



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

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Pro Tem Anderson started the worksession without a quorum of the City Council present at 5:05 p.m. Mayor Pro Tem Anderson called the meeting to order at 5:15 p.m. with 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	5:16 PM
Bill Webber	City of Celina	Place 1	Absent	
Carmen Roberts	City of Celina	Place 4	Present	5:08 PM
Chad Anderson	City of Celina	Place 6	Present	
Wayne Nabors	City of Celina	Place 2	Present	
Sean Terry	City of Celina	Mayor	Absent	

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Engineering Update (Johnson)

Director of Public Works and Engineering Gabe Johnson updated the City Council on various infrastructure projects around the city.

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

Mayor Pro Tem Anderson announced the awarding of a 2016 Certificate of Achievement for Planning Excellence to the Planning Department. Interim City Manager Helen-Eve Liebman announced the earning of Certified Building Official designation by Building Official Joel Huff and Senior Inspector Carlos Franzen. Senior Planner Brooks Wilson introduced new Planner Robyn Miga. Fire Chief Mark Metdker introduced new Assistant Fire Chief Shain Hunn and new Firefighter Philip Pongsatianwong.

C. TX DOT Landscaping Presentation for SH289 (Webb)

Stephen Copely with TX DOT reviewed the landscape plan for SH289 with the City Council.

D. Economic Development Corporation Budget (Rose)

EDC President Kyle Rose presented the FY2017 EDC budget to the City Council.

III. EXECUTIVE SESSION:

The City Council adjourned into Executive Session at 5:36 p.m. with City Attorney Lance Vanzant and Interim City Manager Helen-Eve Liebman.

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

The City Council reconvened into open session at 6:00 p.m.

- B. Consider and act upon any items discussed in Executive session.

Councilwoman Koehne moved to authorize the City Attorney to proceed with the contract as explained in Executive Session.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mindy Koehne, Place 5
SECONDER:	Andy Hopkins, Place 3
AYES:	Koehne, Hopkins, Roberts, Anderson, Nabors
ABSENT:	Webber

IV. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Pro Tem Anderson led the pledges of Allegiance. Corbett Howard gave the invocation.

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

Mayor Pro Tem Anderson presented the Constitution Week Proclamation to a member of the local Daughters of the American Revolution.

- A. Constitution Week

VI. OPEN FORUM:

Steven Lackie of 404 W. Walnut Street spoke to the City Council and asked for help regarding water run-off issues along FM 455 (W. Walnut) for himself and his neighbors allegedly caused by his crushed driveway culvert.

VII. CONSENT AGENDA:

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

- 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)

(2016-63)

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

(2016-48R)

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. Toutouchian

Director of Finance Jay Toutouchian presented the budget to the City Council. Mayor Pro Tem Anderson opened the hearing at 6:11 p.m. No public comment was received. The hearing was closed at 6:20 p.m.

- 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)

Mayor Pro Tem Anderson opened the hearing at 6:20 p.m. No public comment was received. Councilman Hopkins moved to continue the hearing to October 11th.

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

- 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).

(2016-64) Mayor Pro Tem Anderson opened the hearing at 6:22 p.m. No public comment was received.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Carmen Roberts, Place 4
SECONDER:	Mindy Koehne, Place 5
AYES:	Koehne, Hopkins, Roberts, Anderson, Nabors
ABSENT:	Webber

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)

RESULT:	NO ACTION
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- 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. (Toutouchian)

(2016-49R)

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

- 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. (Toutouchian)

(2016-50R)

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

- 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) Toutouchian

(2016-65) Councilman Nabors moved to approve 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 expenditure of funds; providing for filing of documents. Mayor Pro Tem Anderson called the roll for a vote.

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

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

Councilman Hopkins moved to approve ratification of a property tax rate increase reflected in the FY 2017 budget. Mayor Pro Tem Anderson called the roll for a vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Mindy Koehne, Place 5
AYES:	Koehne, Hopkins, Roberts, Anderson, Nabors
ABSENT:	Webber

- 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.

(2016-66) Councilwoman Koehne moved to approve 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 \$.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 raise 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/Collectors. Mayor Pro Tem Anderson called the roll for a vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mindy Koehne, Place 5
SECONDER:	Andy Hopkins, Place 3
AYES:	Koehne, Hopkins, Roberts, Anderson, Nabors
ABSENT:	Webber

- 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)

Abdi Yassin with Municap explained the Annual Service Plan updates for both items G and H.

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

- 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)

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

X. ADJOURNMENT:

There being no further comment Mayor Pro Tem Anderson adjourned the meeting at 6:35 p.m.

Sean Terry, Mayor

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

Date Minutes Approved