



**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. (Toutouchian)

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 Toutouchian.

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.

Sean Terry, Mayor

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

Date Minutes Approved