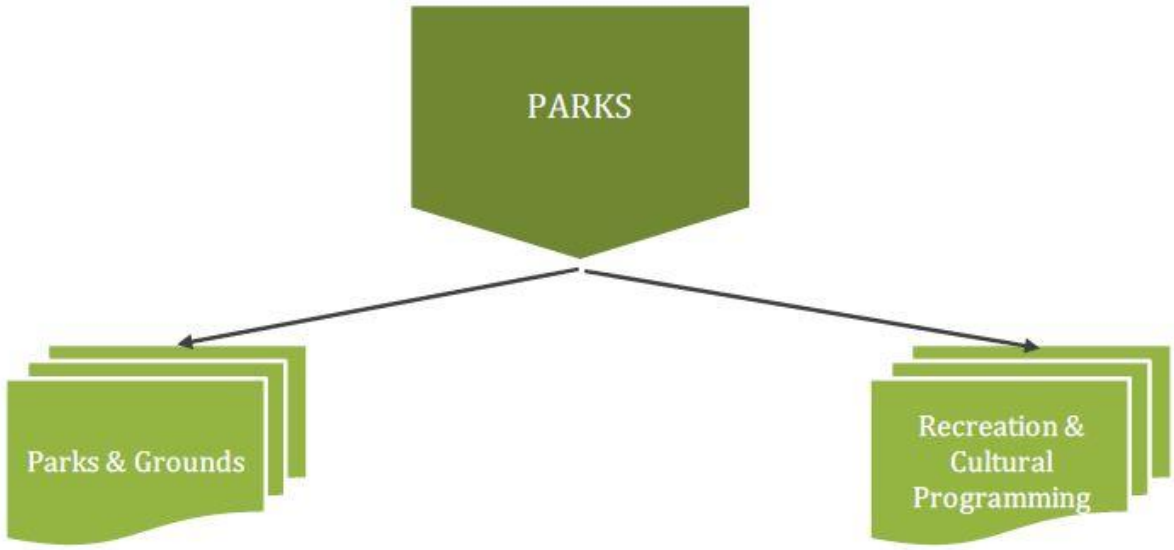
1. FY 2016-2017 proposed budget will add 2 patrol officer to the Police Department, promote Assistant Chief TO chief and Two (2) officers to sergeant position.

2. Two (2) new police cars for the new hires for the amount of $113,946 and $56,224.00 for various equipment will be paid from Public Safety Capital Replacement (PSCR) fund.



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

General Fund—Parks



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Parks and Recreation

Mission Statement

It is the mission of the Celina Parks and Recreation Department to preserve, enhance and protect open spaces and to create recreational opportunities for growth and enhancement by developing diverse services and programs that promote citizen involvement and a strong sense of community.

FY 2015-16 Accomplishments:

- Increased participation in youth and adult sport leagues
- Increased participation from teams from neighboring towns

FY 2016-17 Objectives:

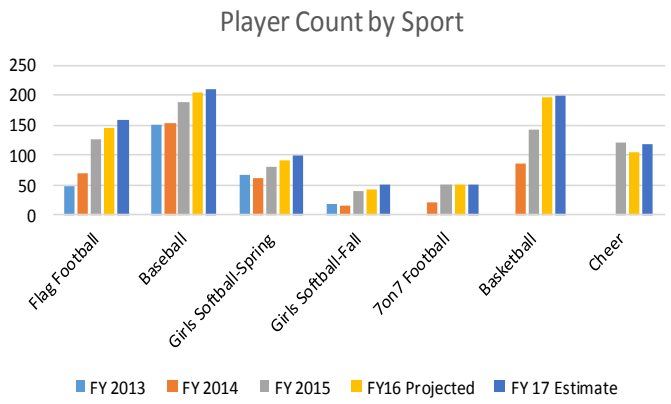
- Add offerings for youth volleyball
- Increase offerings in adult sports
- Develop new game playing fields
- Continue discussion for lighted game fields
- Add additional flat surfaces to Old Celina Park fields

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

General Fund—Parks

CELINA PLAYER COUNT

SPORT	SEASON(S)	FY 2013	FY 2014	FY 2015	FY16 Projected	FY 17 Estimate
Flag Football*	Fall	48	70	126	147	160
Baseball	Spring	150	153	190	204	210
Girls Softball	Spring	66	63	81	91	100
Girls Softball	Fall	19	15	39	42	50
7on7 Foot-ball*	Spring	n/a	20	50	50	50
Basketball	Winter	n/a	86	143	198	200
Cheer	Fall	n/a	n/a	122	104	120



 # OF TEAMS BY SPORT

SPORT	SEASON(S)	FY 2013	FY 2014	FY 2015	FY16 Projected	FY 17 Estimate
Flag Football*	Fall	14	25	41	50	60
Baseball	Spring	11	13	15	18	20
Girls Softball	Spring	5	7	7	8	8
Girls Softball	Fall	2	1	4	4	4
7on7 Foot-ball*	Spring	16	18	28	20	22
Basketball	Winter	n/a	10	15	24	24
Adult Softball	Summer/Fall	20 / 8	21 / 0	6 /0	12 / 0	16/0

*** indicates Parks & Rec runs the league/not all teams are from Celina**

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

FY 2017 Departmental Summary

Fund:	**General Fund**
Department:	**Parks**
Account Group:	**102-516**

Expenditures	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget	Bud./YE Estimate $ Change	Bud./YE Estimate % Change	Change from FY 2016 Budget
Personnel	$ 246,449	$ 276,007	$ 270,206	$ 384,667	$ 114,462	42%	$ 108,660
Legal & Professional	$ 46,089	$ 50,000	$ 60,000	$ 55,000	$ (5,000)	-8%	$ 5,000
Materials & Supplies	$ 53,422	$ 75,400	$ 69,914	$ 119,650	$ 49,736	71%	$ 44,250
Maintenance	$ 25,728	$ 37,100	$ 37,800	$ 73,600	$ 35,800	95%	$ 36,500
Utilities	$ 16,499	$ 29,500	$ 30,500	$ 30,500	$ -	0%	$ 1,000
Other Operating Expenses	$ 1,264,895	$ 303,150	$ 326,582	$ 158,150	$ (168,432)	-52%	$ (145,000)
Total Expenditures	**$ 1,653,081**	**$ 771,157**	**$ 795,001**	**$ 821,567**	**$ 26,566**	**3.3%**	**$ 50,410**

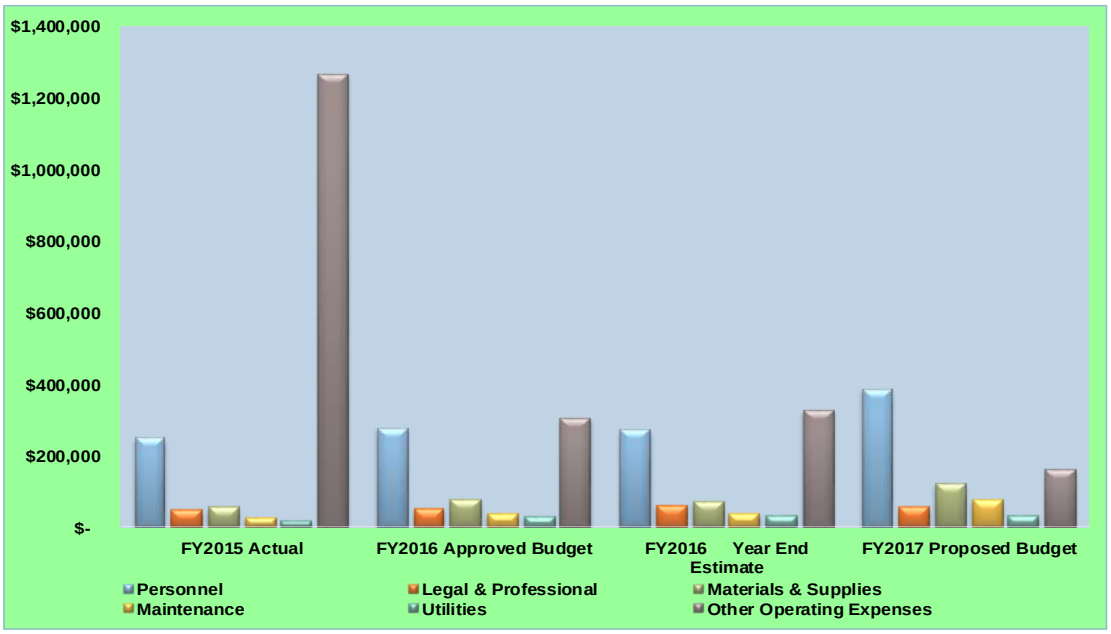
Personnel	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget			Personnel Change
Parks Director	0	1	1	1			0
Assistant Parks Director	0	1	1	1			0
Crew Leader	1	1	1	1			0
Maintenance Worker	2	2.5	2	3			1
Park Superintendent	1	0	0	0			0
Chemical Technician	0	0	0	1			1
Irrigation Technician	0	0	0	0			0
Park & Recreations Supervisor	1	0	0	0			0
Total Personnel	**5**	**5.5**	**5**	**7**			**2**

Notes:

Key Points of Proposed Budget

1. In fiscal year 2016-2017 proposed to add 2 new employees to the parks current staff. One (1) Maintenance worker and a Chemical Tech.

2. In this year's budget, Parks department requesting $115,000.00 for the maintenance. Cost of $75,000.00 for a truck and equipment will be included in FY 2017 Bond.



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Marketing

Mission Statement

To provide a brand and image for the City of Celina while serving as a central resource for information on City activities, the community and events, through social media, the web and other avenues of communication.

In FY 2016 the City budgeted to hire a Marketing Director. Within the same fiscal year, a decision was reached by City Council to eliminate this position. The Marketing department is being used to track expenses related to the City's events including Park Fest, Cajun Fest, Splash & Blast and other events and to budget for the Main Street Director salary and benefits.

Celina's Annual Cajun Fest

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

FY 2017 Departmental Summary

Fund:	**General Fund**
Department:	**Marketing**
Account Group:	**102-519**

Expenditures	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget	Bud./YE Estimate $ Change	Bud./YE Estimate % Change	Change from FY 2016 Budget
Personnel	$ -	$ 159,724	$ 164,305	$ 81,295	$ (83,010)	-51%	$ (78,429)
Legal & Professional	$ -	$ -	$ -	$ -	$ -	0%	$ -
Materials & Supplies	$ -	$ 3,280	$ 1,200	$ -	$ (1,200)	-100%	$ (3,280)
Maintenance	$ -	$ 1,725	$ 1,275	$ -	$ (1,275)	-100%	$ (1,725)
Utilities	$ -	$ 3,530	$ 3,550	$ -	$ (3,550)	-100%	$ (3,530)
Other Operating Expenses	$ -	$ 113,685	$ 111,335	$ 267,735	$ 156,400	140%	$ 154,050
Total Expenditures	**$ -**	**$ 281,944**	**$ 281,665**	**$ 349,030**	**$ 67,365**	**23.9%**	**$ 67,086**

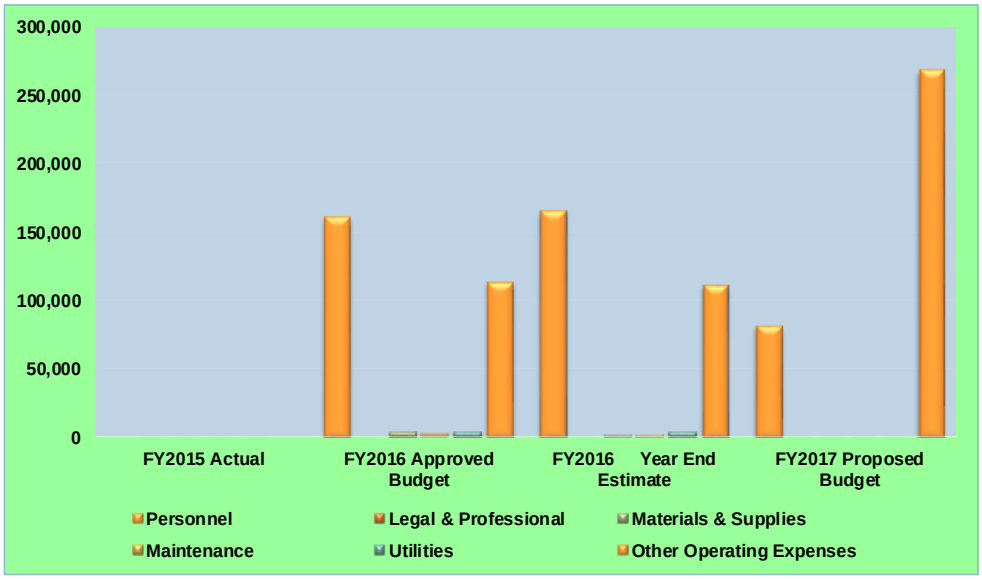
Personnel	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget			Personnel Change
Marketing Director	0	1	1	0			-1
Main Street Director	1	1	1	1			0
Total Personnel	**1**	**2**	**2**	**1**			**-1**

Notes:

Key Points of Proposed Budget

1. This department was created in FY 2015 - 2016. This budget contains the salary of Main Street Director.

2. Other operating expense line includes $160,000.00 for the Park Festival (F.K.A. Balloon Festival), $30,000.00 for the 4th of July celebration, $50,000.00 for Cajun Festival, $20,000.00 contribution to the Celina Chamber and $5,000.00 for Keep Celina Beautifull Program.



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

General Fund-Engineering

Mission Statement

The City of Celina Engineering Department is dedicated to providing public infrastructure essential to the safety, health, mobility and quality of life for citizens, businesses and visitors in our community. The Engineering Department focuses on providing professional, well-organized, and cost effective municipal engineering services to the citizens of Celina, as well as other Departments of the City.

FY 2015-16 Accomplishments:

- Added a full time Engineer in Training (EIT)
- Added a second Construction Inspector
- Coordinated with Public Works and Planning and Development on the implementation of a new management and tracking software, MyGov
- Coordinated with Public Works to implement a web based GIS system that will be accessible by all departments
- Updated the GIS databases
- Collected and digitized construction plans
- Updated GIS layers to reflect existing public infrastructure as time allowed
- Provided support for all special events during the planning and implementation phases
- Generated event maps for special events
- Aided in the update of the thoroughfare plan

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

General Fund-Engineering

- Processed the following engineering related permits:

  * 13 TxDOT Permits

  * 17 Earthwork Permits

  * 4 Floodplain Development Permits

- 12 Right-of-Way Permits
- Coordinated the plan review process to meet or exceed 90% of the review deadlines
- Performed 111 plan and HH reviews
- Finalized the Engineering Design Standards and Standard Details
- Coordinated with Public Works and Planning and Development on the implementation of a new management and tracking software
- Assisted in development negotiations for 8 subdivision
- Coordinated with UTRWD and NTMWD on existing and future water and wastewater needs
- Provided support during emergency response events
- Coordinated with TxDOT on Preston Median landscaping for Phase 1
- Currently managing or managed in excess of $3.5M worth of professional services contracts
- Managed or managing in excess of $13.7M worth of construction projects
- Inspection of approximately $13.6M worth of public improvements
- Implemented a Stormwater Utility Fee
- Coordinated the remaining negotiations and acquisitions for the SE Sector Water and Sewer Project

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

General Fund-Engineering

- Managed the SE Sector Water and Sewer projects
- Started the design for the expansion of the SE Sector Water and Sewer projects
- Finalized the implementation of the Storm Water Utility Fee
- Provided continued support for other City departments
- Completed construction of Ash Street
- Finalized construction for the Willock Hills Entry project
- Finalized construction of the Paving Overlay projects for Preston Hills, High Point and North Preston Lakes
- Coordinated water and sewer modeling efforts with Developers

FY 2016-17 Objectives:

- Add a full time PE/Project Manager
- Add a third Construction Inspector
- Coordinate with Public Works to implement a web based GIS system that will be accessible by all departments
- Continue to update the GIS database and collect data
- Provide continued support for other City departments
- Complete the current SE Sector Water and Sewer projects
- Finalize the design for the expansion of the SE Sector Water and Sewer projects

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

General Fund-Engineering

- Start construction on the following projects:

  * 2 MGD Elevated Storage Tank

  * Preston Road Loop Line

  * SE Sector Sewer Extension to Parks at Wilson Creek

  * Downtown WWTP Upgrades

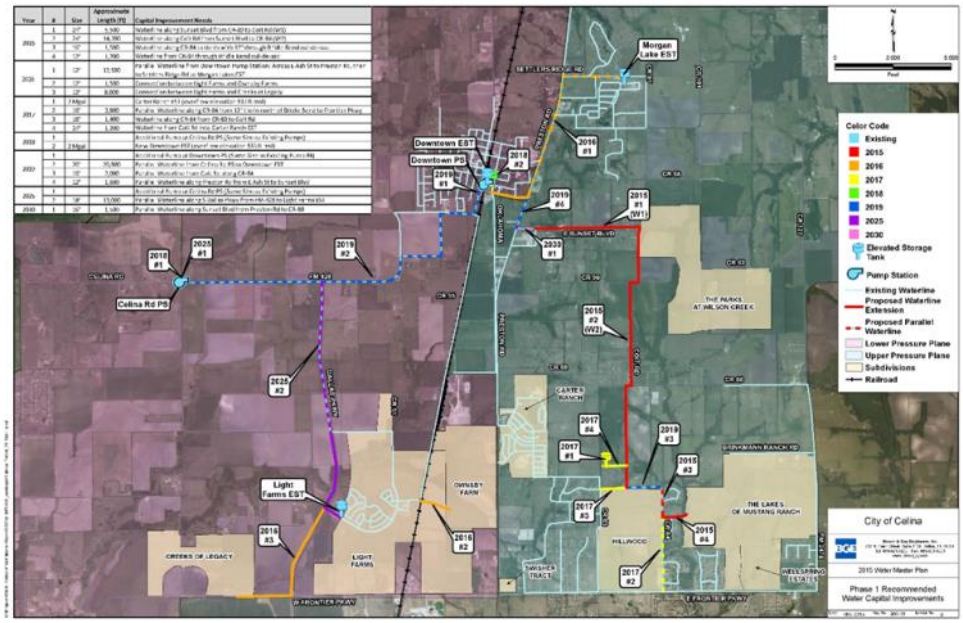
  * Merritt Erosion Issue

- Complete downtown utility replacements
- Complete downtown paving projects
- Complete the downtown storm water drainage design
- Finalize design for the Willock Hills Entry project
- Coordinate water and sewer modeling efforts with Developers
- Continue to provide input for development agreements and negotiations
- Finalize the water and sewer rate study
- Finalize the Garver water and sewer study
- Implement a strategic plan to achieve the Garver recommendations for future water and sewer needs

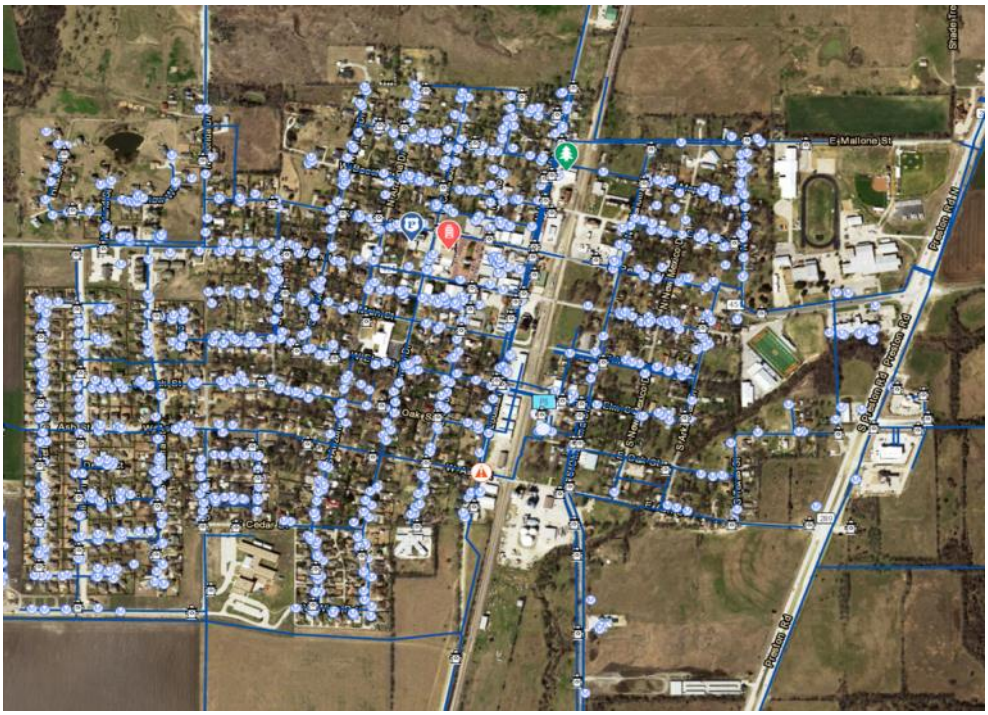
Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

General Fund-Engineering

Capital Improvement Recommendations



Web Based GIS Capability



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

FY 2017 Departmental Summary

Fund:	**General Fund**
Department:	**Engineering**
Account Group:	**102-520**

Expenditures	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget	Bud./YE Estimate $ Change	Bud./YE Estimate % Change	Change from FY 2016 Budget
Personnel	$ -	$ -	$ -	$ 535,391	$ 535,391	100%	$ 535,391
Legal & Professional	$ -	$ -	$ -	$ 66,600	$ 66,600	100%	$ 66,600
Materials & Supplies	$ -	$ -	$ -	$ 11,230	$ 11,230	100%	$ 11,230
Maintenance	$ -	$ -	$ -	$ 37,100	$ 37,100	100%	$ 37,100
Utilities	$ -	$ -	$ -	$ 36,624	$ 36,624	100%	$ 36,624
Other Operating Expenses	$ -	$ -	$ -	$ 18,084	$ 18,084	100%	$ 18,084
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ 705,029**	**$ 705,029**	**100.0%**	**$ 705,029**

Personnel	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget			Personnel Change
Director of Engineering / PW	0	1	1	1			0
Senior Engineer	0	0	0	1			1
Engineer in Training	0	1	1	1			0
Senior Constuction Inspector	0	1	1	1			0
Construction Inspector	0	1	1	2			1
Total Personnel	**0**	**4**	**4**	**6**			**2**

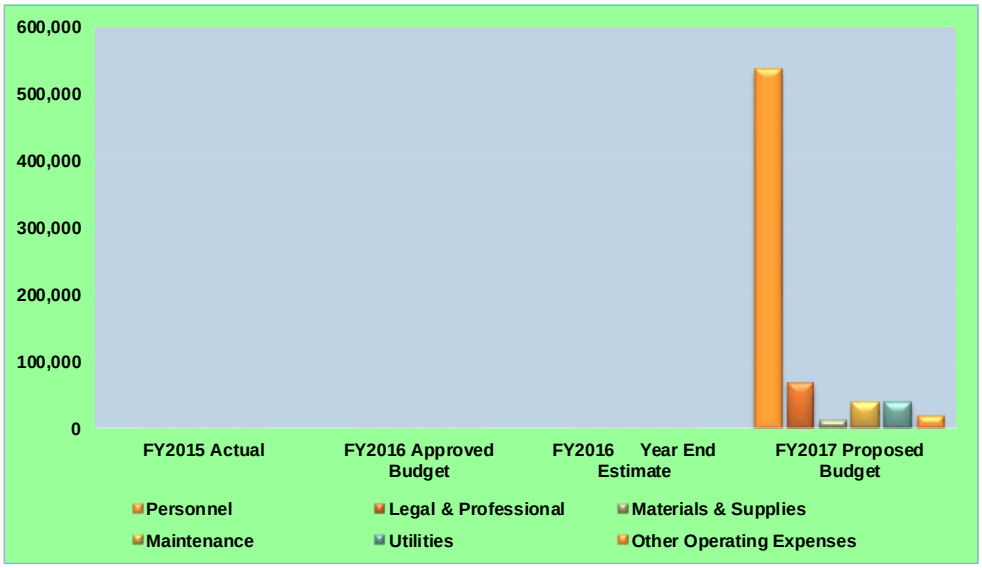
Notes:

Key Points of Proposed Budget

1. This is a newly created department that combines Engineering and construction inspections.

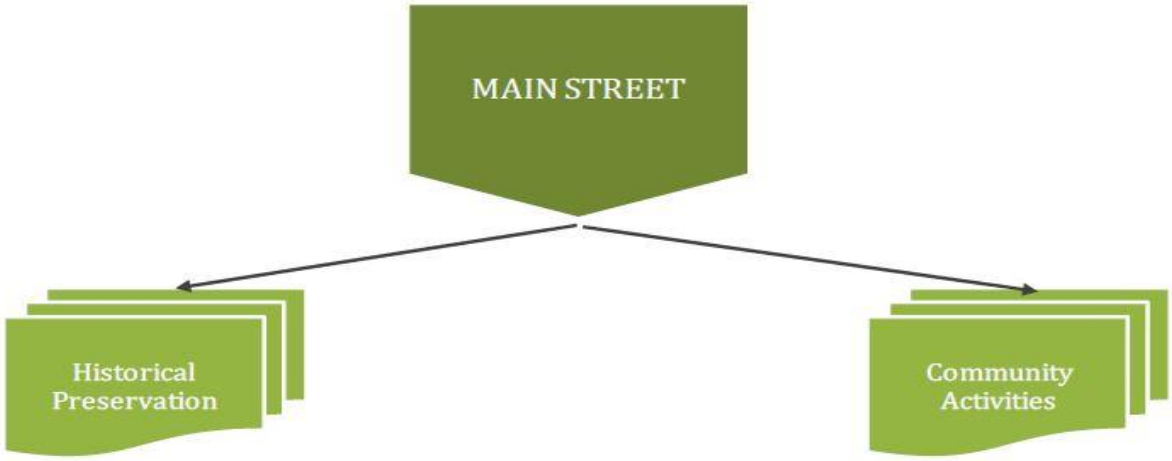
2. This budget apprprates $15k Misc engineering, $5k for misc survey needs, $45k NCTCOG GIS data misc.

3. $35k for a Ford F-150 4x4 Extended Cab for new inspector will be part of FY 2017 Bond package .



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Main Street Fund



The Celina Main Street Program is an all-volunteer organization that accomplishes its work through four, standing committees and nine event/ fundraising committees. The Program also consists of a volunteer advisory board, assisting in coordination, and a paid director to oversee administration.

The Celina Main Street Program utilizes 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

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Main Street Fund

Design Committee-FY 15-16 Accomplishments:

- Improved the 28 flower containers around the square/partnership with KCB
- Secured donations and purchased new Christmas lights for around the square
- Helped business owners and merchants with FREE design assistance from Texas Historical Commission
- Held annual Historical Preservation week activity with Fourth Graders

Economic Restructuring- FY 15-16 Accomplishments:

- Removed old dilapidated billboard from Preston Road. New committee formed to work on new sign project at Preston and Pecan.
- Held new marketing and retail therapy events to drive traffic to retailers
- Finished *I WISH* Empty Building sticker event on old Celina Drug building for research

Promotions/Events- FY 15-16 Event Accomplishments:

- Increased attendance at Farmers Market on Friday nights and organized volunteers to do tear down instead of Parks departments
- Celina FUN DAY-Return of the decade old event. Planned in only 3 months
- Christmas Gift Tour-Increased event by adding brunch and kept all locations in Celina
- Christmas on the Square-Increased attendance by adding new activities.
- Cajun Fest-Served on City's committee to build social media and attendance. Recruited 45 volunteers to work event

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Main Street Fund

- Increased number of Movies on the Square and increase event activities and attendance. Used volunteers to do set up and tear down instead of Parks and Public Works departments
- Increased social media presence and engage our fans over 500% from previous year

Organization- FY 15-16 Accomplishments:

- Set up and recruited committee members for four committees that helped develop future Board members
- Attended Main Street training conferences
- Annual Golf Tournament Fundraiser
- Established committee and expanded tournament while cutting back on expenses

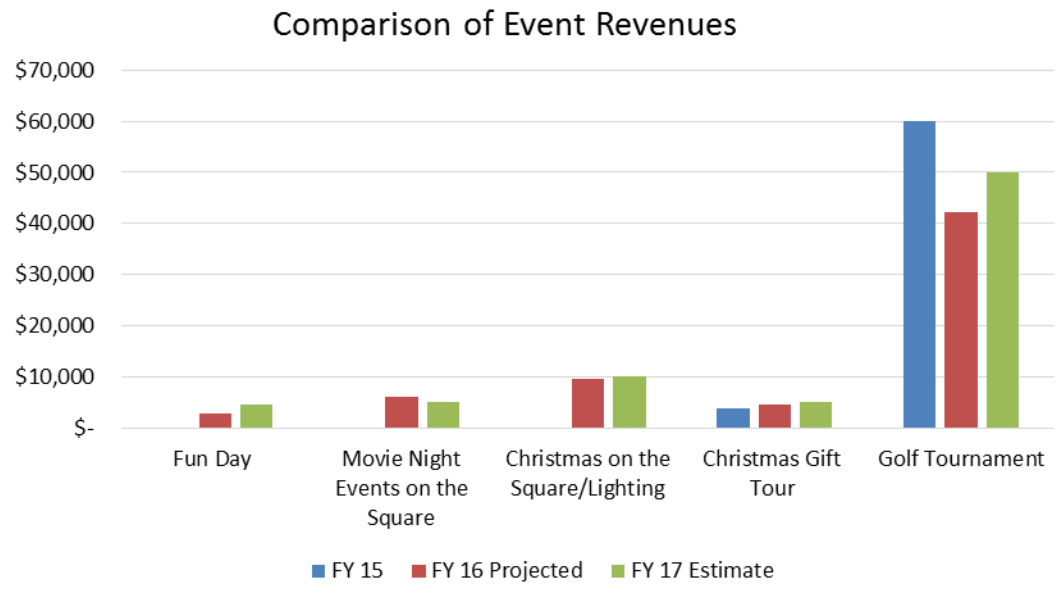
Event Revenue

Main Street	FY 15	FY 16 Projected	FY 17 Estimate
Fun Day 2015	NA	$2,701.00	$4,500.00
Movie Night Events on the Square	NA	$6,165.00	$5,000.00
Christmas on the Square/Lighting	NA	$9,500.00	$10,000.00
Christmas Gift Tour	$3,750.00	$4,700.00	$5,000.00
Golf Tournament	$60,128.00	$42,180.00	$50,000.00

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Main Street Fund

Main Street	FY 15	FY 16 Projected	FY 17 Estimate
Event Attendance			
Fun Day 2015	NA	1,000	2,500
Movie Nights on the Square (3) Prior (7) Current	450	2,400	4,000
New Guinness World Record Event	NA	NA	750
Christmas on the Square	400	1,800	3,500
Christmas Gift Tour	150	150	150
Cajun Fest (Volunteer recruitment and Social media PR/Adv)	4,000	10,000	15,000
New Wine and Music Festival Event	NA	NA	2,500
Social Media Achievements			
Main Street Facebook Fans	1,300	3,500	5,000
Farmers Market Facebook Fans	275	1,566	2,000
Cajun Fest	945	2,205	4,000



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Main Street Fund

FY 2017 Departmental Summary

Fund:	Main Street Fund
Department:	Main Street
Account Group:	112-517

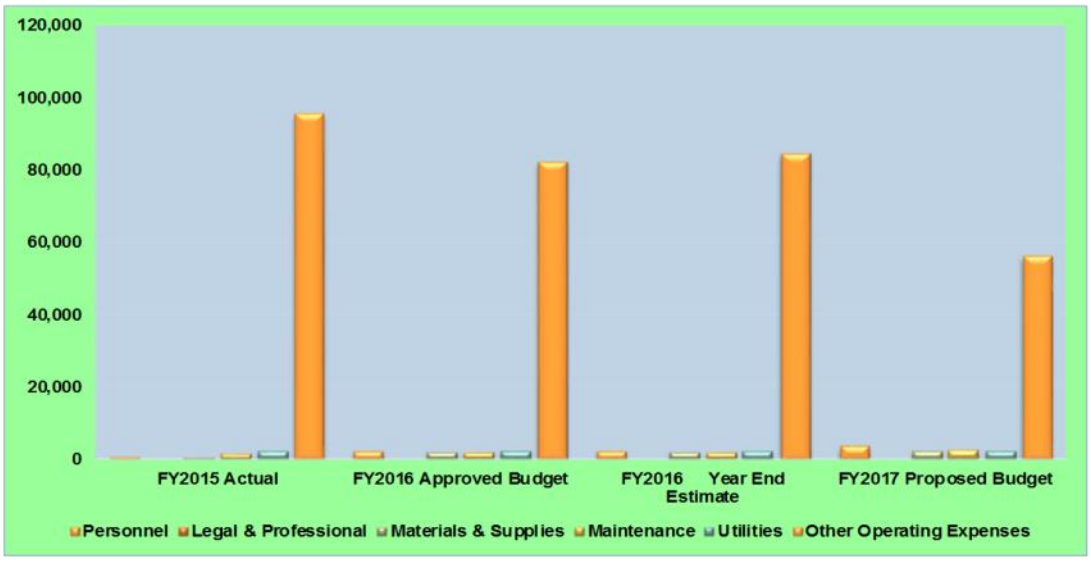
Expenditures	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget	Bud./YE Estimate $ Change	Bud./YE Estimate % Change	Change from FY 2016 Budget
Personnel	$ 760	$ 2,200	$ 2,200	$ 3,500	$ 1,300	0%	$ 1,300
Legal & Professional	$ -	$ -	$ -	$ -	$ -	0%	$ -
Materials & Supplies	$ 509	$ 2,000	$ 2,000	$ 2,250	$ -	0%	$ 250
Maintenance	$ 1,477	$ 1,724	$ 1,724	$ 2,500	$ 776	0%	$ 776
Utilities	$ 2,255	$ 2,258	$ 2,230	$ 2,258	$ 28	1%	$ -
Other Operating Expenses	$ 95,509	$ 82,185	$ 84,235	$ 56,085	$ (28,150)	-33%	$ (26,100)
Total Expenditures	**$ 100,510**	**$ 90,367**	**$ 92,389**	**$ 66,593**	**$ (26,046)**	**-27.9%**	**$ (23,774)**

Personnel	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget			Personnel Change
Main Street Manager	0	0	0	0			0
Total Personnel	**0**	**0**	**0**	**0**			**0**

Notes:

Key Points of Proposed Budget

1. No significant changes to programs or personnel proposed for FY 2016-2017. Main street manager's salary will be paid from marketing budget.
2. Other operating expense line includes $30,000.00 appropriated for the events that conducted by the Main Street Program during the year as well as $20,000.00 for the annual Golf Tournament.



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Main Street Fund

Christmas on the Square

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Water and Wastewater Fund

W/S Summary Schedule of Revenue
W/S Schedule of Expenses by Departments
Water
Wastewater
Garbage & Recycling

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

W/S Schedule of Revenues

Revenue Category	FY2016 Approved Budget	FY 2016 Actual As Of 06/30/16	FY 2016 Year End Estimate	FY 2017 Proposed Budget
Fines & Fees	$ 1,043,404	$ 853,534	$ 1,228,000	$ 1,526,850
Credit Card Fees	0	24,249	$ 36,000	-
Water Tower Rental Fees	54,304	45,990	$ 58,000	58,000
Water Impact Fees	0	-	$ -	-
Sewer Impact Fees	0	-	$ -	-
Reconnect/Disconnect Fee	14,000	11,090	$ 17,000	17,000
Customer Service Fees	1,500	1,115	$ 1,600	1,600
Transfer Fees	1,200	750	$ 1,000	1,000
Water Taps	535,000	439,050	$ 638,400	821,500
Sewer Taps	437,400	331,290	$ 476,000	627,750
Penalties & Interest	$ 76,800	$ 88,672	$ 128,500	$ 115,000
Penalties	59,000	66,938	$ 94,000	90,000
Interest Income	17,800	21,734	$ 34,500	25,000
Sales	$ 5,070,566	$ 3,756,669	$ 6,132,981	$ 7,058,124
Water Sales	3,300,834	2,287,194	$ 3,953,383	4,546,390
Sewer Sales	1,333,640	1,146,298	$ 1,735,421	1,995,734
Garbage Billing	436,092	323,178	$ 444,178	516,000
Other Revenues	$ 102,600	$ 180,819	$ 263,498	$ 316,500
Radio Read Reserve	89,100	122,871	$ 190,000	294,500
Bond Proceeds	-	-	$ -	-
Insurance Proceeds	-	-	$ -	-
Sales of Fixed Assets	-	-	$ -	-
Contributions	-	38,750	$ 38,750	-
Miscellaneous Income	13,500	19,198	$ 34,748	22,000
Total Revenues	$ 6,293,370	$ 4,879,694	$ 7,752,980	$ 9,016,474

W/S Schedule of Expenses

Departments	FY2016 Approved Budget	FY 2016 Actual As Of 06/30/16	FY 2016 Year End Estimate	FY 2017 Proposed Budget
Water Department	4,047,953	2,520,627	$ 4,391,277	4,653,981
Sewer Department	1,824,532	1,165,238	$ 1,822,808	3,072,873
Utility Billing Department	-	-	$ -	328,187
Trash & Recycling Collection	419,319	305,997	$ 419,319	468,000
Total	$ 6,291,804	$ 3,991,862	$ 6,633,404	$ 8,523,041

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

FY 2017 Departmental Summary

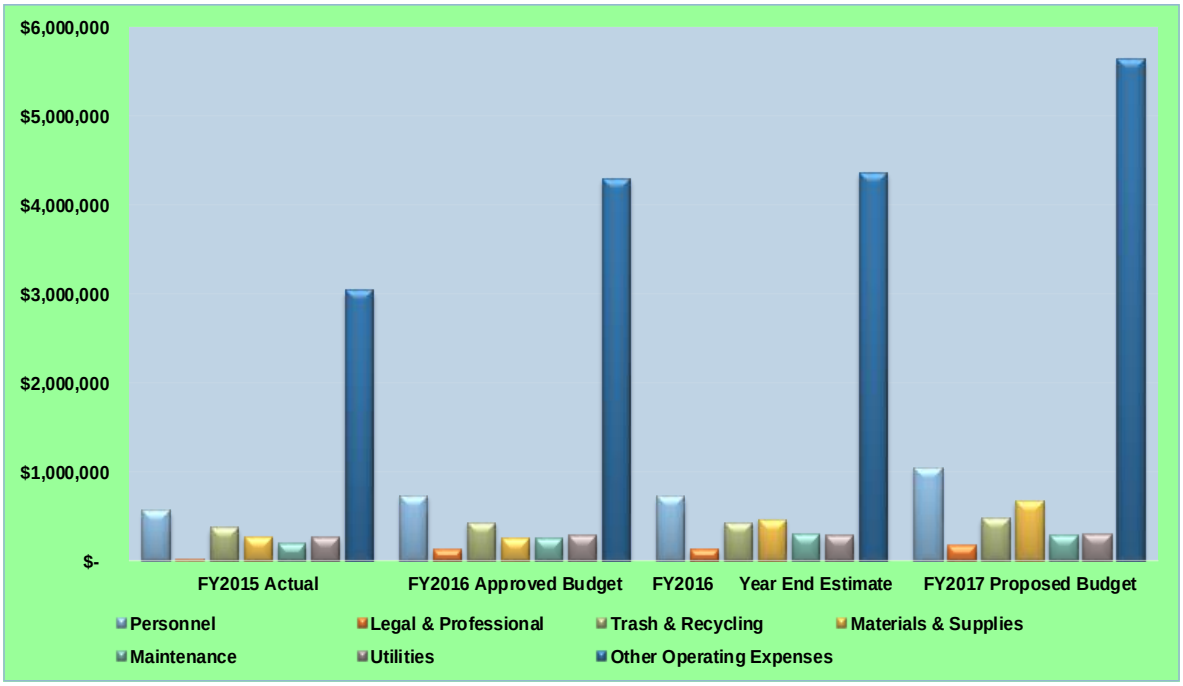
Fund:	Water & Sewer Fund
Department:	All
Account Group:	All

Expenditures	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget	Bud./YE Estimate $ Change	Bud./YE Estimate % Change	Change from FY 2016 Budget
Personnel	$ 549,060	$ 714,523	$ 711,278	$ 1,034,788	$ 323,510	45%	$ 320,265
Legal & Professional	$ 11,611	$ 121,500	$ 122,689	$ 165,000	$ 42,311	34%	$ 43,500
Trash & Recycling	$ 354,733	$ 419,319	$ 419,319	$ 468,000	$ 48,681	0%	$ 48,681
Materials & Supplies	$ 260,113	$ 239,850	$ 459,350	$ 654,065	$ 194,715	42%	$ 414,215
Maintenance	$ 182,113	$ 238,100	$ 291,250	$ 271,954	$ (19,296)	-7%	$ 33,854
Utilities	$ 254,778	$ 270,860	$ 269,570	$ 292,816	$ 23,246	9%	$ 21,956
Other Operating Expenses	$ 3,029,946	$ 4,287,652	$ 4,359,948	$ 5,636,418	$ 1,276,470	29%	$ 1,348,766
Total Expenditures	**$ 4,642,355**	**$ 6,291,804**	**$ 6,633,404**	**$ 8,523,041**	**$1,889,637**	**28.5%**	**$ 2,231,237**

Personnel	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget			Personnel Change
Water	5	7	7	10.5			3.5
Sewer	3	4	4	5.5			1.5
Trash	0	0	0	0			0
Utility Billing	2	3	3	3.5			0.5
Total Personnel	**10**	**14**	**14**	**19.5**	**0**	**0**	**5.5**

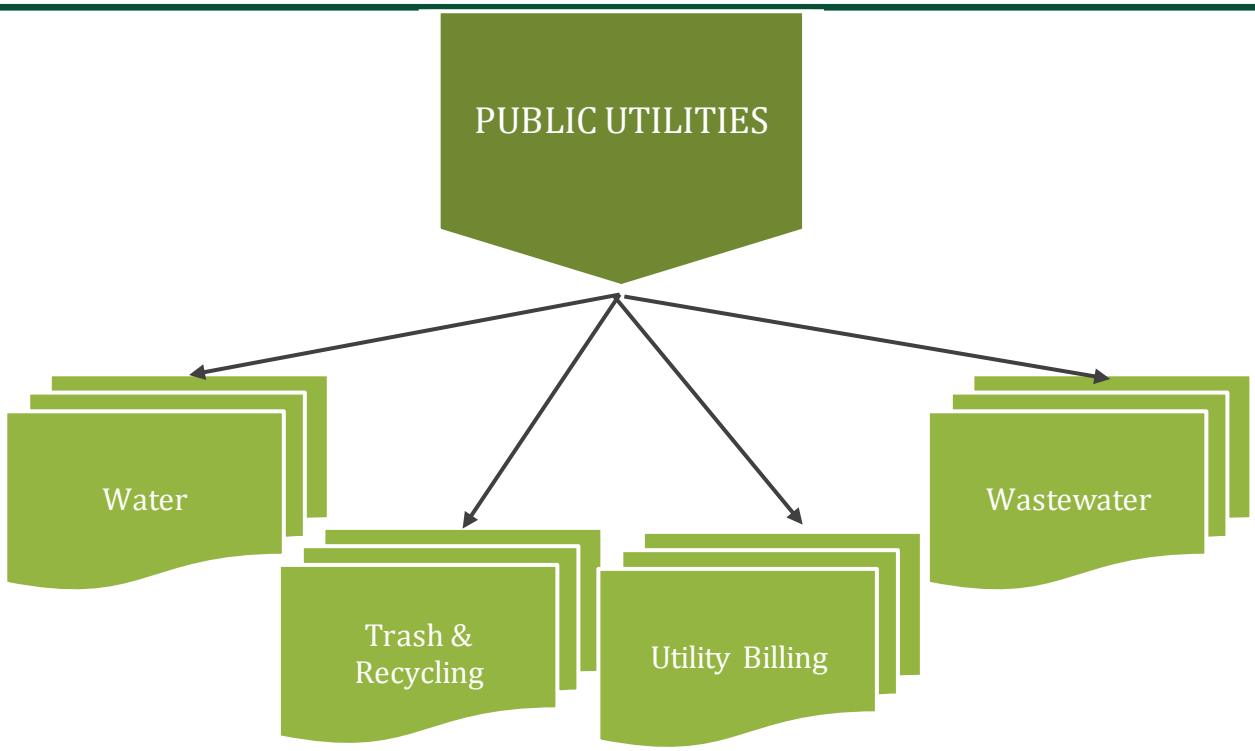
Notes:

Key Points of Proposed Budget



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Water and Sewer Fund—Water



Fountain at Old Celina Park

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Water and Sewer Fund

The Water & Sewer Fund is responsible for maintaining 112 miles of water line, 626 fire hydrants, 74 miles of sewer lines, and treating approximately 507.5 Million gallons of water per year. Other responsibilities include responding to customer requests; cleaning, inspecting, and repairing sewer lines; installing water/sewer services upon request; repairing water lines, valves and fire hydrants; water/wastewater capital improvement projects, meter reading, and other related services.

Water Department

Mission Statement

To provide the citizens of Celina with high quality drinking water through stewardship that promotes conservation, minimal interruption of service and water loss while furnishing accurate metering of consumption.

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Water and Sewer Fund—Water

FY 2015-16 Accomplishments:

- Implemented a cloud-based work order system
- Implemented GIS with in-field capabilities
- Implemented a pump and motor maintenance, repair and replacement program
- Implemented asset data collection
- Completed a SCADA software upgrade
- Repaired over 200 water leaks
- Performed 3,000 line locates
- Reduced water loss 15%
- Installed over 500 new meters
- Replaced over 270 broken meters due to residential construction
- Performed over 380 investigations and repairs to maintain accurate water consumption data

Completed the installation of AMR meters for existing services

Updated the fee schedule for the collection of meter costs and service charges associated with operations

Completed a water system model

•Completed a rate study and impact fee review

•Implemented a Revised Total Coliform Rule sampling site plan and Nitrification Action Plan

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Water and Sewer Fund—Water

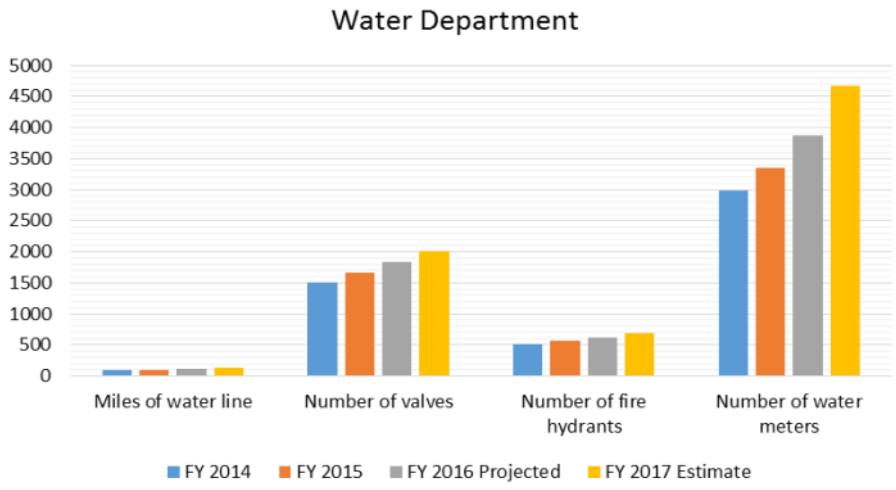
FY 2016-17 Objectives:

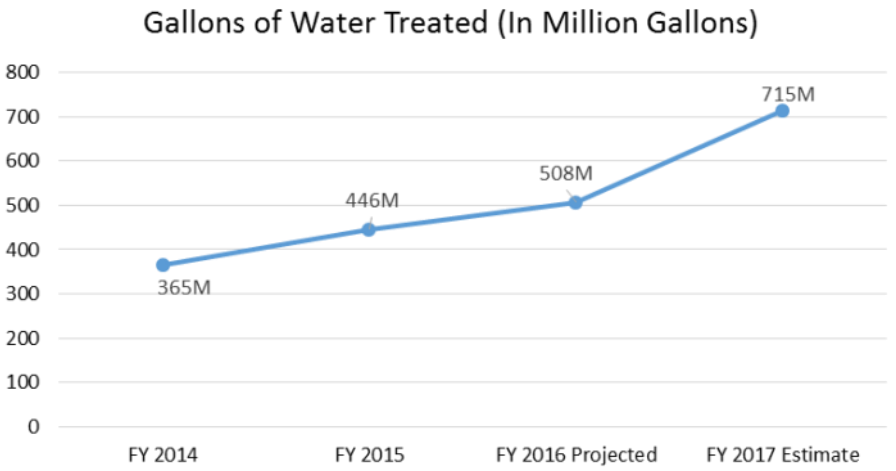
- Implement an annual safety program
- Update department standard operating procedures
- Complete asset data collection
- Implement an asset management program
- Continue to utilize the work order system to improve customer service, accountability and reporting
- Reduce the unaccounted water loss an additional 5%
- Implement a valve and hydrant maintenance program
- Identify and abandon redundant water mains
- Continue downtown rehabilitation program

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Water and Sewer Fund—Water

	FY 2014	FY 2015	FY 2016 Project-	FY 2017 Estimate
Gallons of Water Treated (In Million Gallons)	365	446	508	7,150
Miles of water line	90	100	112	123
Number of valves	1,514	1,666	1,833	2,016
Number of fire hydrants	517	569	626	688
Number of water meters	2,986	3,351	3,875	4,680





Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

FY 2017 Departmental Summary

Fund: Water & Sewer Fund
Department: Water
Account Group: 202-521

Expenditures	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget	Bud./YE Estimate $ Change	Bud./YE Estimate % Change	Change from FY 2016 Budget
Personnel	$ 403,208	$ 512,082	$ 507,665	$ 544,413	$ 36,748	7%	$ 32,331
Legal & Professional	$ 11,451	$ 41,500	$ 47,689	$ 10,000	$ (37,689)	-79%	$ (31,500)
Trash & Recycling	$ -	$ -	$ -	$ -	$ -	0%	$ -
Materials & Supplies	$ 241,735	$ 205,675	$ 415,675	$ 477,540	$ 61,865	15%	$ 271,865
Maintenance	$ 118,780	$ 141,100	$ 163,500	$ 115,890	$ (47,610)	-29%	$ (25,210)
Utilities	$ 199,950	$ 211,170	$ 212,750	$ 209,460	$ (3,290)	-1.5%	$ (1,710)
Other Operating Expenses	$ 2,605,589	$ 2,936,426	$ 3,043,998	$ 3,296,678	$ 252,680	8.3%	$ 360,252
Total Expenditures	**$ 3,580,713**	**$ 4,047,953**	**$ 4,391,277**	**$ 4,653,981**	**$ 262,703**	**6.0%**	**$ 606,028**

Personnel	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget			Personnel Change
Water Supervisor	1	1	1	1			0
Water Crew Leader	0	0	0	1			1
Water Technician	3	3	3	3			0
Meter Supervisor	0	1	1	1			0
Senior Meter Technician	0	0	0	1			1
Meter Technician	0	1	1	1.5			0.5
Equipment Operator	1	1	1	1			0
Utility Locator	0	0	0	1			1
Total Personnel	**5**	**7**	**7**	**10.5**			**3.5**

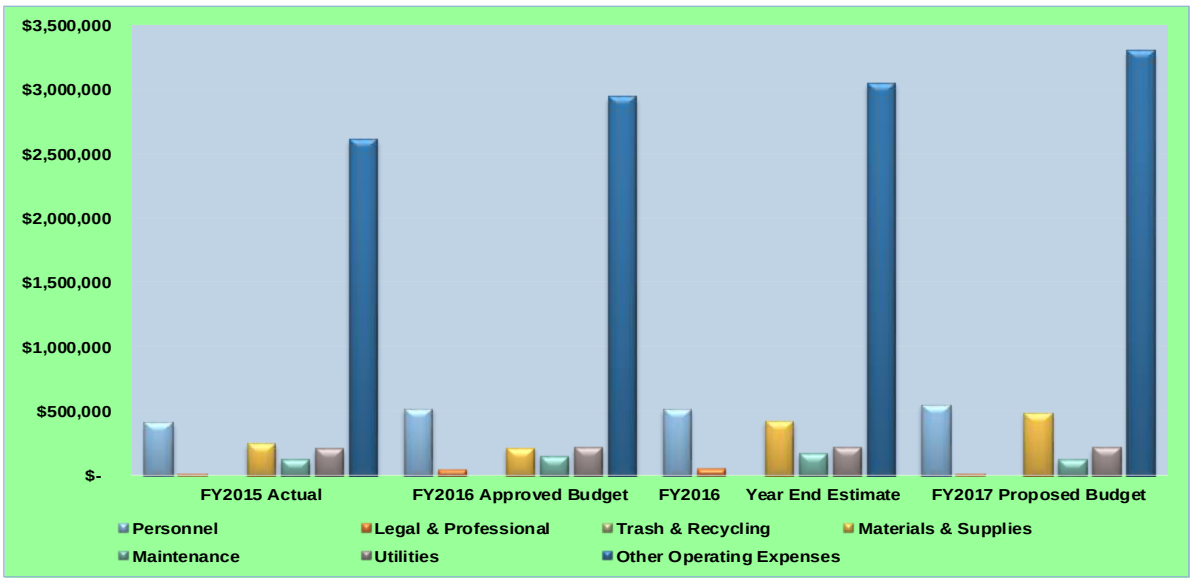
Notes:

Key Points of Proposed Budget

1. In the fiscal year 2016-2017 added 3.5 FTE to the Water Department. One Water Crew Leader, One Senior Meter Tech, One Utility Locator and half of the year Water Tech. Total effect on the FY 2016-2017 budget will be $158,153.00.

2. Other operating expenses contains three items that makes up 66% of the budget. These items are: Purchase water $1,615,264, Debt payment $1,261,634 and transfer into General Fund for the amount of $328,000.00.

3. Three (3) new vehicle for the cost of $111,000.00 will be part of FY 2017 Bond package.



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Sewer Department

Mission Statement

To ensure preservation of the environment through regulatory compliance and continuously evolving to meet the growing demands of Celina while working to maintain the infrastructure to prevent any disruptions of service.

FY 2015-16 Accomplishments:

- Implemented a cloud-based work order system
- Implemented GIS with in-field capabilities
- Implemented a pump and motor maintenance, repair and replacement program
- Implemented asset data collection
- Implemented an inflow and infiltration program
- Performed over 200 sewer repairs
- Performed over 2,400 line locates
- Performed over 750 residential service line inspections
- Responded to over 100 service calls
- Reduced inflow and infiltration by 42%
- Completed a wastewater system model
- Completed a rate study and impact fee review
- Completed panel upgrades to three lift stations

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Water and Sewer Fund—Sewer

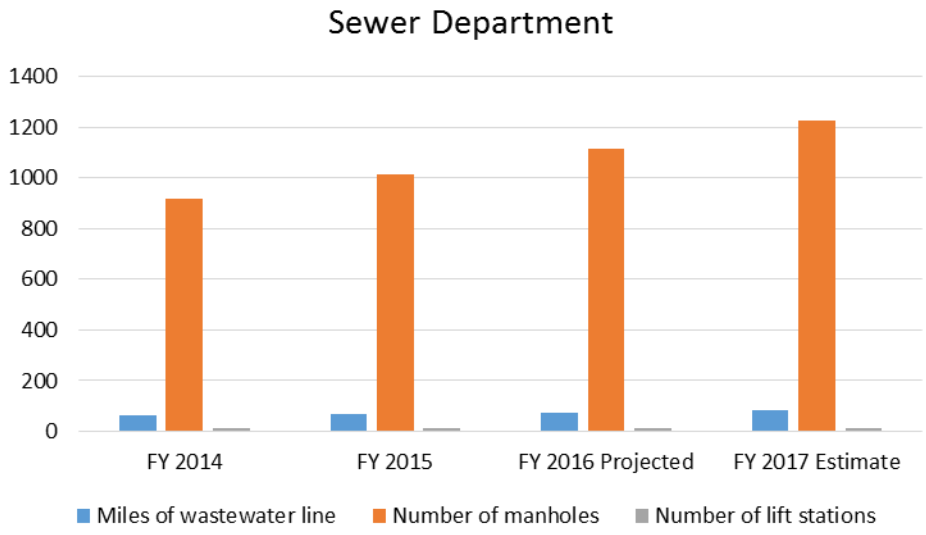
FY 2016-17 Objectives:

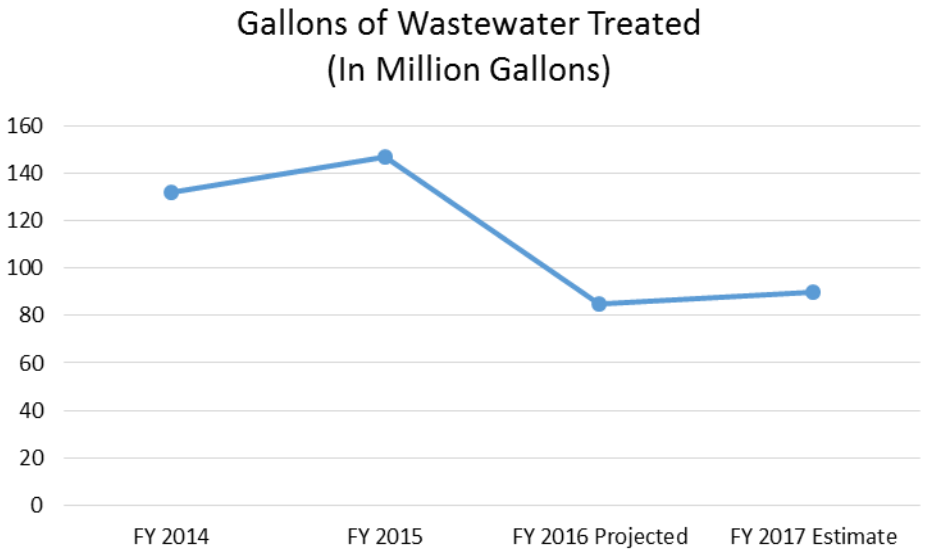
- Implement an annual safety program
- Update department standard operating procedures
- Complete asset data collection
- Implement an asset management program
- Continue to utilize the work order system to improve customer service, accountability and reporting
- Continue to remedy identified issues to reduce the amount of inflow and infiltration
- Implement a cleaning and video inspection program
- Continue downtown rehabilitation program
- Rehabilitate the Downtown Wastewater Treatment Plant to provide increased treatment capacity

	FY 2014	FY 2015	FY 2016 Projected	FY 2017 Estimate
Gallons of Wastewater Treated (In Million Gallons)	132	147	85	90
Miles of wastewater line	61	67	74	81
Number of manholes	920	1,013	1,115	1,226
Number of lift stations	13	12	11	11

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Water and Sewer Fund—Sewer





Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

FY 2017 Departmental Summary

Fund: Water & Sewer Fund
Department: Wastewater
Account Group: 202-522

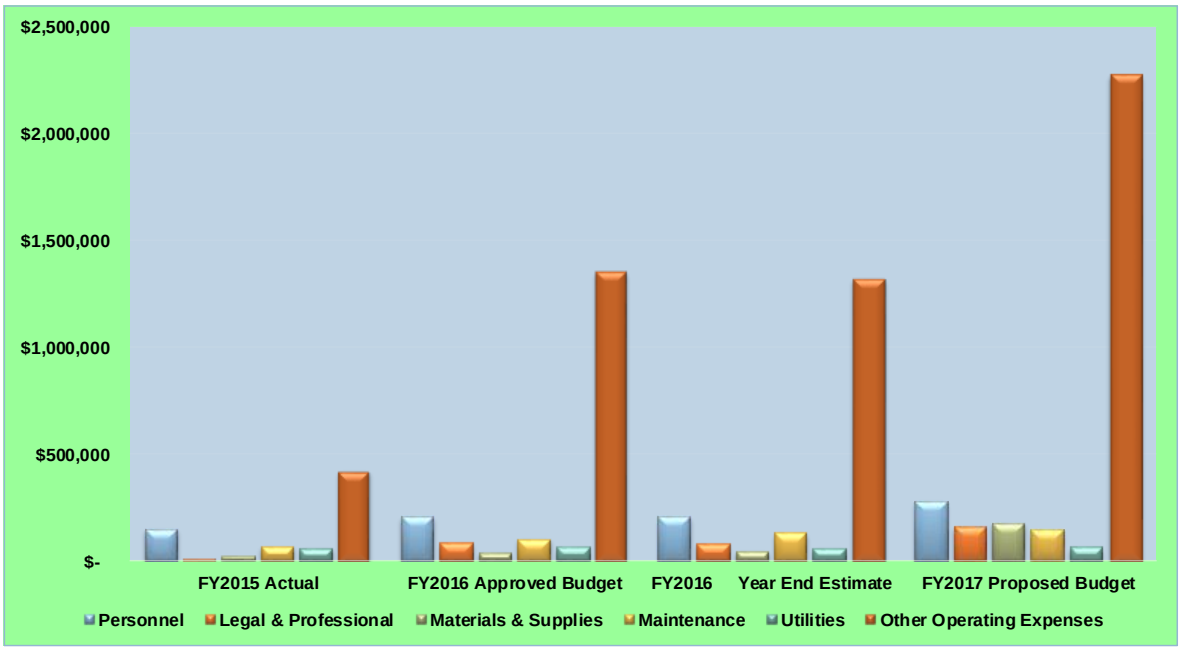
Expenditures	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget	Bud./YE Estimate $ Change	Bud./YE Estimate % Change	Change from FY 2016 Budget
Personnel	$ 145,853	$ 202,441	$ 203,613	$ 274,578	$ 70,965	35%	$ 72,137
Legal & Professional	$ 160	$ 80,000	$ 75,000	$ 155,000	$ 80,000	107%	$ 75,000
Materials & Supplies	$ 18,378	$ 34,175	$ 43,675	$ 172,775	$ 129,100	296%	$ 138,600
Maintenance	$ 63,333	$ 97,000	$ 127,750	$ 140,620	$ 12,870	10%	$ 43,620
Utilities	$ 54,828	$ 59,690	$ 56,820	$ 61,060	$ 4,240	7%	$ 1,370
Other Operating Expenses	$ 424,357	$ 1,351,226	$ 1,315,950	$ 2,268,840	$ 952,890	72%	$ 917,614
Total Expenditures	**$ 706,909**	**$ 1,824,532**	**$ 1,822,808**	**$ 3,072,873**	**$ 1,250,065**	**68.6%**	**$ 1,248,341**

Personnel	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget			Personnel Change
Wastewater Supervisor	1	1	1	1			0
Wastewater Crew Leader	0	0	0	1			1
Maintenance Worker	2	3	3	3			0
Wastewater Technician	0	0	0	0.5			0.5
Total Personnel	**3**	**4**	**4**	**5.5**			**1.5**

Notes:

Key Points of Proposed Budget

1. In FY 2016-2017 we have added a wastewater Crew Leader as well as half of the year wastewater Technician for the total cost of $69,815.00.
2. This budget appropriate for Vac service, cleaning and CCTV, manhole and sewer line repairs = $120,000 and I7I study = $150,000.00.
3. Cost of utility truck for the amount of $45,000.00 will be included in FY 2017 Bond package.



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

FY 2017 Departmental Summary

Fund: Utility Fund
Department: Trash & Recycling
Account Group: 202-522

Water & Sewer Fund
Trash & Recycling
202-522

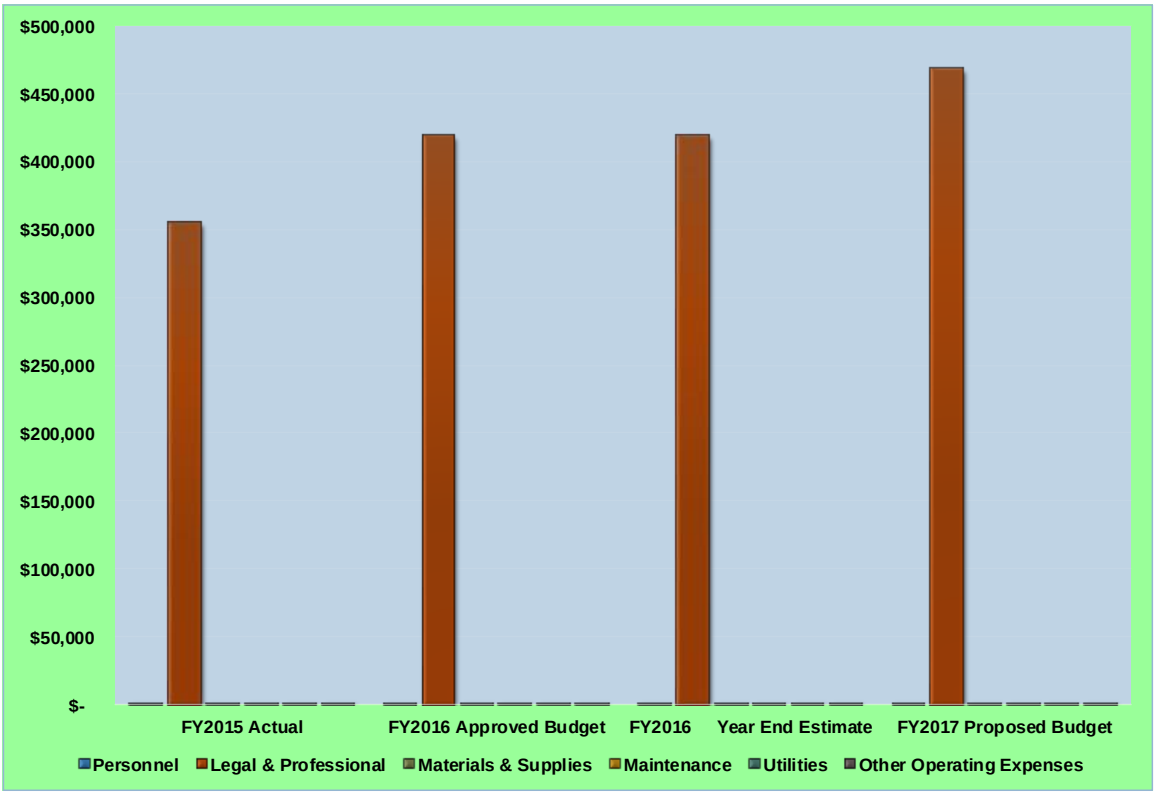
Expenditures	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget	Bud./YE Estimate $ Change	Bud./YE Estimate % Change	Change from FY 2016 Budget
Personnel	$ -	$ -	$ -	$ -		0%	$ -
Legal & Professional	$ 354,733	$ 419,319	$ 419,319	$ 468,000	$ 48,681	12%	$ 15,998
Materials & Supplies	$ -	$ -	$ -	$ -		0%	$ -
Maintenance	$ -	$ -	$ -	$ -		0%	$ -
Utilities	$ -	$ -	$ -	$ -		0%	$ -
Other Operating Expenses	$ -	$ -	$ -	$ -		0%	$ -
Total Expenditures	**$ 354,733**	**$ 419,319**	**$ 419,319**	**$ 468,000**	**$ 48,681**	**11.6%**	**$ 15,998**

Personnel	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget			Personnel Change
Progressive Waste Solutions	0	0	0	0		0	0
Total Personnel	**0**	**0**	**0**	**0**		**0**	**0**

Notes:

Key Points of Proposed Budget

1. This budget assumes 12% increase for the number of customers per year.



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Utility Billing

The Utility Billing Department is a newly created department for FY 2017.

Mission Statement:

To collect and process accurate information while providing outstanding customer service

FY 2015-2016 Accomplishments:

- Processed 1670 new applications (projected)
- Successfully implemented Stormwater Utility fee in partnership with Engineering Department
- Implemented MyGov work order system
- Improved advanced metering infrastructure data through monthly auditing
- 760 new water meters processed (projected)
- Billed and maintained over 3,800 customers monthly

FY 2016-2017 Objectives:

- Refresh policy and procedure handbook
- Create training manuals for all processes
- Implement automated call system for outstanding balances to reduce disconnects
- Explore customer account data applications
- Hire Field Technician to focus on meter reading and investigation as well as connects and disconnects
- Partner with Water Department to improve gallon pumped vs. gallons billed metric
- Increase percentage of customers that pay online

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Water and Sewer Fund-Utility Billing

New Customers Processed

	FY 14	FY 15	FY 16 Projected	FY 17 Estimate
Singe Family	873	1,178	1,571	1,960
Multi Family	27	32	28	35
Commerical	57	60	68	80
City Property	0	3	4	0
School	0	0	1	1
Total	957	1,273	1,672	2,076

Total Number of Accounts Served

FY 14	FY 15	FY 16 Projected	FY 17 Estimate
2,828	3,351	3,850	4,350

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

FY 2017 Departmental Summary

Fund: Water & Sewer Fund
Department: Utility Billing
Account Group: 102-520

Expenditures	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget	Bud./YE Estimate $ Change	Bud./YE Estimate % Change	Change from FY 2016 Budget
Personnel	$ -	$ -	$ -	$ 215,798	$ 215,798	100%	$ 215,798
Legal & Professional	$ -	$ -	$ -	$ -	$ -	100%	$ -
Materials & Supplies	$ -	$ -	$ -	$ 3,750	$ 3,750	100%	$ 3,750
Maintenance	$ -	$ -	$ -	$ 15,444	$ 15,444	100%	$ 15,444
Utilities	$ -	$ -	$ -	$ 22,296	$ 22,296	100%	$ 22,296
Other Operating Expenses	$ -	$ -	$ -	$ 70,900	$ 70,900	100%	$ 70,900
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ 328,187**	**$ 328,187**	**100.0%**	**$ 328,187**

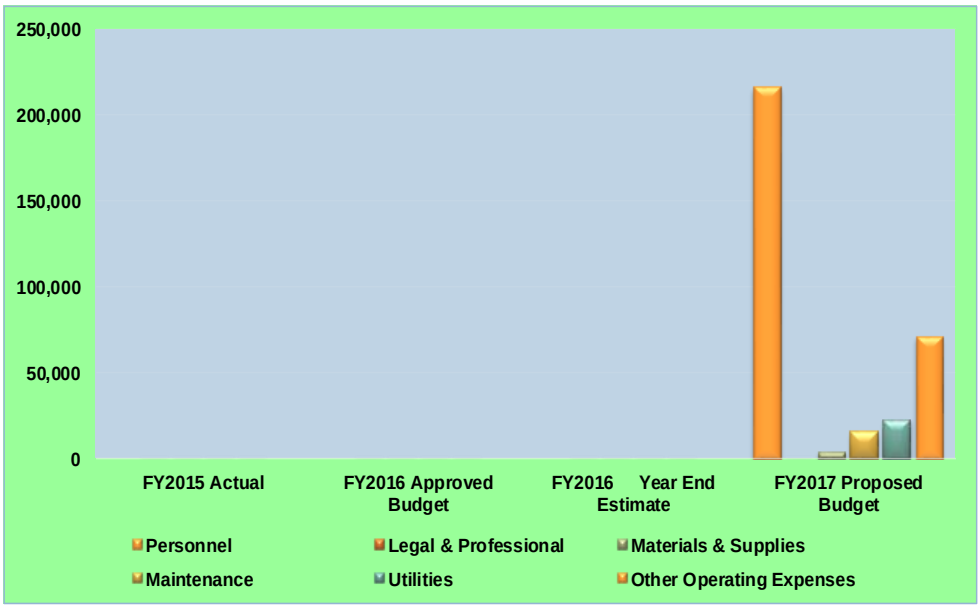
Personnel	FY2015 Actual	FY2016 Approved Budget	FY2016 Year End Estimate	FY2017 Proposed Budget			Personnel Change
Utility Billing Manager	0	1	1	1			0
Utility Clerk	2	2	2	2			0
Utility Billing Field Technician I	0	0	0	0.5			0.5
Total Personnel	**2**	**3**	**3**	**3.5**			**0.5**

Notes:

Key Points of Proposed Budget

1. This is a newly created department that provide utility billing services.

3. This budget requests $30k for a Ford F-150 Extended Cab utility truck for new UB Field Technician.



Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Debt Schedule

Schedule of Bonded Debt
History of Ad Valorem Tax Rate & Components

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Net Debt Service
City of Celina, Texas
All Outstanding Tax Supported Debt
As of Fiscal Year 2016

Period Ending	Principal	Interest	Total Debt Service	Net Debt Service
09/30/2016	841,125.00	724,024.38	1,565,149.38	1,565,149.38
09/30/2017	982,509.50	805,428.02	1,787,937.52	1,787,937.52
09/30/2018	1,146,109.50	778,807.06	1,924,916.56	1,924,916.56
09/30/2019	1,238,333.00	751,701.12	1,990,034.12	1,990,034.12
09/30/2020	1,273,320.00	719,951.32	1,993,271.32	1,993,271.32
09/30/2021	1,309,738.50	685,510.98	1,995,249.48	1,995,249.48
09/30/2022	1,299,804.00	646,284.58	1,946,088.58	1,946,088.58
09/30/2023	1,348,962.50	601,328.00	1,950,290.50	1,950,290.50
09/30/2024	1,298,121.00	553,613.66	1,851,734.66	1,851,734.66
09/30/2025	1,341,999.00	504,859.78	1,846,858.78	1,846,858.78
09/30/2026	1,396,157.50	454,839.82	1,850,997.32	1,850,997.32
09/30/2027	1,325,035.50	402,198.78	1,727,234.28	1,727,234.28
09/30/2028	1,368,913.50	351,159.64	1,720,073.14	1,720,073.14
09/30/2029	1,432,511.00	294,222.40	1,726,733.40	1,726,733.40
09/30/2030	1,325,000.00	234,056.26	1,559,056.26	1,559,056.26
09/30/2031	1,365,000.00	181,012.50	1,546,012.50	1,546,012.50
09/30/2032	1,315,000.00	125,325.00	1,440,325.00	1,440,325.00
09/30/2033	1,085,000.00	71,800.00	1,156,800.00	1,156,800.00
09/30/2034	400,000.00	27,700.00	427,700.00	427,700.00
09/30/2035	205,000.00	10,450.00	215,450.00	215,450.00
09/30/2036	30,000.00	900.00	30,900.00	30,900.00
	23,327,639.50	**8,925,173.30**	**32,252,812.80**	**32,252,812.80**

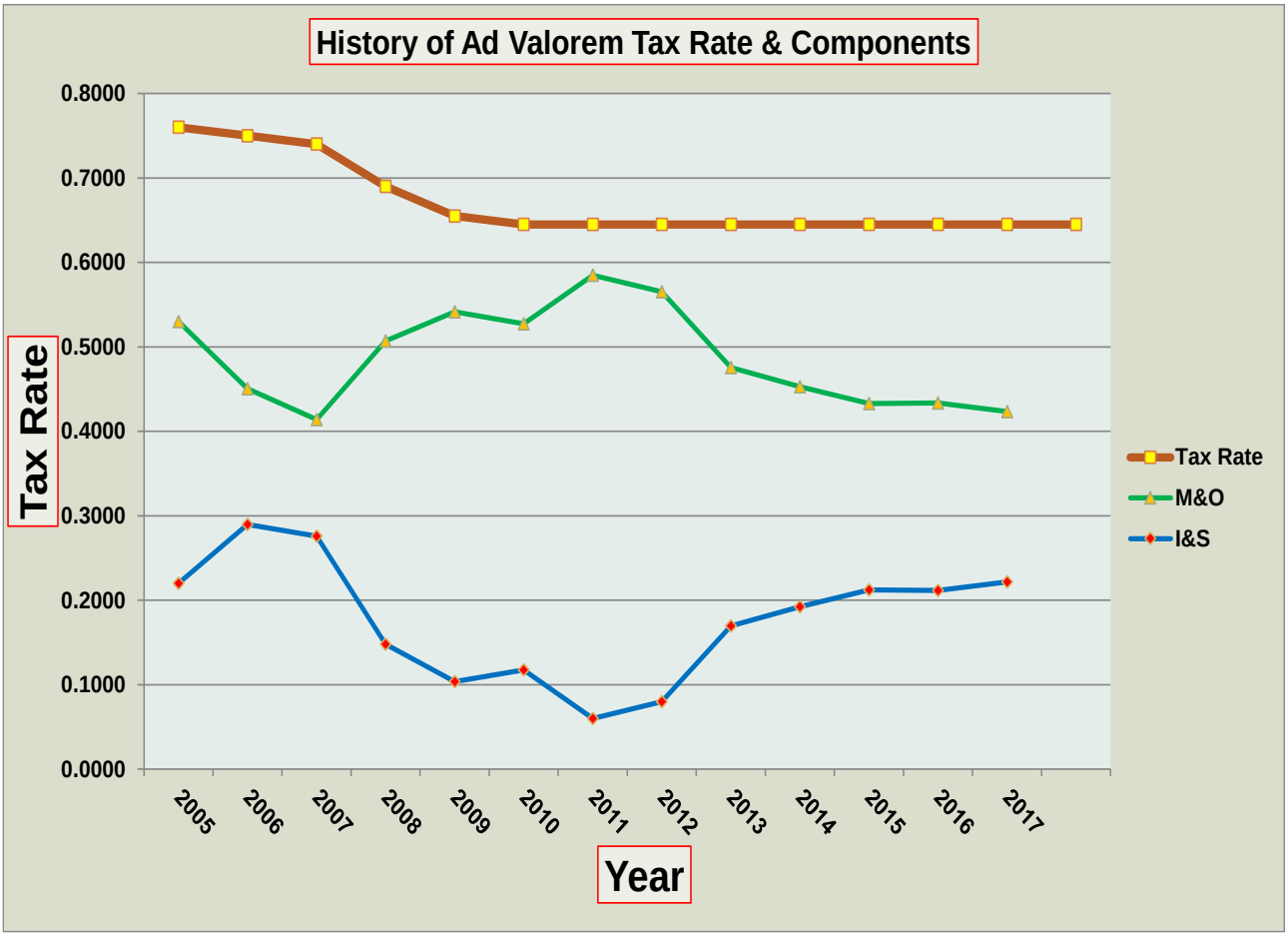
Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Net Debt Service
City of Celina, Texas
All Outstanding Water & Sewer Supported Debt
As of Fiscal Year 2016

Period Ending	Principal	Interest	Total Debt Service	Net Debt Service
09/30/2016	848,875.00	642,860.32	1,491,735.32	1,491,735.32
09/30/2017	1,032,490.50	859,959.86	1,892,450.36	1,892,450.36
09/30/2018	1,068,890.50	822,090.44	1,890,980.94	1,890,980.94
09/30/2019	1,101,667.00	793,100.16	1,894,767.16	1,894,767.16
09/30/2020	1,136,680.00	758,054.94	1,894,734.94	1,894,734.94
09/30/2021	1,170,261.50	721,742.80	1,892,004.30	1,892,004.30
09/30/2022	1,210,196.00	685,354.18	1,895,550.18	1,895,550.18
09/30/2023	1,246,037.50	647,375.76	1,893,413.26	1,893,413.26
09/30/2024	1,291,879.00	606,007.62	1,897,886.62	1,897,886.62
09/30/2025	1,028,001.00	553,476.50	1,581,477.50	1,581,477.50
09/30/2026	1,073,842.50	508,441.46	1,582,283.96	1,582,283.96
09/30/2027	1,114,964.50	461,126.24	1,576,090.74	1,576,090.74
09/30/2028	1,161,086.50	420,759.12	1,581,845.62	1,581,845.62
09/30/2029	1,207,489.00	377,240.12	1,584,729.12	1,584,729.12
09/30/2030	1,215,000.00	331,493.76	1,546,493.76	1,546,493.76
09/30/2031	1,265,000.00	284,825.00	1,549,825.00	1,549,825.00
09/30/2032	1,320,000.00	235,025.00	1,555,025.00	1,555,025.00
09/30/2033	1,315,000.00	182,825.00	1,497,825.00	1,497,825.00
09/30/2034	1,370,000.00	128,450.00	1,498,450.00	1,498,450.00
09/30/2035	1,315,000.00	71,400.00	1,386,400.00	1,386,400.00
09/30/2036	545,000.00	16,350.00	561,350.00	561,350.00
	24,037,360.50	**10,107,958.28**	**34,145,318.78**	**34,145,318.78**

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

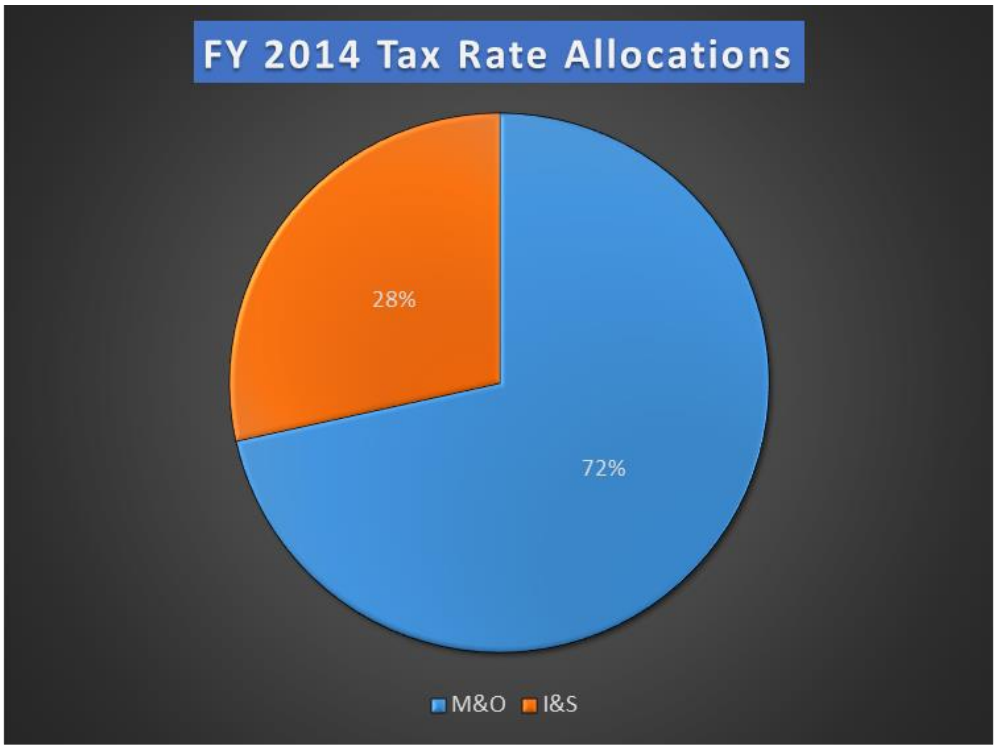
Debt Schedule

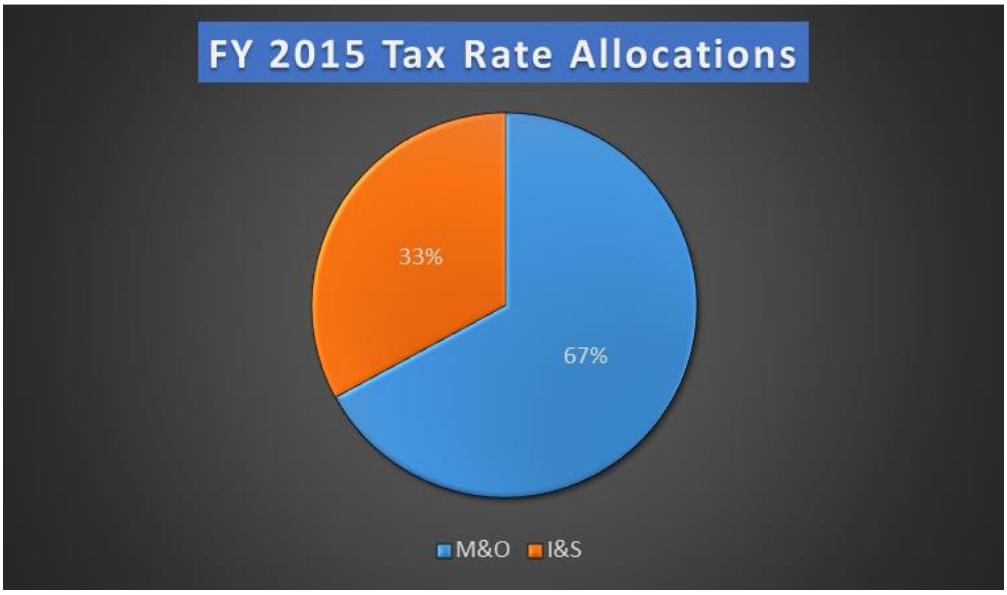


Fiscal Year	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Tax Rate	0.750	0.740	0.690	0.655	0.645	0.645	0.645	0.645	0.645	0.645	0.645	0.645	0.645
M&0	0.530	0.450	0.414	0.507	0.541	0.527	0.585	0.565	0.476	0.462	0.433	0.435	0.423
I&S	0.220	0.290	0.276	0.148	0.104	0.118	0.060	0.080	0.170	0.184	0.212	0.211	0.222

Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

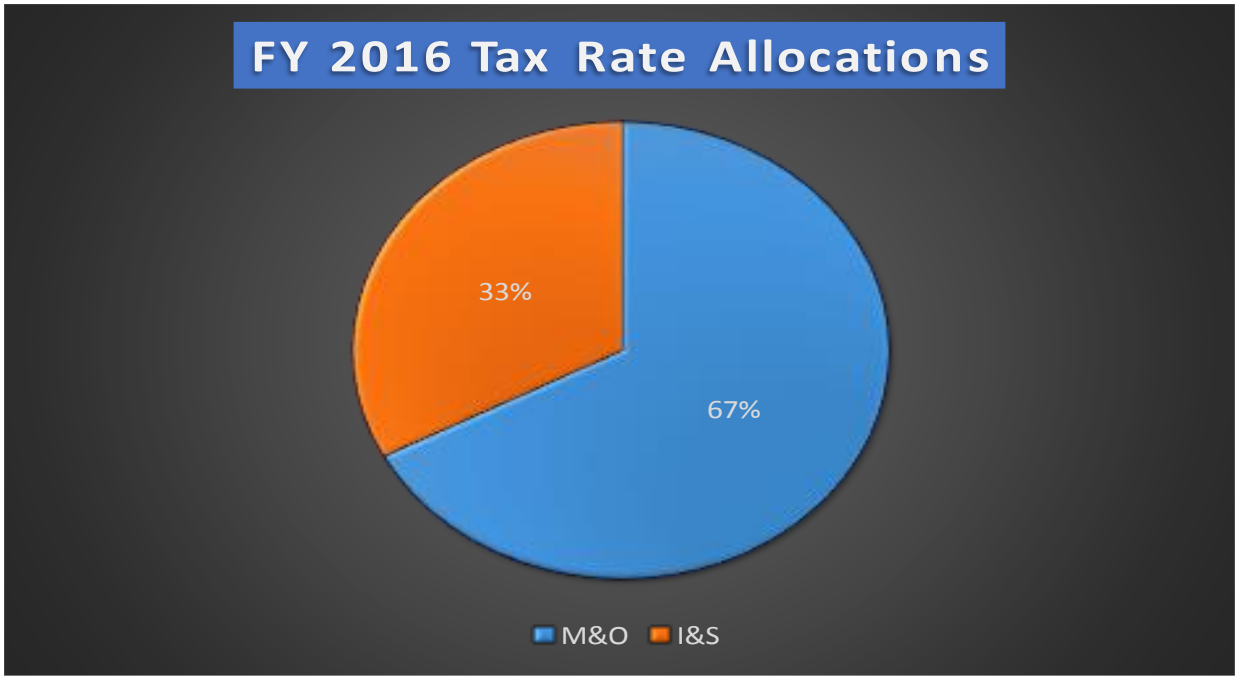
Debt Schedule

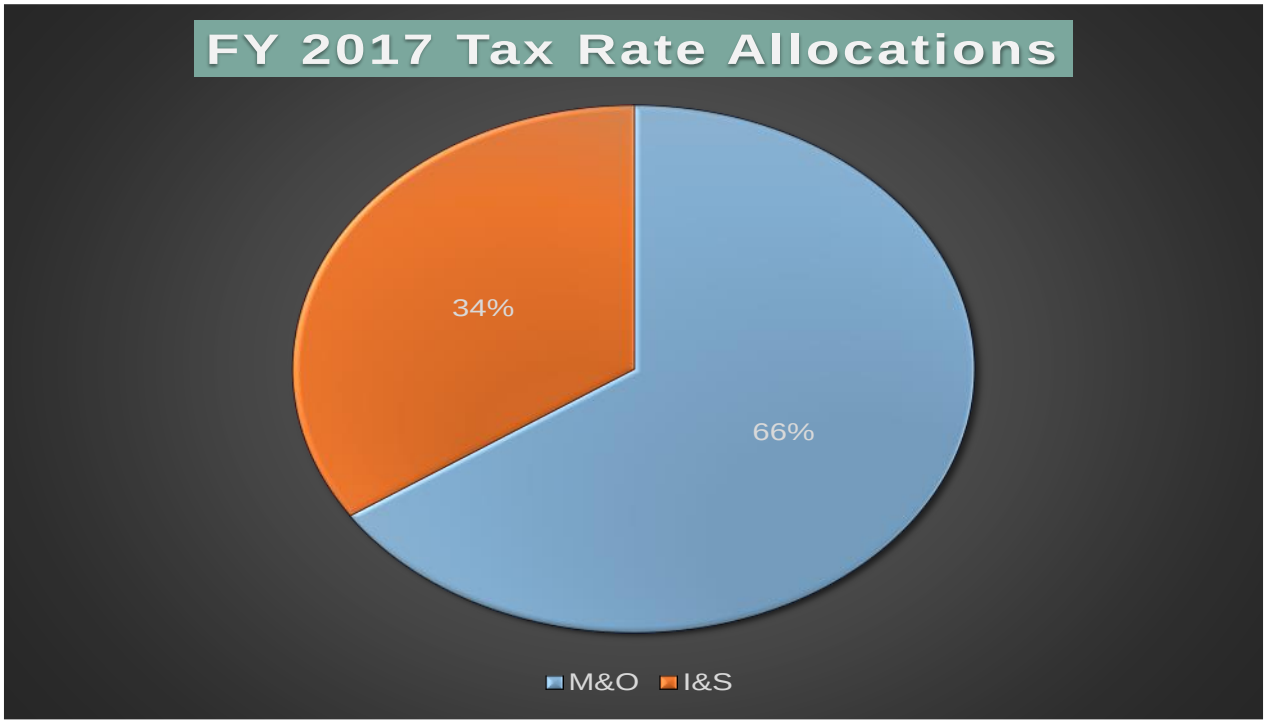




Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Debt Schedule





Attachment: FY 2017 Budget Book-9-8-16 (3) (1747 : Budget Ordinance)

Finance Department
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Jay Toutounchian, Finance Director
CC:	Helen-Eve Liebman, Interim City Manager
Date:	September 13, 2016
Re:	Ratify Property Tax Increase

Action Requested:
Consider and act upon ratification of a property tax rate increase reflected in the FY2017 budget. (Roll Call) Toutounchian

Background Information:
This action is a required step in the annual adoption of the City's budget when more revenue will be raised than the previous year.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
N/A

Staff Recommendation:

Finance Department
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Jay Toutounchian, Finance Director
Date: September 13, 2016
Re: 2016 Ad Valorem Tax Rate

Action Requested:
Consider and act upon an ordinance of the City of Celina, Texas, fixing and levying municipal Ad Valorem taxes for the fiscal year beginning October 1, 2016, and ending September 30, 2017, and for each fiscal year thereafter until otherwise provided, at a rate of $.645 per one hundred dollars ($100.00) assessed valuation on all taxable property within the corporate limits of the city; this tax rate will raise more taxes for maintenance and operations than last year's tax rate; the tax rate will effectively be raised by 4.36 percent and will raise taxes for maintenance and operations on a $100,00 home by approximately $-10.24; directing the assessment thereof to provide revenues for the payment of current operation and maintenance expenses and indebtedness of the city; providing for due and delinquent dates together with penalties and interest; providing for collection by the Collin and Denton County Tax Assessor/Collectors. (Roll Call) Toutounchian.

Background Information:
This action sets the 2016 Ad Valorem tax rate in support of the adopted FY2017 budget.

Board Review/Citizen Input:
Public Hearings were held on August 23rd and August 30th.

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Ordinance

Staff Recommendation:

CITY OF CELINA, TEXAS
ORDINANCE NO. 2016-

AN ORDINANCE OF THE CITY OF CELINA, TEXAS, FIXING AND LEVYING MUNICIPAL AD VALOREM TAXES FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016 AND ENDING SEPTEMBER 30, 2017, AND FOR EACH FISCAL YEAR THEREAFTER UNTIL OTHERWISE PROVIDED, AT A RATE OF $.645 PER ONE HUNDRED DOLLARS ($100.00) ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY; THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE; THE TAX RATE WILL EFFECTIVELY BE RAISED BY 4.36 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A $100,000 HOME BY APPROXIMATELY $-10.24; DIRECTING THE ASSESSMENT THEREOF TO PROVIDE REVENUES FOR THE PAYMENT OF CURRENT OPERATION AND MAINTENANCE EXPENSES AND INDEBTEDNESS OF THE CITY; PROVIDING FOR DUE AND DELINQUENT DATES TOGETHER WITH PENALTIES AND INTEREST; PROVIDING FOR COLLECTION BY THE COLLIN AND DENTON COUNTY TAX ASSESSOR/COLLECTOR; PROVIDING 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 Council of the City of Celina, Texas (the "City") hereby finds that the tax for the fiscal year beginning October 1, 2016 and ending September 30, 2017, hereinafter levied for current expenses of the City and the general improvements of the City and its property, must be levied to provide the revenue requirements of the budget for the ensuing year; and

WHEREAS, the City Council has approved on the 13th day of September, 2016, the budget for the fiscal year beginning October 1, 2016, and ending September 30, 2017; and

WHEREAS, all statutory and constitutional requirements concerning the levying and assessing of ad valorem taxes have been completed in due and correct time, including providing notice of and conducting a public hearing regarding the ad valorem tax levied hereby; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1
APPROVING THE TAX RATE AND LEVY

Attachment: 2016- 2016 Ad Valorem Tax Rate (1750 : 2016 Ad Valorem Tax Rate)

There is hereby levied and ordered to be assessed and collected for the fiscal year beginning October 1, 2016, and ending September 30, 2017, and for each fiscal year thereafter until otherwise provided, on all taxable property, real, personal and mixed, situated within the corporate limits of the City of Celina, Texas, and not exempted by the Constitution of the State, valid State laws or this ordinance, a tax of $.645 on each One Hundred Dollars ($100.00) assessed value of taxable property, which shall be apportioned and distributed as follows:

(A) For the purpose of defraying the maintenance and operation expenses of the municipal government of the City, a tax of $0.423269 on each One Hundred Dollars ($100.00) assessed value of all taxable property; and

(B) For the purpose of the payment of principal and interest on the debt of the City, a tax of $0.221731 on each One Hundred Dollars ($100.00) assessed value of all taxable property.

SECTION 2
DUE DATE AND DELINQUENCY DATE

All ad valorem taxes shall become due and payable on October 1, 2016, and all ad valorem taxes shall become delinquent after January 31, 2017. There shall be no discount for payment of taxes on or prior to January 31, 2017. A delinquent tax shall incur all penalty and interest authorized by law, Section 33.01 of the Texas Property Tax Code, as amended, to wit: a penalty of six percent (6%) of the amount of the tax for the first calendar month the tax is delinquent plus one percent (1%) for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent.

Provided, however, a tax delinquent on July 1 incurs a total penalty of twelve percent (12%) of the amount of the delinquent tax without regard to the number of months the tax has been delinquent. A delinquent tax shall also accrue interest at a rate of one percent (1%) for each month or portion of a month the tax remains unpaid. Taxes that become delinquent on or after February 1, 2017, but not later than May 1, 2017, that remain delinquent on July 1, 2016, incur an additional penalty of fifteen percent (15%) of the amount of taxes, penalty and interest due; however, taxes that become delinquent on or after June 1, 2017 under Section 31.03, 31.031, 31.032, or 31.04 of the Texas Property Tax Code incur an additional penalty of fifteen percent (15%). Such additional penalties are to defray the costs of collection due pursuant to the contract with the City's attorney authorized by Section 6.30 of the Texas Property Tax Code, as amended.

SECTION 3
TAX ASSESSOR/COLLECTOR

Taxes shall be payable in full at the office of the Collin County Tax Assessor/Collector, 2300 Bloomdale Road, Suite 2324, McKinney, TX 75071 and the Denton County Tax Assessor/Collector, 1505 E. McKinney, Denton, TX 76209-4525. The City shall have available all rights and remedies provided by law for the enforcement of the collection of taxes levied under this Ordinance.

Attachment: 2016- 2016 Ad Valorem Tax Rate (1750 : 2016 Ad Valorem Tax Rate)

SECTION 4
PENALTY AND INTEREST

All delinquent taxes shall bear interest as provided by State law, in addition to the penalties set forth herein.

SECTION 5
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 the date of adoption of this Ordinance shall continue to e governed by the provisions of such Ordinance and for that purpose the ordinance shall remain in full force and effect.

SECTION 6
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 ad valorem taxes, 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 7
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 it jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole 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.

Attachment: 2016- 2016 Ad Valorem Tax Rate (1750 : 2016 Ad Valorem Tax Rate)

SECTION 8
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 of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 9
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 10
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 13th day of September, 2016.

_____
Sean Terry, Mayor

_____
Vicki Faulkner, City Secretary

_____
City Attorney

Attachment: 2016- 2016 Ad Valorem Tax Rate (1750 : 2016 Ad Valorem Tax Rate)

Finance Department
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Jay Toutounchian, Finance Director
CC:	Helen-Eve Liebman, Interim City Manager
Date:	September 13, 2016
Re:	Annual Service Plan Update for Parks at Wilson Creek Public Improvement District

---

Action Requested:
Consider and act upon approval of the 2016 Annual Service Plan update including the collection of the 2016-17 annual installments for the Parks at Wilson Creek Public Improvement District. (Toutounchian)

Background Information:
Pursuant to Chapter 372 of the Texas Local Government Code, the Service and Assessment Plan must be reviewed and updated annually.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Annual Service Plan Update

Staff Recommendation:

THE PARKS AT WILSON CREEK PUBLIC IMPROVEMENT DISTRICT

CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE

September 9, 2016

Attachment: PAWC PID - Annual Service Plan Update - 2016 (1753 : Annual Service Plan Update PAWC)

THE PARKS AT WILSON CREEK PUBLIC IMPROVEMENT DISTRICT

CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE

A. Introduction

The Parks at Wilson Creek Public Improvement District (the "PID") was created pursuant to the PID Act and a resolution of the City Council on November 11, 2014 to finance certain public improvement projects for the benefit of the property in the PID. Certificates of Obligation in a prorated aggregate principal amount of $3,155,000 are being issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of certain public improvements (the "City Contributed Major Improvements") that benefited the property in the PID.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the City Contributed Major Improvements to be provided by the PID, the costs of the City Contributed Major Improvements, the indebtedness to be incurred for the City Contributed Major Improvements, and the manner of assessing the property in the PID for the costs of the City Contributed Major Improvements. Pursuant to Chapter 372, Texas Local Government Code, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2016 (the "Annual Service Plan Update").

The City also adopted an assessment roll (the "Assessment Roll") identifying the assessments on each parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2016.

B. Update of the Service Plan

Annual Budget for the Public Improvements

The current prorated share of the total estimated costs of the City Contributed Major Improvements allocable to the PID is equal to $3,155,000, which remains the same as the budget estimates included in the Service and Assessment Plan.

As shown by Table A below, the PID has incurred indebtedness in the total amount of $3,155,000 in the form of City Contributed Major Improvements, which are to be repaid from Assessments.

Attachment: PAWC PID - Annual Service Plan Update - 2016 (1753 : Annual Service Plan Update PAWC)

Table A
Estimated Sources and Uses of Funds

Sources of Funds	Total City Contributed Major Improvements
City Contribution	$3,155,000
Other funding sources	$0
Total Sources	**$3,155,000**
Uses of Funds	
Major Improvements	
Water distribution system improvements	$1,352,033
Sanitary sewer improvements	$1,358,476
Contingency and other costs	$444,491
Total Uses	**$3,155,000**

A service plan must cover a period of five years. All of the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown by Table B.

Table B
Annual Projected Costs and Annual Projected Indebtedness
2014-2018

Year	Annual Projected Costs	Annual Projected Indebtedness	Sources other than Certificates of Obligation
2014	$200,000	$200,000	$0
2015	$1,830,000	$1,830,000	$0
2016	$515,000	$515,000	$0
2017	$610,000	$610,000	$0
2018	$0	$0	$0
Total	**$3,155,000**	**$3,155,000**	**$0**

Debt Service and Collection Costs

Annual Installments

The Assessment imposed on any parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in twenty-one annual installments of principal and interest beginning with the tax year following the issuance of the Certificates of Obligation.

Attachment: PAWC PID - Annual Service Plan Update - 2016 (1753 : Annual Service Plan Update PAWC)

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Certificates of Obligation commencing with the issuance of the Certificates of Obligation. The effective interest rate on the prorated debt service interest amount due for the City Contributed Major Improvements is 4.24 percent for 2016-17. The total 2016-17 debt service interest amount applicable to the City Contributed Major Improvements proportionally allocated to the PID is $107,919, as provided by the City. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate for 2016-17 (4.24%) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. In addition, these payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2016 and will be delinquent on February 1, 2017.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2016 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid for the City Contributed Major Improvements from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment plan and the applicable Trust Indenture.

Annual Installments to be collected for 2016

The budget for the PID will be paid from the collection of Annual Installments collected for 2016 as shown by Table C.

Attachment: PAWC PID - Annual Service Plan Update - 2016 (1753 : Annual Service Plan Update PAWC)

Table C
Budget for the Annual Installment
To be collected for 2016

	Total Amount for City Contributed Major Improvements
Interest payment on March 1, 2017	$60,781
Interest payment on September 1, 2017	$59,863
Principal payment on September 1, 2017	$0
Subtotal: Debt service	$120,644
Administrative Expenses	$15,000
Subtotal Expenses	$135,644
Available city contributed grant amount	$0
Available Administrative Expense account	$0
Subtotal funds available	$0
Annual Installments	**$135,644**

The net interest due on the City Contributed Major Improvements is $107,919, as provided by the City. The additional amounts included as interest represent the 0.5% additional interest to be collected as described in the Service and Assessment Plan.

As shown in Table C above, the total Annual Installment for 2016 is equal to $135,644. The total debt service payments for the City Contributed Major Improvements and the Administrative Expenses for 2016 are shown as $120,644 and $15,000, respectively.

According to the Service and Assessment Plan, the total acreage of the Parcels within the PID was 539.914. Accordingly, the principal and interest portion of Annual Installment to be collected from each acre will be $223.45 (i.e. $120,644 ÷ 539.914 = $223.45) and the Administrative Expenses to be collected from each acre will be $27.78 (i.e. $15,000 ÷ 539.914 = $27.78). As a result, the total Annual Installment to be collected from each acre within the PID will be $251.23 (i.e. $223.45 + $27.78 = $251.23). The Annual Installment to be collected from each Parcel within the PID is calculated by multiplying the Annual Installment for each acre of $251.23 by the total estimated acreage for each Parcel within the PID.

The list of parcels within the PID, the estimated acreage of each Parcel, the total Assessment, the Annual Assessment, the Administrative Expenses and the Annual Installment to be collected for 2016 are shown in the Assessment Roll summary attached hereto as Appendix A-2.

C. Update of the Assessment Plan

The Service and Assessment Plan adopted by the City Council provided that the Authorized Improvement Costs shall be allocated to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in

Attachment: PAWC PID - Annual Service Plan Update - 2016 (1753 : Annual Service Plan Update PAWC)

the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

This method of assessing property has not been changed and Assessed Property will continue to be assessed as provided for in the Service and Assessment Plan.

D. Update of the Assessment Roll

Pursuant to the original Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect:

> (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.H of this Service and Assessment Plan.

The summary Assessment Roll is shown in Appendix A-2. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each parcel. Assessments are to be reallocated for the subdivision of any parcels.

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel
B = the Assessment for the Parcel prior to subdivision
C = the estimated acreage of each new subdivided Parcel
D = the total acreage of the Parcel prior to the subdivision

The calculation shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive.

According to the Developer, there have been no parcel subdivisions in the PID applicable for the Annual Installments to be collected in 2016.

There have been no Assessment prepayments as of August 31, 2016.

The complete Assessment Roll is available for review at the City hall, located at 142 N Ohio, Celina, Texas 75009.

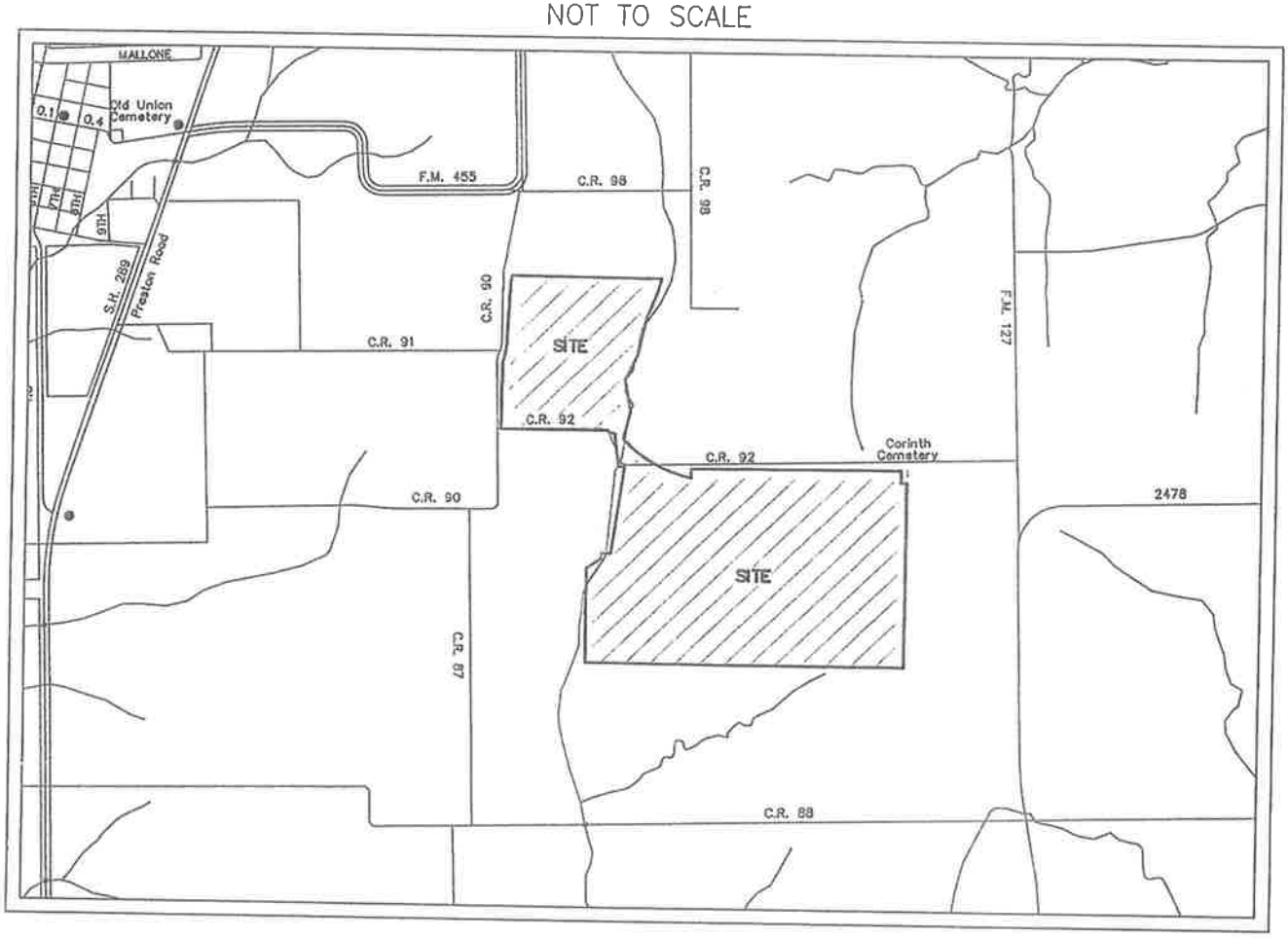
Attachment: PAWC PID - Annual Service Plan Update - 2016 (1753 : Annual Service Plan Update PAWC)

Appendix A-1
PID Map

Attachment: PAWC PID - Annual Service Plan Update - 2016 (1753 : Annual Service Plan Update PAWC)

Parks at Wilson Creek

NOT TO SCALE



Vicinity Map

Attachment: PAWC PID - Annual Service Plan Update - 2016 (1753 : Annual Service Plan Update PAWC)

Appendix A-2
Assessment Roll Summary – 2016

Attachment: PAWC PID - Annual Service Plan Update - 2016 (1753 : Annual Service Plan Update PAWC)

The Parks at Wilson Creek PID
Assessment Roll Summary - 2016

Parcel	Acreage	Total Assessment	Annual Assessment	Administrative Expense	Total Annual Installment
R673100000301	80.805	$472,186	$18,055.87	$2,244.94	$20,300.81
R677100000501	82.863	$484,212	$18,515.73	$2,302.12	$20,817.85
R677900003101	99.916	$583,861	$22,326.22	$2,775.89	$25,102.11
R698300000401	201.83	$1,179,398	$45,098.90	$5,607.28	$50,706.18
R698500000401	74.5	$435,342	$16,647.02	$2,069.77	$18,716.79
Total	**539.914**	**$3,155,000**	**$120,643.75**	**$15,000.00**	**$135,643.75**

Attachment: PAWC PID - Annual Service Plan Update - 2016 (1753 : Annual Service Plan Update PAWC)

Finance Department
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Jay Toutounchian, Finance Director
CC:	Helen-Eve Liebman, Interim City Manager
Date:	September 13, 2016
Re:	Annual Service Plan Update for Mustang Lakes Public Improvement District.

Action Requested:
Consider and act upon approval of the 2016 Annual Service Plan update including the collection of the 2016-17 annual installments for the Mustang Lakes Public Improvement District. (Toutounchian)

Background Information:
Pursuant to Chapter 372 of the Texas Local Government Code, the Service and Assessment Plan must be reviewed and updated annually.

Board Review/Citizen Input:
N/A

Alternatives:
N/A

Financial Considerations:
N/A

Legal Review:
N/A

Supporting Documents:
Annual Service Plan Update

Staff Recommendation:

THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT

CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE

September 9, 2016

Attachment: LAMR PID - Annual Service Plan Update - 2016 (1736 : Annual Service Plan Update Mustang Lakes)

THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT

CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE

A. Introduction

The Lakes at Mustang Ranch Public Improvement District (the "PID") was created pursuant to the PID Act and a resolution of the City Council on March 10, 2008 to finance certain public improvement projects for the benefit of the property in the PID. The City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (The Lakes at Mustang Ranch Public Improvement District Phase #1 Project) (the "Phase #1 Bonds") in the aggregate principal amount of $9,000,000, The City of Celina, Texas Special Assessment Revenue Bonds, Series 2015 (The Lakes at Mustang Ranch Public Improvement District Phases #2-9 Major Improvement Project) (the "Phases #2-9 Bonds") in the aggregate principal amount of $13,150,000, were issued to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. In addition, reimbursement obligations for the Phases #2-9 Reimbursement Agreement in the aggregate principal amount of $5,000,000 and a prorated share of the City Contributed Major Improvements in the total amount of $3,730,000 are secured by special assessments.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to Chapter 372, Texas Local Government Code, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2016 (the "Annual Service Plan Update").

The City also adopted assessment rolls (the "Assessment Rolls") identifying the assessments on each parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2016.

B. Update of the Service Plan

Annual Budget for the Public Improvements

The current total estimated costs of the Major Improvements is equal to $18,150,000, the total estimated cost of the Phase #1 Improvements Costs (including the proportional share of the Major Improvement Costs) is equal to $10,897,224, and the current prorated share of the total estimated costs of the City Contributed Major Improvements allocable to the PID is equal to $3,730,000, which remain the same as the budget estimates included in the original Service and Assessment Plan.

Attachment: LAMR PID - Annual Service Plan Update - 2016 (1736 : Annual Service Plan Update Mustang Lakes)

As shown by Table A below, the PID has incurred indebtedness in the total amount of $32,777,224 in the form of the Bonds, reimbursement agreements and City Contributed Major Improvements, which are to be repaid from Assessments.

Table A
Sources and Uses of Funds
Public Improvements

Sources of Funds	**Phases# 2-9 Major Improvement Area Bonds**	**Phases #2 - 9 Future Phases Major Improvements**	**Phase #1 Bonds**	**City Contributed Major Improvements**	**Total**
Estimated Bond par amount	$13,150,000	$5,000,000	$9,000,000	$0	$27,150,00
City Contribution	$0	$0	$0	$3,730,000	$3,730,00
Developer Contribution	$0	$0	$1,897,224	$0	$1,897,22
Total Sources	**$13,150,000**	**$5,000,000**	**$10,897,224**	**$3,730,000**	**$32,777,22**
Uses of Funds					
Major Improvements					
Road improvements	$6,315,471	$2,105,628	$1,945,169	$0	$10,366,26
Water distribution system improvements	$468,504	$277,719	$172,368	$1,595,538	$2,574,12
Sanitary sewer improvements	$859,158	$482,585	$309,926	$1,603,141	$3,254,81
Storm drainage improvements	$712,550	$724,465	$331,933	$0	$1,768,94
Other soft and miscellaneous costs	$222,589	$124,446	$80,161	$531,321	$958,51
Subtotal	**$8,578,271**	**$3,714,843**	**$2,839,556**	**$3,730,000**	**$18,862,67**
Phase 1 Improvements					
Road improvements	$0	$0	$3,088,351	$0	$3,088,35
Water distribution system improvements	$0	$0	$914,569	$0	$914,56
Sanitary sewer improvements	$0	$0	$780,469	$0	$780,46
Storm drainage improvements	$0	$0	$1,142,382	$0	$1,142,38
Other soft and miscellaneous costs	$0	$0	$432,000	$0	$432,00
Subtotal	**$0**	**$0**	**$6,357,771**	**$0**	**$6,357,77**
Estimated Bond issue costs	**$4,571,729**	**$1,285,157**	**$1,699,897**	**$0**	**$7,556,78**
Total Uses	**$13,150,000**	**$5,000,000**	**$10,897,224**	**$3,730,000**	**$32,777,22**

A service plan must cover a period of five years. All of the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements over a period of five years and the indebtedness expected to be incurred for these costs is shown by Table B.

Attachment: LAMR PID - Annual Service Plan Update - 2016 (1736 : Annual Service Plan Update Mustang Lakes)

Table B
Authorized Improvements
PID Sources and Uses of Funds
2015 - 2019

Year	Annual Projected Cost	Annual Projected Indebtedness	Sources other than PID Bonds
2015	$23,484,069	$22,445,000	$1,039,069
2016	$2,275,000	$2,275,000	$0
2017	$1,160,000	$1,160,000	$0
2018	$0	$0	$0
2019	$5,858,155	$5,000,000	$858,155
	$32,777,224	**$30,880,000**	**$1,897,224**

Debt Service and Collection Costs

Phase #1 - Annual Installments

The Assessment imposed on any parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Bonds.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Bonds commencing with the issuance of the Bonds. The effective interest rate on the Phase #1 Bonds is 5.64 percent for 2016-17. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phase #1 Bonds (5.64%) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. In addition, the total 2016-17 debt service interest amount applicable to the City Contributed Major Improvements proportionally allocated to the PID is $114,686, as provided by the City. The prorated share of Phase #1 is equal to $21,520 ($114,686 × 18.76% = $21,520). These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2016 and will be delinquent on February 1, 2017.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2016 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and Bond Ordinance, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Attachment: LAMR PID - Annual Service Plan Update - 2016 (1736 : Annual Service Plan Update Mustang Lakes)

Debt service will be paid on the Phase #1 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment plan and the applicable Trust Indenture.

Phase #1 Annual Installments to be collected for 2016

The budget for Phase #1 of the PID will be paid from the collection of Annual Installments collected for 2016 as shown by Table C.

Table C
Budget for the Phase #1 Annual Installments
To be collected for 2016

	Phase #1 Bonds	City Contributed Major Improvements[1]	Phase #1 Bonds
Interest payment on March 1, 2017	$276,469	$10,862	$287,331
Interest payment on September 1, 2017	$276,469	$10,658	$287,127
Principal payment on September 1, 2017	$175,000	$0	$175,000
Subtotal debt service on bonds	*$727,938*	*$21,520*	*$749,458*
Administrative Expenses	$15,069	$445	$15,514
Subtotal Expenses	**$743,006**	**$21,966**	**$764,972**
Available reserve fund income	$0	0	$0
Available capitalized interest account	$0	0	$0
Available Administrative Expense account	$0	0	$0
Subtotal funds available	**$0**	**$0**	**$0**
Annual Installments	**$743,006**	**$21,966**	**$764,972**

2 – The interest due on the City Contributed Major Improvements is $114,686, as provided by the City. 18.74% of this prorated amount is allocated to the Phase #1 based on the ratio of total Equivalent Units in the PID.

As shown in Table C above, the total Annual Installment for 2016 is equal to $764,972. The total debt service payments on the Phase #1 Bonds, the City Contributed Major Improvements and the Administrative Expenses for 2016 are shown as $727,938, $21,520 and $15,514, respectively.

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #1 Bonds, to fund the prepayment reserve and delinquency reserve described in Section V, and to cover Administrative Expenses of Phase #1.

According to the Service and Assessment Plan, 334 units representing 209.97 total Equivalent Units are estimated to be built within Phase #1 of the PID. Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent

Attachment: LAMR PID - Annual Service Plan Update - 2016 (1736 : Annual Service Plan Update Mustang Lakes)

Unit will be $3,569.36 (i.e. $749,458 ÷ 209.97 = $3,569.36) and the Administrative Expenses to be collected from each Equivalent Unit will be $73.89 (i.e. $15,514 ÷ 209.97 = $73.89). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phase #1 will be $3,643.24 (i.e. $3,569.36 + $73.89 = $3,643.24). The Annual Installment to be collected from each Parcel within Phase #1 is calculated by multiplying the Annual Installment for each Equivalent Unit of $3,643.24 by the total estimated Equivalent Units for each Parcel in Phase #1.

The list of parcels within Phase #1 of the PID, the estimated number of units to be developed on the current residential parcels, the corresponding total Equivalent Units, the total Assessment, the Annual Assessment, the Administrative Expenses and the Annual Installment to be collected for 2016 are shown in the Phase #1 Assessment Roll summary attached hereto as Appendix A-2.

Phases #2-9 - Annual Installments

The Assessment imposed on any parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty annual installments of principal and interest beginning with the tax year following the issuance of the Bonds and/or execution of the Phases #2-9 Reimbursement Agreement.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Bonds commencing with the issuance of the Bonds. The effective interest rate on the Phases #2-9 Major Improvement Bonds is 6.05 percent and the interest rate applicable to the Phase #2-9 Reimbursement Agreement is 9.43 percent per annum for 2016-17. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the Phases #2-9 Bonds (6.05%) plus an additional interest of one-half of one percent and the effective interest rate on the Phases #2-9 Reimbursement Agreement (9.43%) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. In addition, the total 2016-17 debt service interest amount applicable to the City Contributed Major Improvements proportionally allocated to the PID is $114,686, as provided by the City. The prorated share of Phases #2-9 is equal to $93,166 ($114,686 × 81.24% = $93,166). These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2016 and will be delinquent on February 1, 2017.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2016 and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Bond Ordinance, such as capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the Phases #2-9 Bonds from the collection of the Annual Installments. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

Phases #2-9 Annual Installments to be collected for 2016

The budget for Phases #2-9 of the PID will be paid from the collection of Annual Installments collected for 2016 as shown by Table D.

Table D
Budget for the Phases #2-9 Annual Installments
To be collected for 2016

	Phases #2-9 Bonds	Phases #2-9 Reimbursement Agreement[1]	City Contributed Major Improvements[2]	Total
Interest payment on March 1, 2017	$430,438	$248,250	$47,025	$725,713
Interest payment on September 1, 2017	$430,438	$248,250	$46,141	$724,828
Principal payment on September 1, 2017	$275,000	$84,000	$0	$359,000
Subtotal debt service on bonds	*$1,135,875*	*$580,500*	*$93,166*	*$1,809,541*
Annual collection costs	$22,858	$11,682	$1,875	$36,414
Subtotal Expenses	**$1,158,733**	**$592,182**	**$95,041**	**$1,845,955**
Available reserve fund income	$0	$0	$0	$0
Available capitalized interest account	$330,674	$0	$0	$330,674
Available Administrative Expense account	$0	$0	$0	$0
Subtotal funds available	**$330,674**	**$0**	**$0**	**$330,674**
Annual Installments	**$828,058**	**$592,182**	**$95,041**	**$1,515,281**

1 – The interest due on the Phases #2-9 Reimbursement Agreement amount of $5,000,000 is calculated using the effective interest rate of 9.93% described above).
2 – The interest due on the City Contributed Major Improvements is $114,686, as provided by the City. 81.24% of this prorated amount is allocated to the Phase #2-9 Major Improvement Area based on the ratio of total Equivalent Units in the PID.

As shown in Table D above, the total Annual Installment for 2016 is equal to $1,515,281. The aggregate debt service payments on the Phases #2-9 Bonds, the Phases #2-9 Reimbursement Agreement and the City Contributed Major Improvements as well as the Administrative Expenses for 2016 are shown as $1,478,867 ($1,809,541 - $330,674) and $36,414, respectively.

According to the Service and Assessment Plan, 1,465 units representing 909.01 total Equivalent Units are estimated to be built within Phases #2-9 of the PID. Accordingly, the principal and interest portion of Annual Installment to be collected from each Equivalent Unit will be $1,626.90 (i.e. $1,478,867 ÷ 909.01 = $1,626.90) and the Administrative Expenses to be collected from each Equivalent Unit will be $40.06 (i.e.

Attachment: LAMR PID - Annual Service Plan Update - 2016 (1736 : Annual Service Plan Update Mustang Lakes)

$36,414 ÷ 909.01 = $40.06). As a result, the total Annual Installment to be collected from each Equivalent Unit within Phases #2-9 will be $1,666.96 (i.e. $1,626.90 + $40.06 = $1,666.96). The Annual Installment to be collected from each Parcel within Phases #2-9 is calculated by multiplying the Annual Installment for each Equivalent Unit of $1,666.96 by the total estimated Equivalent Units for each Parcel in Phases #2-9.

The list of parcels within Phases #2-9 of the PID, the estimated number of units to be developed on the current residential parcels, the total Assessment, the Annual Assessment, the Administrative Expenses and the Annual Installment to be collected for 2016 are shown in the Phases #2-9 Assessment Roll summary attached hereto as Appendix A-3.

C. Update of the Assessment Plan

The Service and Assessment Plan adopted by the City Council provided that the Authorized Improvement Costs shall be allocated to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

This method of assessing property has not been changed and Assessed Property will continue to be assessed as provided for in the Service and Assessment Plan.

D. Update of the Assessment Roll

Pursuant to the original Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect:

> (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.H of this Service and Assessment Plan.

The Phase #1 and Phases #2-9 summary Assessment Rolls are shown in Appendix A-2 and A-3, respectively. Each parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each parcel. Assessments are to be reallocated for the subdivision of any parcels.

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.

Attachment: LAMR PID - Annual Service Plan Update - 2016 (1736 : Annual Service Plan Update Mustang Lakes)

B = the Assessment for the Parcel prior to subdivision.

C = the estimated Equivalent Units to be built on each newly subdivided Parcel

D = the sum of the estimated Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

According to the Developer, there have been no parcel subdivisions in the PID applicable for the Annual Installments to be collected in 2016.

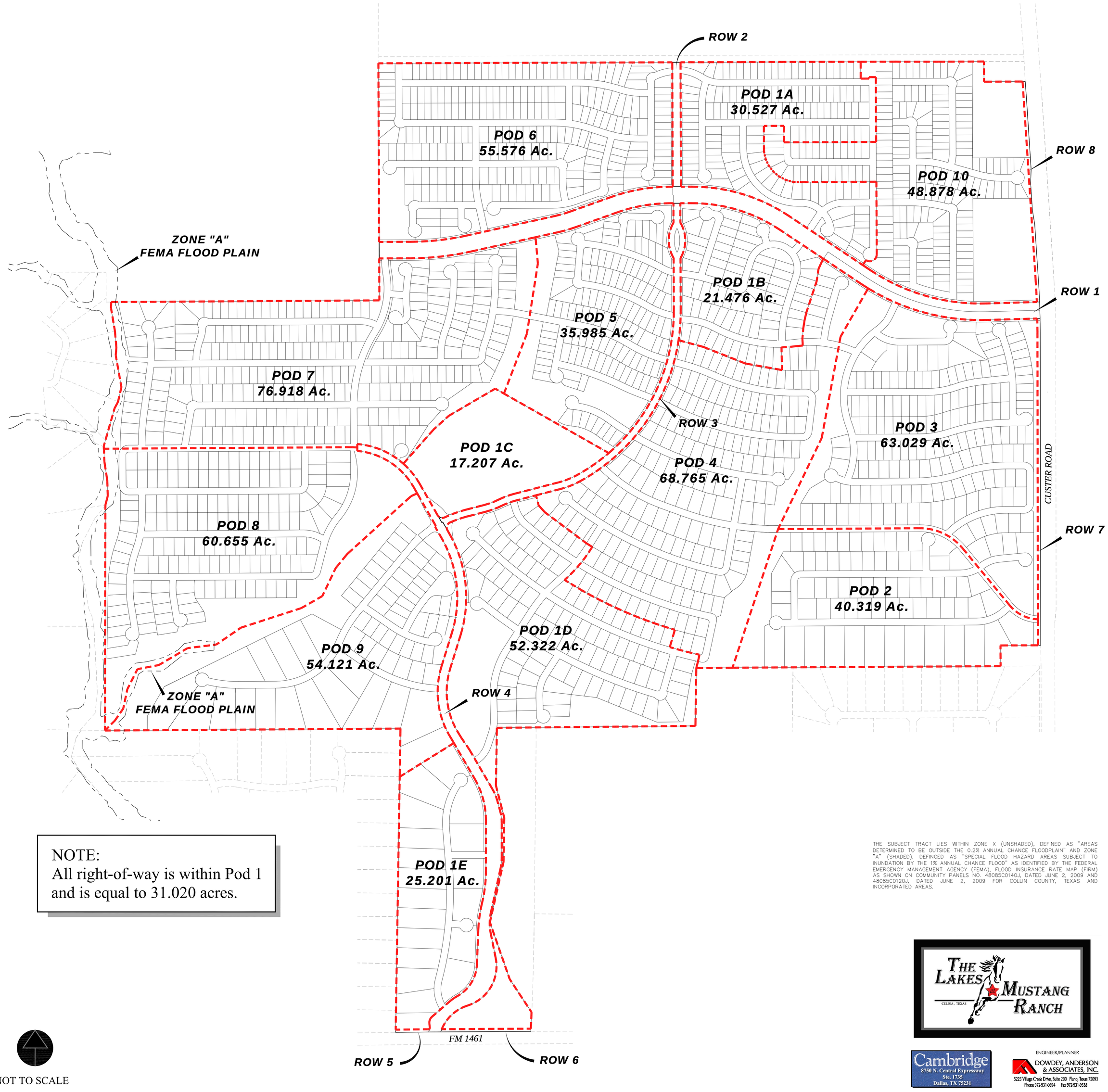
There have been no Assessment prepayments as of August 31, 2016.

The complete Assessment Roll is available for review at the City hall, located at 142 N Ohio, Celina, Texas 75009.

Attachment: LAMR PID - Annual Service Plan Update - 2016 (1736 : Annual Service Plan Update Mustang Lakes)

Appendix A-1
PID Map

Attachment: LAMR PID - Annual Service Plan Update - 2016 (1736 : Annual Service Plan Update Mustang Lakes)



Attachment: LAMR PID - Annual Service Plan Update - 2016 (1736 : Annual Service Plan Update Mustang Lakes)

Y:\05052\05052-PODEXH.dwg, Layout1, 12/8/2014 9:22:00 AM, jyarnell, Dowdey, Anderson & Associates, Inc., JV

Appendix A-2
Phase #1 Assessment Roll Summary – 2016

Attachment: LAMR PID - Annual Service Plan Update - 2016 (1736 : Annual Service Plan Update Mustang Lakes)

The Lakes at Mustang Ranch Public Improvement District
Assessment Roll Summary - Phase #1
2016

Parcel	Estimated No. of units	Total Equivalent Units	Total Assessment	Annual Assessment	Administrative Expenses	Annual Installment
R694500402601	334	209.97	$9,699,913	$749,457.68	$15,514.34	$764,972.01
Total	**334**	**209.97**	**$9,699,913**	**$749,457.68**	**$15,514.34**	**$764,972.01**

Attachment: LAMR PID - Annual Service Plan Update - 2016 (1736 : Annual Service Plan Update Mustang Lakes)

Appendix A-3
Phases #2-9 Assessment Roll Summary – 2016

Attachment: LAMR PID - Annual Service Plan Update - 2016 (1736 : Annual Service Plan Update Mustang Lakes)

The Lakes at Mustang Ranch Public Improvement District
Assessment Roll Summary - Phases #2-9
2016

Parcel	Estimated No. of units	Total Equivalent Units	Total Assessment	Annual Assessment	Administrative Expenses	Annual Installment
R694500402601	1,465	909.01	$21,180,088	$1,478,866.84	$36,414.00	$1,515,280.84
Total	**1,465**	**909.01**	**$21,180,088**	**$1,478,866.84**	**$36,414.00**	**$1,515,280.84**

Attachment: LAMR PID - Annual Service Plan Update - 2016 (1736 : Annual Service Plan Update Mustang Lakes)