



**NOTICE OF
CITY COUNCIL REGULAR MEETING
FIRST UNITED METHODIST CHURCH 112 N. COLORADO ST, CELINA, TX 75009
TUESDAY, AUGUST 11, 2015 AT 5:00 PM**

AGENDA

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Eagle Scout Project (Matt Anderson)
- B. Kiosk Sign Program (Wilson)
- C. Department Update for Engineering and Public Works (Johnson)
- D. Information Regarding Municipal Development Districts (Foreman)
- E. 2015 Celina Citizen Survey Results (Montgomery)
- F. National Night Out 2015 (Griggs)
- G. Focused Advocacy Update
- H. Tax Rate and Budget Schedule (Toutounchian)

III. EXECUTIVE SESSION:

City Council will convene into Executive Session pursuant to Texas Government Code 551.071 Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this Chapter, and Section 551.072 Deliberations Regarding Real Property, to deliberate the purchase, exchange, lease or value of real property.

- A. Wells South Development Regulations
- B. Property located east of SH289, south of CR106, north of CR102 and west of CR 132
- C. Consider and act upon any items discussed in executive session.

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

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

- A. 2015 National Farmers Market Week Proclamation
- B. Staff Recognition: Vickie Cox 10 Years of Service
- C. Mayor's Community Leadership Award

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 - Jul 14, 2015 5:00 PM
- 2. City Council - Work Session - Jul 25, 2015 7:30 AM
- 3. City Council - Public Hearing - Jul 29, 2015 5:00 PM
- 4. Consider and act to authorize the Mayor to execute a contract with Kodiak Trenching and Boring in the amount of \$2,837,172 for the construction of Phase 1 of the Southeast Sector Sewer Line. Johnson
- 5. Consider and act to authorize the Mayor to execute a contract with Kodiak Trenching and Boring in the amount of \$2,691,010 for the construction of Phase 2 of the Southeast Sector Sewer Line. Johnson
- 6. Consider and Act upon the rejection of all bids for the Request for Proposals: Internet and Fiber Optic Services 2014 (Montgomery)
- 7. Consider and act upon an Interlocal Cooperation Agreement by and between The City of Celina, Texas and the City of Frisco, Texas, for Household Hazardous Waste Disposal and Reuse Program. (Montgomery)
- 8. Consider and act upon an ordinance adopting the annexation of a ±16.85 acre tract of land located in the Collin County School Land Survey, Abstract Number 167, Block 1, Tract 85 Collin County, Texas. The property is generally located north and east of Oklahoma Street (Business 289), west of Preston Road (SH289) and south of Ash Street. (Eland Energy Tract) (Liebman)

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to provide reasonable opportunity for any owner of property within the proposed tax increment reinvestment zone to protest the inclusion of their property within the proposed reinvestment zone, which consists of a ±494.883 acre tract of land. The property is generally located at the northeast corner of Parvin Road and FM1385. (Sutton Fields) (Liebman)
- B. The Celina City Council will conduct a public hearing to provide reasonable opportunity for any owner of property within the proposed Tax Increment Reinvestment Zone to protest the inclusion of their property within the proposed reinvestment zone, which consists of a ±113.548 acres of land. The property is generally located west of SH 289 (Preston Road), north of Frontier Parkway (CR 5), south and east of CR 53. (Ownsby Farms) (Liebman)
- C. The Celina City Council will conduct two public hearings at 6:00 p.m. and 6:05 p.m. to consider testimony regarding a voluntary annexation request from Randy Helmberger on behalf of Keller Williams Prosper Celina Group for a ±4.00 acre tract of land located in the Collin County School Land Survey #14, Abstract Number 167, Block 1, Tract 26, Collin County, Texas. The property is generally located on the east side of Preston Road, approximately 700 feet south of Sunset Boulevard. (Keller Williams Annexation) (Liebman)
- D. The Celina City Council will conduct two public hearings at 6:00 p.m. and 6:05 p.m. to consider testimony regarding a voluntary annexation request from Kevin Patel of Triangle Engineering, Inc. On Behalf Of Ray Halford for a ±6.017 acre tract of land located in the Collin County School Land Survey #14, Abstract Number 167, Block 1, Tract 26, Collin County, Texas. The property is generally located on the west side of Preston Road north of CR 5 (Frontier Parkway). (Halford Annexation) (Liebman)
- E. The Celina City Council will conduct two public hearings at 6:00 p.m. and 6:05 p.m. to consider testimony and take action on an voluntary annexation of a ±2.995 acre tract of land located in the Samuel Queen Survey, Abstract Number 731, Tract 8, Collin County, Texas. The property is generally located north of Sunset Blvd., west of CR 90, east of Oak Hill Lane and south of FM 455. (Kerr Inn) Liebman
- F. The Celina City Council will conduct two public hearings at 6:00 p.m. and 6:05 p.m. to consider testimony regarding the involuntary annexation of a ±127.688 acre tract of land situated in the T. McIntire Survey Abstract No. 0903a, Tract 8, Denton County, Texas. The property is generally located on the east of FM 1385, north and west of Crutchfield Dr., and south of FM 428. (Denton County 128) (Liebman)
- G. The Celina City Council will conduct a public hearing to consider testimony and take action on a zoning amendment request for a Planned Development District on a ±3.59 acre tract of land located in the John Willock Survey, Abstract No. 1055, Tract 1, Collin County, Texas. The property is generally located north of Walnut St. (FM 455), south of CR 994, west of N. Illinois Drive and east of N. Florida Drive. (Celina Village) (Liebman)
- H. The Celina City Council will conduct a public hearing to consider testimony and take action regarding an amendment to the City's Code of Ordinances Chapter 14: Zoning; Article 14.05: Development Standards and Use Regulations; Division 3: Landscape Requirements; Section 14.05.090 Tree Preservation. (Liebman)

- I. The Celina City Council will conduct a public hearing to consider testimony and take action regarding a residential replat request on a ±0.329 acre tract of land in Light Farms Phase 3, Cypress and Sage Neighborhoods, Lots 18R and 19R, Block P, to reduce the area of two lots. (Liebman)
- J. The Celina City Council will conduct a public hearing to consider testimony regarding the dissolution of an existing Public Improvement District (PID) for The Parks at Wilson Creek, a ±539 acre tract of land. The property is generally located north and south of Sunset Boulevard, east of the future alignment of Coit Road and north of the future alignment of the Collin County Outer Loop. (The Parks at Wilson Creek) (Liebman)
- K. The Celina City Council will conduct a public hearing to consider testimony and take action upon a resolution authorizing and creating The Parks at Wilson Creek Public Improvement District (PID) in accordance with Chapter 372 of the Texas Local Government Code, a ±668 acre tract of land generally located north and south of Sunset Boulevard, east of the future alignment of Coit Road and north of the future alignment of the Collin County Outer Loop. (The Parks at Wilson Creek) (Liebman)
- L. The Celina City Council will conduct a public hearing to provide reasonable opportunity for any owner of property within the proposed tax increment reinvestment zone to protest or support the inclusion of their property within the proposed reinvestment zone, which consists of a ±400.5 Acre Tract Of Land a ±403.34 acre tract of land located in the W. Wilhite Survey, Abstract No. 1002 and the Jonathan Westoven Survey, Abstract No. 1030; Collin County, Texas. The property is generally located at the northeast corner of FM 1461 (Frontier Parkway) and CR 83. (Wells South) (Liebman)
- M. The Celina City Council will conduct a public hearing, consider testimony and take action regarding the creation of a Public Improvement District (PID) for Wells South, a ±400.5acre tract of land located in the W. Wilhite Survey, Abstract No. 1002 and the Jonathan Westoven Survey, Abstract No. 1030; Collin County, Texas. The property is generally located at the northeast corner of FM 1461 (Frontier Parkway) and CR 83 (Coit Road). (Wells South) (Liebman)

IX. ACTION ITEM:

- A. Consider and act upon a Site Plan for First United Methodist Church of Celina approximately 19.78 acres situated in the MEP and PRR Survey, Abstract No. 544 in Collin County, Texas. (Liebman)
- B. Consider and act upon a Construction Plat for First United Methodist Church of Celina Addition, ±19.78 acres situated in the MEP and PRR Survey, Abstract No. 544 in Collin County, Texas and generally located south of FM 455 (Walnut Street), north of W. Sunset Boulevard, west of Stephanie Drive and east of FM 428. (Liebman)
- C. Consider and act upon authorizing the Finance and Government Committee to serve as the Charter Review Commission. (Vanzant)
- D. 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 25, 2015 at 6:00 p.m. and Tuesday, September 1, 2015 at 6:00 p.m. (record vote) Toutounchian

- E. Consider and act upon an Interlocal Agreement by and between The City of Celina, Texas and the City of Weston Texas, for Municipal Court Services and authorize the City Manager to exercise the 90 day termination. (Foreman)
- F. Consider and act upon an existing contract between the City of Celina and Tenet Frisco, LTD., A Texas Limited Partnership, doing business as Centennial Medical Center for Medical Control Services. (Mills)
- G. Consider and act upon a contract between the City of Celina and Jeff Beeson DO for Medical Control Services. (Mills)
- H. Consider and act upon a resolution approving and authorizing the publication of notice of intention to issue certificates of obligation and declaring expectation to reimburse expenditures with proceeds of future debt. (Toutounchian)

X. ADJOURNMENT:

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
City Secretary, City of Celina, TX

Date Notice Removed



Engineering/Public Works
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Gabe Johnson, Director of Public Works
Date: August 11, 2015
Re:

Action Requested:

Department Update for Engineering and Public Works (Johnson)

Supporting Documents:

Report

Staff Recommendation:



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Michael Montgomery, Administrative Services
CC: Mike Foreman, City Manager
Date: August 11, 2015
Re:

Action Requested:

Information Regarding Municipal Development Districts (Foreman)

Background Information:

The City Manager and staff have been researching Municipal Development Districts and would to present Mayor and Council their findings

Staff Recommendation:

Inform



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Michael Montgomery, Administrative Services
Date: August 11, 2015
Re:

Action Requested:

2015 Celina Citizen Survey Results (Montgomery)

Background Information:

The City of Celina staff conducted a Citizen Survey over the last three months. In the attached documents are the results. A more comprehensive report will be published at the end of August, 2015.

Supporting Documents:

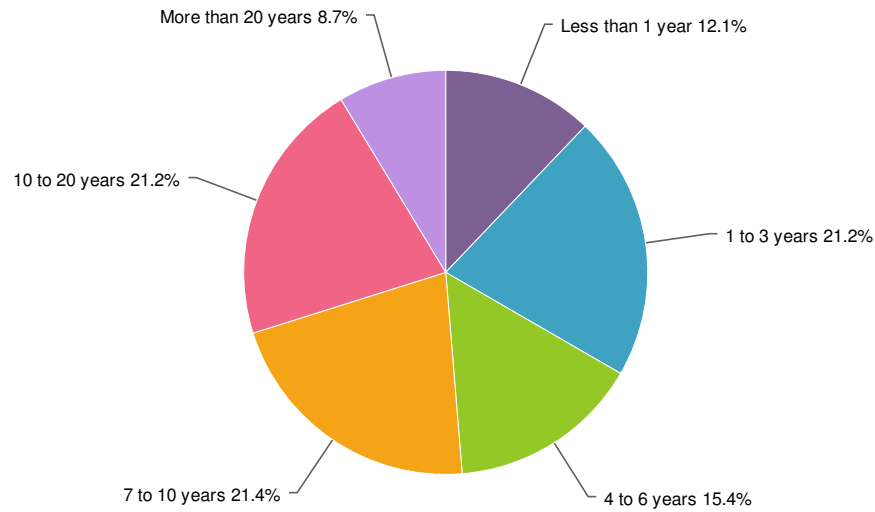
City Survey Results

Staff Recommendation:

Inform

New Summary Report - 16 July 2015

1. How long have you lived in Celina?

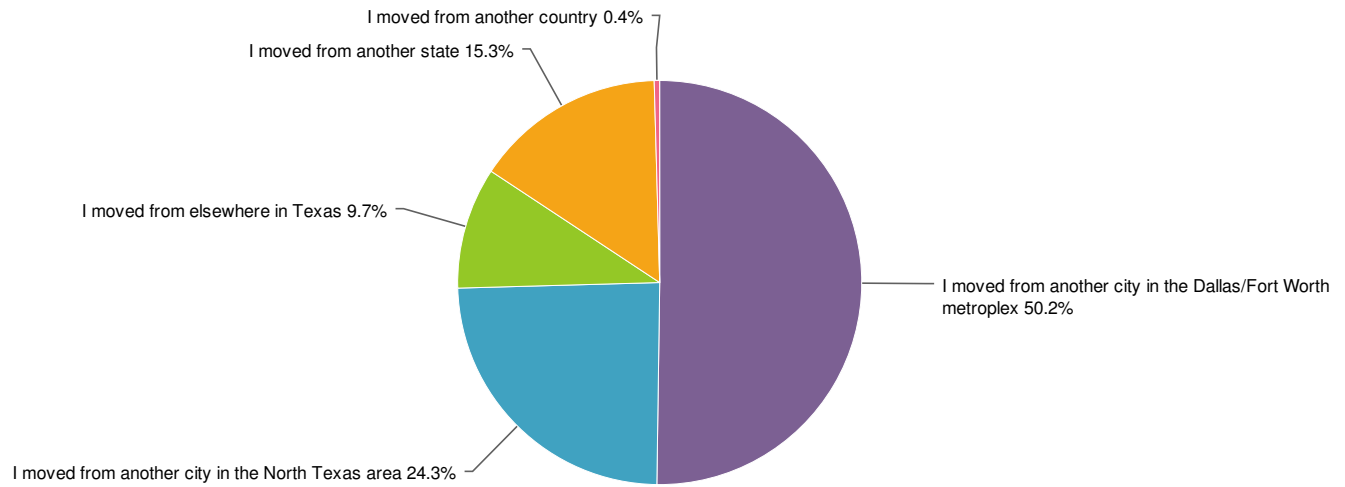


Less than 1 year	12.1%		56
1 to 3 years	21.2%		98
4 to 6 years	15.4%		71
7 to 10 years	21.4%		99
10 to 20 years	21.2%		98
More than 20 years	8.7%		40
Total			462

Statistics

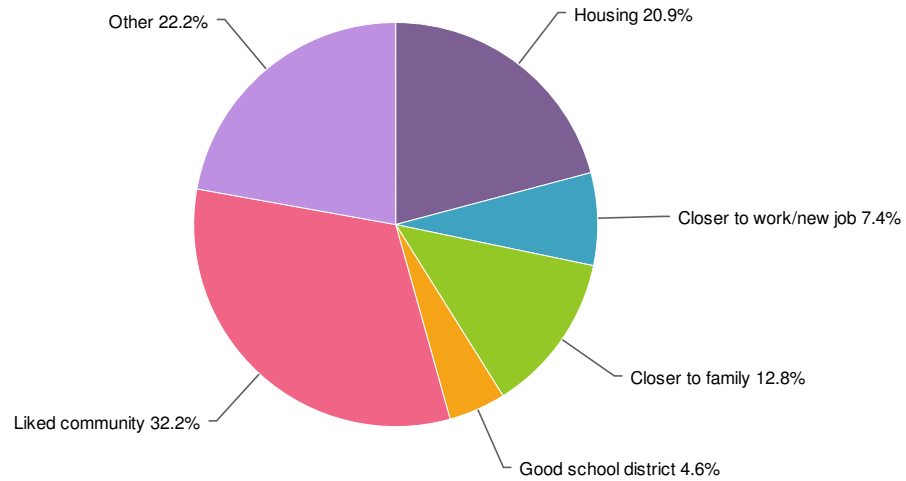
Sum	2,055.0
Average	5.6
StdDev	3.4
Max	10.0

2. Prior to moving to Celina, which statement best describes your previous address?



I moved from another city in the Dallas/Fort Worth metroplex	50.2%		227
I moved from another city in the North Texas area	24.3%		110
I moved from elsewhere in Texas	9.7%		44
I moved from another state	15.3%		69
I moved from another country	0.4%		2
Total			452

3. Please share with us the primary reason you chose to live in Celina.

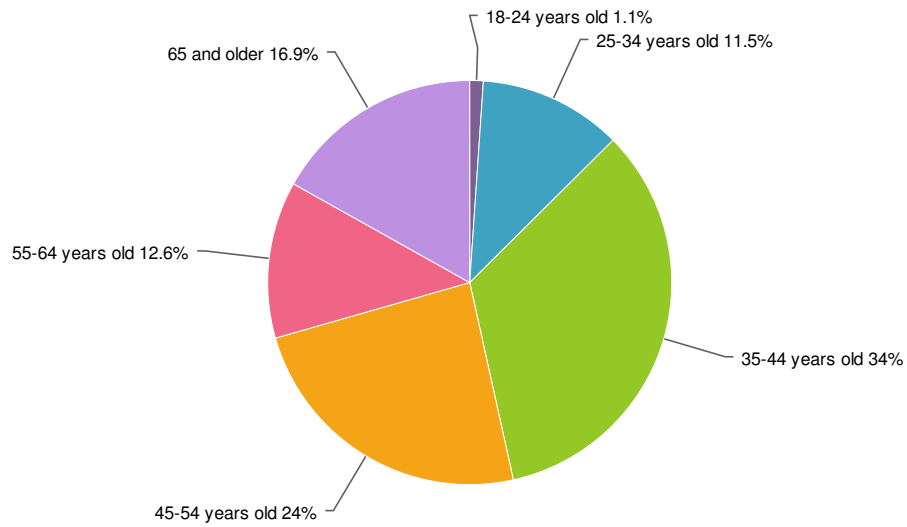


Housing	20.9%		96
Closer to work/new job	7.4%		34
Closer to family	12.8%		59
Good school district	4.6%		21
Liked community	32.2%		148
Other	22.2%		102
Total			460

4. How likely or unlikely would you be to utilize the following sources to obtain information about the city?

	Very Likely	Likely	Unlikely	Very Unlikely	Responses
Electronic Newsletter	223 49.7%	151 33.6%	49 10.9%	26 5.8%	449
Facebook	196 44.4%	116 26.3%	49 11.1%	80 18.1%	441
Twitter	41 9.6%	33 7.7%	101 23.5%	254 59.2%	429
Community Meetings	38 8.7%	143 32.6%	179 40.8%	79 18.0%	439
Local Newspapers	61 13.7%	141 31.7%	129 29.0%	114 25.6%	445
Website	159 35.4%	213 47.4%	63 14.0%	14 3.1%	449
YouTube	23 5.4%	68 15.9%	162 37.9%	175 40.9%	428
Utility Bill Inserts	174 38.2%	156 34.2%	68 14.9%	58 12.7%	456

5. Which of these age groups includes your age?

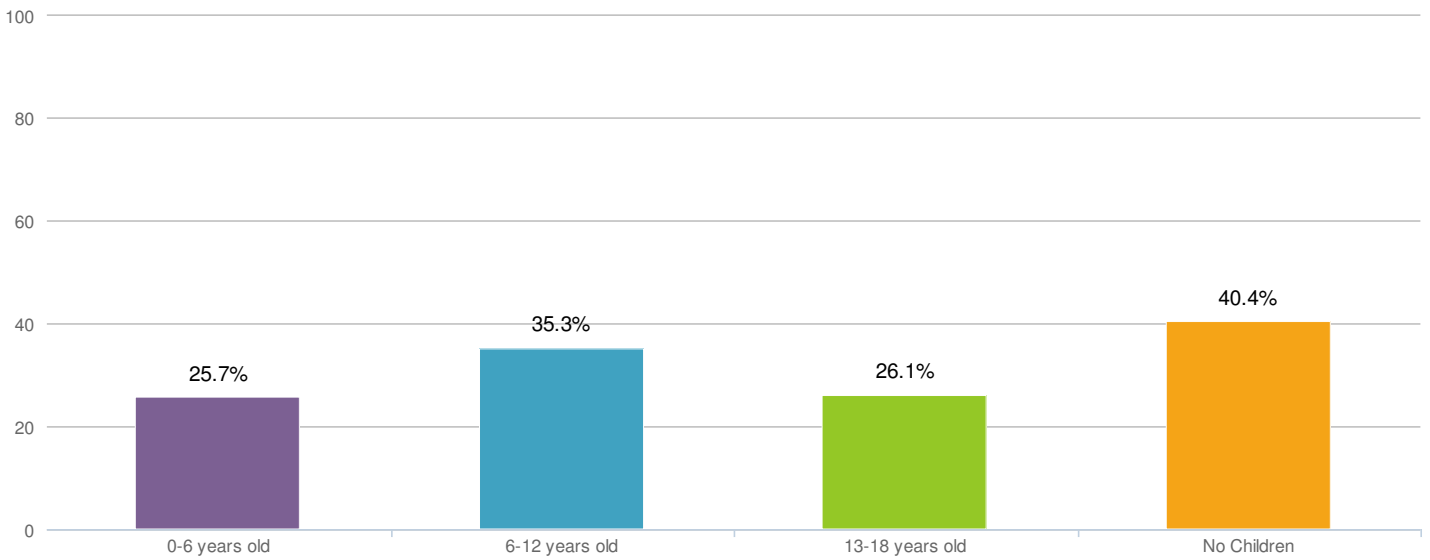


18-24 years old	1.1%		5
25-34 years old	11.5%		53
35-44 years old	34.0%		157
45-54 years old	24.0%		111
55-64 years old	12.6%		58
65 and older	16.9%		78
Total			462

Statistics

Sum	20,165.0
Average	43.6
StdDev	12.9
Max	65.0

6. Do you have any children in the following age ranges currently living in your home? Choose all that apply.

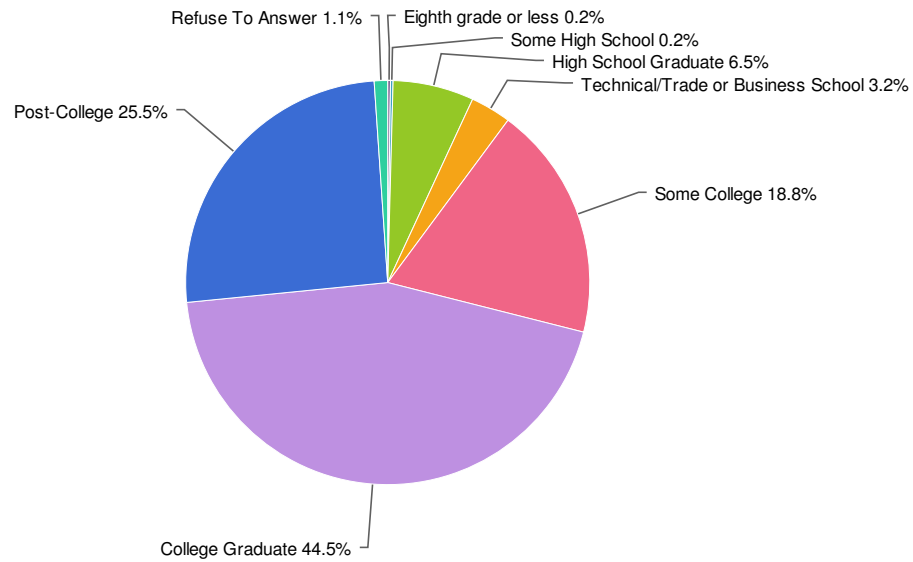


0-6 years old	25.7%		117
6-12 years old	35.3%		161
13-18 years old	26.1%		119
No Children	40.4%		184
Total			456

Statistics

Sum	2,513.0
Average	5.5
StdDev	3.5
Max	13.0

7. Please tell us the highest grade of school completed by the head of your household?

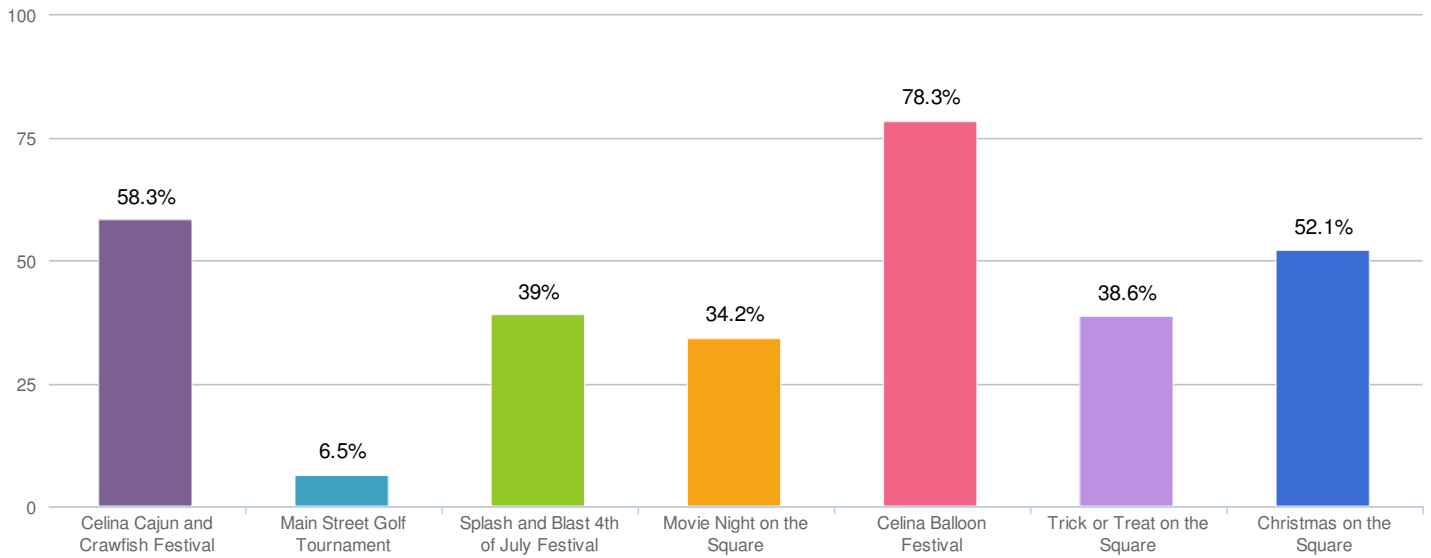


Eighth grade or less	0.2%		1
Some High School	0.2%		1
High School Graduate	6.5%		30
Technical/Trade or Business School	3.2%		15
Some College	18.8%		87
College Graduate	44.5%		206
Post-College	25.5%		118
Refuse To Answer	1.1%		5
Total			463

9. In the past year, have you or a member of your household

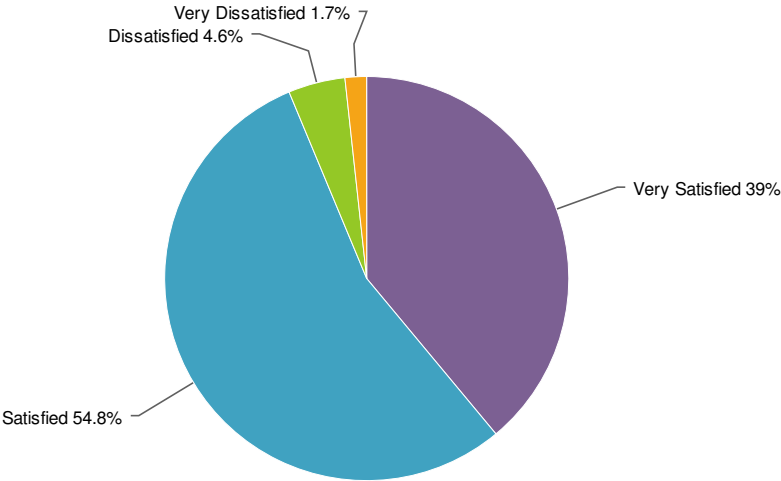
	Yes	No	Responses
Visited a City park or park facility	384 83.7%	75 16.3%	459
Participated in a City sponsored event or festival	367 80.3%	90 19.7%	457
Visited Celina City Hall	268 59.2%	185 40.8%	453
Attended at City Council or any other City board or commission meeting	92 20.4%	359 79.6%	451
Accessed the City website (www.celina-tx.gov)	405 88.6%	52 11.4%	457
Visited the Celina Public Library	204 44.8%	251 55.2%	455
Placed a call for service from the Celina police or fire department	144 31.6%	312 68.4%	456

10. Please read the following list of events the city holds. Which events have you ever attended? (Check All That You Have Attended)



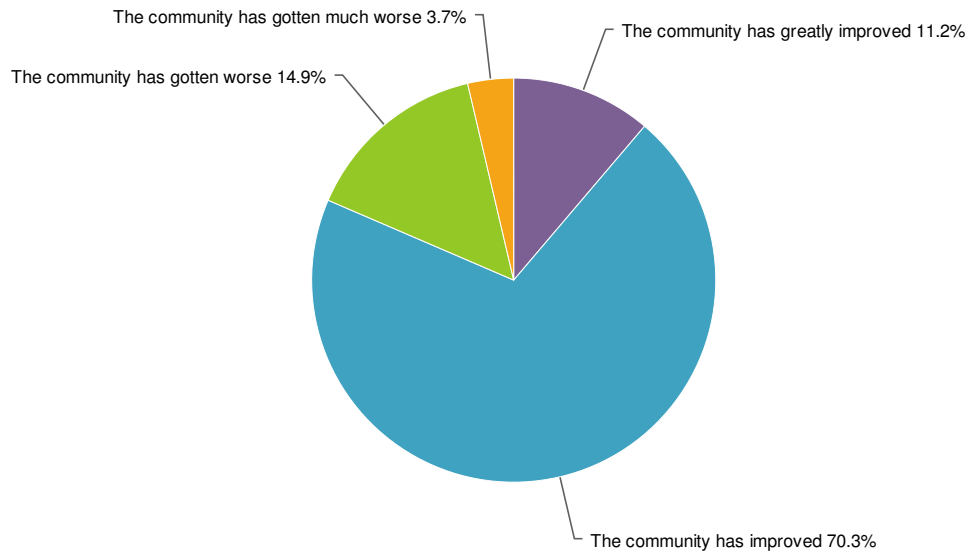
Celina Cajun and Crawfish Festival	58.3%		242
Main Street Golf Tournament	6.5%		27
Splash and Blast 4th of July Festival	39.0%		162
Movie Night on the Square	34.2%		142
Celina Balloon Festival	78.3%		325
Trick or Treat on the Square	38.6%		160
Christmas on the Square	52.1%		216
Total			415

12. How satisfied or dissatisfied are you with the quality of life in your community?



Very Satisfied	39.0%		180
Satisfied	54.8%		253
Dissatisfied	4.6%		21
Very Dissatisfied	1.7%		8
Total			462

13. In the last five years, do you feel that, as a community, Celina has greatly improved, improved, gotten worse, or gotten much worse?



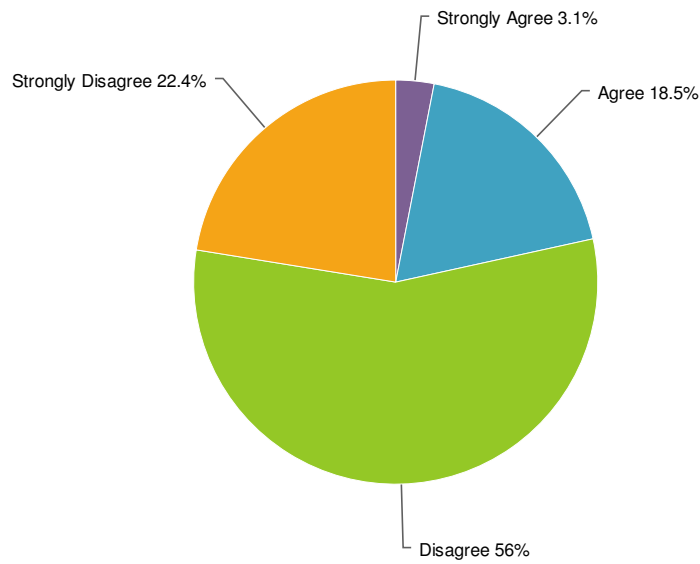
The community has greatly improved	11.2%		49
The community has improved	70.3%		307
The community has gotten worse	14.9%		65
The community has gotten much worse	3.7%		16
Total			437

14. Tell us how satisfied or dissatisfied you are with the work the City of Celina has done in each of the following areas

	Very Satisfied	Satisfied	Dissatisfied	Very Dissatisfied	Responses
Providing essential utility services (water/sewer) for daily living	105 22.9%	246 53.7%	62 13.5%	45 9.8%	458
Protecting people and property, making Celina a safe community	185 40.4%	246 53.7%	21 4.6%	6 1.3%	458
Responding to emergency services	174 39.4%	252 57.0%	12 2.7%	4 0.9%	442
Managing the city's road system	27 5.9%	172 37.6%	166 36.3%	92 20.1%	457
Planning Celina's future development	38 8.7%	230 52.4%	106 24.1%	65 14.8%	439
Providing recreation and leisure opportunities	88 19.5%	286 63.3%	64 14.2%	14 3.1%	452
Supporting economic growth	58 13.2%	257 58.5%	100 22.8%	24 5.5%	439
Preserving Celina's history and heritage	86 19.5%	293 66.4%	41 9.3%	21 4.8%	441
Serving as a community information and resource center	44 10.1%	288 66.4%	80 18.4%	22 5.1%	434

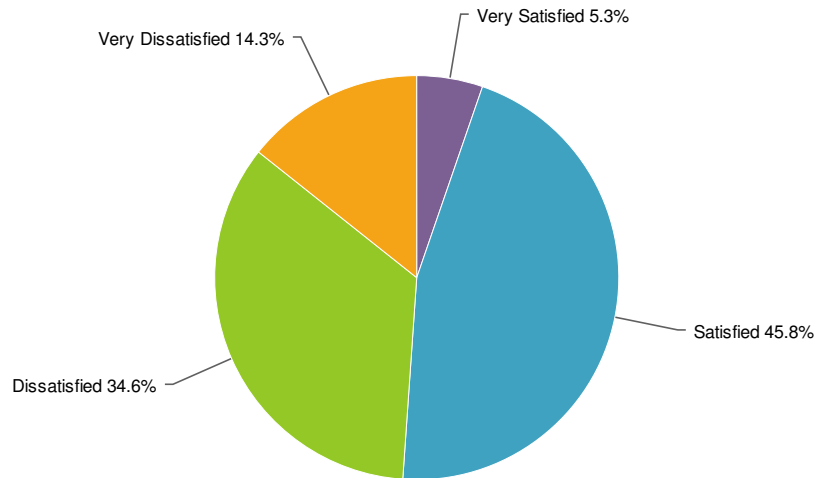
Attachment: City Survey Results (1200 : Citizen Survey)

15. How strongly do you agree or disagree with the following statement: "I can generally find what I want to buy in Celina."



Strongly Agree	3.1%		14
Agree	18.5%		85
Disagree	56.0%		257
Strongly Disagree	22.4%		103
Total			459

16. The city is funded by various sources, one of which is property taxes. Please consider all your experiences to date with services provided by the city. How satisfied are you with the money you pay versus the services you are provided?



Very Satisfied	5.3%		24
Satisfied	45.8%		208
Dissatisfied	34.6%		157
Very Dissatisfied	14.3%		65
Total			454

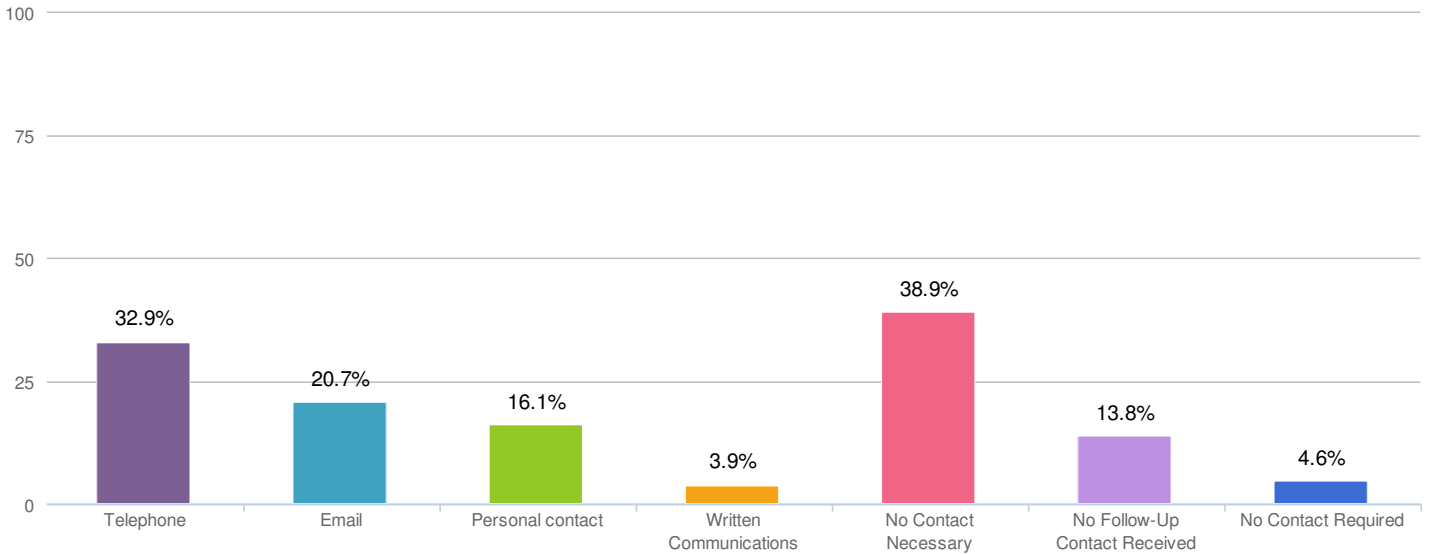
17. How satisfied or dissatisfied you are with the following:

	Very Satisfied	Satisfied	Dissatisfied	Very Dissatisfied	Responses
The overall appearance of your neighborhood	108 23.5%	274 59.7%	68 14.8%	9 2.0%	459
The overall appearance of areas near your neighborhood	67 14.6%	277 60.3%	98 21.4%	17 3.7%	459
The overall appearance of the City	52 11.4%	303 66.3%	91 19.9%	11 2.4%	457

18. Overall, how satisfied or dissatisfied are you with the following customer service activities:

	Very Satisfied	Satisfied	Dissatisfied	Very Dissatisfied	Responses
The courtesy of person you interacted with by phone, e-mail or in person	117 26.4%	278 62.6%	39 8.8%	10 2.3%	444
Directed to the correct department	94 21.7%	310 71.4%	24 5.5%	6 1.4%	434
Employee seemed concerned about my problem	83 19.1%	278 64.1%	59 13.6%	14 3.2%	434
Asked adequate questions to determine the nature of the problem	81 19.0%	290 67.9%	49 11.5%	7 1.6%	427
If not available, the correct employee responded in a reasonable time	76 18.1%	289 68.8%	39 9.3%	16 3.8%	420
The problem or question was adequately addressed by the person responding	75 17.6%	277 65.2%	52 12.2%	21 4.9%	425
The people I worked with showed pride and concern for the quality in the work	92 21.3%	275 63.8%	50 11.6%	14 3.2%	431

19. Relative to your contact, by which of the following methods did you receive follow up communications? If no follow up was necessary, or you did not receive what you considered to be appropriate follow up, please mark the proper response. (Please choose all that apply)



Telephone	32.9%		143
Email	20.7%		90
Personal contact	16.1%		70
Written Communications	3.9%		17
No Contact Necessary	38.9%		169
No Follow-Up Contact Received	13.8%		60
No Contact Required	4.6%		20
Total			435

20. The next few questions are about city services. Please rate the following

	Very Satisfied	Satisfied	Dissatisfied	Very Dissatisfied	No Opinion	Responses
Fire and/or EMS	194 42.4%	183 40.0%	6 1.3%	3 0.7%	72 15.7%	458
Solid Waste (Trash and Recycling)	79 17.2%	229 50.0%	90 19.7%	41 9.0%	19 4.1%	458
Police	185 40.4%	212 46.3%	19 4.1%	6 1.3%	36 7.9%	458
Street Maintenance	35 7.7%	143 31.3%	146 31.9%	112 24.5%	21 4.6%	457
Water Service	65 14.2%	231 50.4%	71 15.5%	63 13.8%	28 6.1%	458
Sewer Service	55 12.1%	221 48.6%	39 8.6%	50 11.0%	90 19.8%	455
Animal Control	42 9.3%	199 43.8%	37 8.1%	30 6.6%	146 32.2%	454
Parks	125 27.4%	246 53.9%	37 8.1%	5 1.1%	43 9.4%	456
Code Enforcement	44 9.7%	184 40.5%	55 12.1%	36 7.9%	135 29.7%	454
Special Events and Festivals	168 36.9%	217 47.7%	17 3.7%	2 0.4%	51 11.2%	455
Building Permits and Inspections	45 10.0%	156 34.7%	32 7.1%	23 5.1%	194 43.1%	450
Recreation Programs	74 16.4%	201 44.6%	46 10.2%	9 2.0%	121 26.8%	451
Library	77 17.1%	180 40.0%	25 5.6%	14 3.1%	154 34.2%	450
Drainage	37 8.1%	176 38.8%	73 16.1%	79 17.4%	89 19.6%	454
Utility Billing	51 11.2%	238 52.1%	71 15.5%	63 13.8%	34 7.4%	457
Municipal Courts	36 8.1%	151 34.0%	10 2.3%	3 0.7%	244 55.0%	444

Attachment: City Survey Results (1200 : Citizen Survey)

21. Please read the list of city services once again. This time, please tell us how important or unimportant you think it would be to pay additional taxes or rates to improve or expand each service.

	Very Important	Important	Unimportant	Very Unimportant	Responses
Fire and/or EMS	160 36.2%	177 40.0%	74 16.7%	31 7.0%	442
Solid Waste (Trash and Recycling)	53 12.0%	125 28.2%	189 42.7%	76 17.2%	443
Police	165 37.1%	175 39.3%	72 16.2%	33 7.4%	445
Street Maintenance	152 34.7%	193 44.1%	66 15.1%	27 6.2%	438
Water Service	69 15.6%	148 33.6%	153 34.7%	71 16.1%	441
Sewer Service	61 13.9%	141 32.1%	157 35.8%	80 18.2%	439
Animal Control	38 8.7%	111 25.4%	207 47.4%	81 18.5%	437
Parks	83 19.0%	192 43.9%	111 25.4%	51 11.7%	437
Code Enforcement	49 11.2%	149 34.1%	171 39.1%	68 15.6%	437
Special Events and Festivals	61 14.1%	133 30.7%	162 37.4%	77 17.8%	433
Building Permits and Inspections	42 9.7%	146 33.8%	173 40.0%	71 16.4%	432
Recreation Programs	70 16.1%	167 38.3%	135 31.0%	64 14.7%	436
Library	72 16.4%	176 40.2%	127 29.0%	63 14.4%	438
Drainage	92 21.0%	174 39.7%	124 28.3%	48 11.0%	438
Utility Billing	36 8.2%	130 29.7%	193 44.2%	78 17.8%	437
Municipal Courts	28 6.5%	138 32.1%	191 44.4%	73 17.0%	430

Attachment: City Survey Results (1200 : Citizen Survey)

22. How safe or unsafe do you feel in the following city locations:

	Very Safe	Safe	Unsafe	Very Unsafe	Responses
In your neighborhood	262 57.1%	187 40.7%	9 2.0%	1 0.2%	459
At the city park closest to your house	196 44.1%	234 52.7%	13 2.9%	1 0.2%	444
When shopping in Celina	244 53.0%	213 46.3%	3 0.7%	0 0.0%	460
At a school function in Celina	228 52.8%	197 45.6%	5 1.2%	2 0.5%	432
In the downtown area	239 52.5%	209 45.9%	7 1.5%	0 0.0%	455

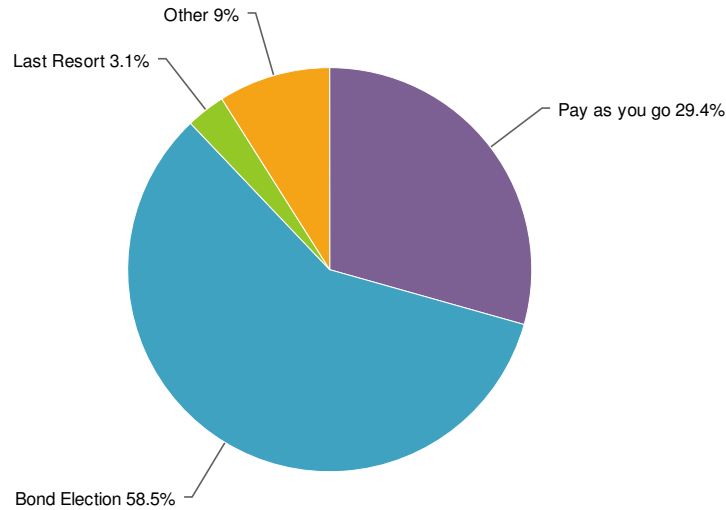
23. In constructing future city facilities, how important or unimportant are the following issues:

	Very Important	Important	Unimportant	Very Unimportant	Responses
That the facility generate pride in the community	230 50.5%	181 39.8%	35 7.7%	9 2.0%	455
That it be attractive	219 48.1%	199 43.7%	32 7.0%	5 1.1%	455
That it utilizes best practices	245 54.0%	184 40.5%	22 4.8%	3 0.7%	454
That it include a significant amounts of landscaping	110 24.1%	205 45.0%	126 27.6%	15 3.3%	456
That it be economical	242 53.2%	195 42.9%	16 3.5%	2 0.4%	455
That it be sustainable and energy efficient	204 44.6%	206 45.1%	38 8.3%	9 2.0%	457

24. As Celina grows, it is necessary for the city to continually construct infrastructure like roads, drainage, and other amenities to address both current and future residents. To pay for these types of improvements, please tell me how strongly you would support or oppose the city using the following methods:

	Strongly Support	Support	Oppose	Strongly Oppose	Responses
Cut some services and use that money in order to “pay as you go” for improvements without raising taxes	118 26.3%	184 41.1%	122 27.2%	24 5.4%	448
A bond election, in which improvements are paid for over 20-30 years	107 23.8%	264 58.7%	58 12.9%	21 4.7%	450
Make improvements only as a last resort and determine way to pay at that time	13 2.9%	69 15.6%	199 44.9%	162 36.6%	443

25. Now, please consider the three options that were just outlined and choose which one you most prefer the city use to finance improvements to meet the needs of current and future residents? If you have another suggestion which we did not mention, please suggest it in the space provided



Pay as you go	29.4%		131
Bond Election	58.5%		261
Last Resort	3.1%		14
Other	9.0%		40
Total			446

26. Please tell us how strongly you agree or disagree with the following statements:

	Strong Agree	Agree	Disagree	Strongly Disagree	Responses
I am satisfied with living in Celina	175 38.2%	241 52.6%	35 7.6%	7 1.5%	458
I am satisfied with how city government works in Celina	75 17.0%	251 56.9%	76 17.2%	39 8.8%	441
I feel I can get a direct answer from the city if I have a problem	66 15.1%	266 61.0%	72 16.5%	32 7.3%	436
We have an excellent city workforce	86 20.1%	280 65.6%	50 11.7%	11 2.6%	427
My neighborhood receives sufficient city services	75 16.8%	243 54.4%	83 18.6%	46 10.3%	447
The city has the educational resources I need to improve my quality of life	49 11.8%	213 51.4%	123 29.7%	29 7.0%	414
The city has the economic resources I need to improve my quality of life	43 10.4%	221 53.3%	123 29.6%	28 6.7%	415



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Michael Montgomery, Administrative Services
Date: August 11, 2015
Re: Approve

Action Requested:

Staff Recognition: Vickie Cox 10 Years of Service

Background Information:

Vickie Cox has worked in the Utility Billing Department for 10 years. The City would like to thank her for her hard work and outstanding customer service.

Staff Recommendation:

Approve



**NOTICE OF
CITY COUNCIL REGULAR MEETING
FIRST UNITED METHODIST CHURCH 112 N. COLORADO ST, CELINA, TX 75009
TUESDAY, JULY 14, 2015 AT 5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Attendee Name	Organization	Title	Status	Arrived
Wayne Nabors	City of Celina	Place 2	Absent	
Carmen Roberts	City of Celina	Place 4	Present	
Lori Vaden	City of Celina	Place 5	Present	
Chad Anderson	City of Celina	Place 6	Present	
Andy Hopkins	City of Celina	Place 3	Present	
Erik Geiger	City of Celina	Place 1	Present	
Sean Terry	City of Celina	Mayor	Absent	

The meeting was called to order at 5:00 PM.

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. New employee introductions-Greg Gulick, Bridgette Bise, Jessica Matehuala.

B. Engineering Update. Johnson

C. Digital Radio update. Foreman

No update was given.

D. Tax rate and budget process and hearings update. Toutouchian

E. Park land purchase. Montgomery

F. Any and/or all agenda items.

No other items were discussed.

III. EXECUTIVE SESSION:

The Celina City Council convened into executive session at 5:22 p.m. with City Attorney Dorwin "Trey" Sargent and City Manager Mike Foreman.

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

Minutes Acceptance: Minutes of Jul 14, 2015 5:00 PM (Minutes Approval)

- A. Lease Agreement with First United Methodist Church.
- B. Consider and act upon any items discussed in executive session.

The Celina City Council reconvened into open session at 6:00 p.m. Councilwoman Vaden moved to authorize the city manager to renegotiate and execute an agreement.

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

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

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

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. Lifesaving Award Recognition. Metdker

Chief Mark Metdker presented life saving awards to members of the fire and police department, Deputy Chief Kyle Mills, Officer Billy Wyrick, Officer Mike Proffer, Firefighter James Lewis, Firefighter/paramedic Justin Beamis, Firefighter Pat DiCredico, Firefighter Justin Davis, Lieutenant James Campbell and Captain Matt Jones for the successful resuscitation of Mr. John Stark on May 18, 2015. Mr. and Mrs. Stark expressed their thanks and handed out life saving pins to the first responders.

VI. OPEN FORUM:

No public comment was received.

VII. CONSENT AGENDA:

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

A. Minutes Approval:

- 1. City Council - Regular Meeting - Jun 9, 2015 5:00 PM
- B. Consider and act upon a contract by and between the City of Celina and Halff Associates for Professional Services related to GIS. Johnson
- C. Consider and act upon a resolution to become a member of The Interlocal Purchasing System (TIPS). Johnson
- D. Consider and act upon a contract change order by and between the City of Celina and Pacheco Koch for the Engineering Design for the Southeast Sector Sewer Project. Johnson

Minutes Acceptance: Minutes of Jul 14, 2015 5:00 PM (Minutes Approval)

- E. Consider and act upon an Interlocal Dispatch Agreement by and between the City of Celina and Collin County. Metdker
- F. Consider and act upon an Interlocal Jail Services Agreement by and between the City of Celina and Collin County. Metdker
- G. Consider and act upon an ordinance annexing a ± 58.46 acre tract of land located in the Collin County School Land Survey No. 15, Abstract Number 170, Collin County, Texas, generally located east of Business 289 (S. Oklahoma Street), north of CR 95 and south of CR 99; and a ± 60.13 acre tract of land located in the Gabriel Chenoweth Survey, Abstract Number 140, Collin County, Texas and is generally located at the intersection of CR 58 and CR 59 and NWC of Business 289 and CR58. (Huddleston Tracts 1&2) Liebman
- H. Consider and act upon an agreement by and between the City of Celina, Texas and Billie Ray and Jane Huddleston to extend the time frame in which the City is required to provide certain services to an annexed tract. Liebman
- I. Consider and act to authorize the City Manager to sign a Chapter 43 Pre-Annexation agreement by and between the City of Celina and Lawrence and Susan Brenner. Liebman
- J. Consider and act upon a petition for annexation and set two public hearing dates on August 11, 2015 at 6:00 P.M. and August 11, at 6:35 P.M. to take place at 112 N. Colorado Dr. Celina, Tx 75009, to consider testimony regarding annexing a ± 2.995 acre tract of land located in the Samuel Queen Survey, Abstract Number 731, Tract 8, Collin County, Texas. The property is generally located north of Sunset Blvd., west of CR 90 and south of FM 455. (Kerr Inn) Liebman
- K. Consider and act upon an ordinance adopting the annexation of a ± 90.285 acre tract of land located in the L.M. Boyd Survey, Abstract Number 48, Tract 2-9, Collin County, Texas, the property is generally located east of SH289 (Preston Road), west of CR 97, south of CR 104 and north of CR 100. (Littell Tract) Liebman
- L. Consider and act upon an ordinance annexing a 107.207 acre tract of land located in Abstract A0132 B B B & C Ry Co Survey, Tract 6. The property is generally located at the southeast corner of FM 428 and West Sunset Blvd (CR56). (Earthman tract) Liebman
- M. Consider and act upon an ordinance annexing a 7 acre tract of land located in Abstract A0167, Collin County School Land #14 Survey, Blk 2, Tract 39; and a 4.115 acre tract of land located in Abstract A0167, Collin County School Land #14 Survey, Blk 2, Tract 89 (Chen Annexations) Liebman
- N. Consider and act upon a Construction Plat for Light Farms Phase 5, being approximately 80.10 acres situated in the John Ragsdale Survey, Abstract No. 734, and containing 278 residential lots and 1 day school lot. Liebman
- O. Consider and act upon a petition for the voluntary annexation of a ± 4.00 acre tract of land located in the Collin County School Land Survey #14, Abstract Number 167 and generally located on the east side of Preston Road and south of Sunset Boulevard, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas and set two public hearing dates on August 11, 2015 at 6:00 p.m. and on August 11, 2015 at 6:05 p.m. (Keller Williams) (Liebman)

- P. Consider and act upon a petition for the voluntary annexation of a ±6.017 acre tract of land located in the Collin County School Land Survey #14, Abstract Number 167 and generally located on the west side of Preston Road and north of CR 5 (Frontier Parkway, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas and set two public hearing dates on August 11, 2015 at 6:00 p.m. and on August 11, 2015 at 6:05 p.m. (Hallford) (Liebman)
- Q. Consider and act upon a resolution setting a date, time and place (Tuesday, August 11, 2015 at 6:00 PM & Tuesday, August 11, 2015 at 6:05 PM @ 112 N. Colorado Dr., Celina, Tx 75009) for public hearings on the proposed annexations of a 127.688 acre tract of land situated in the T. McIntire Survey Abstract No. 0903a, Tract 8, Denton County, Texas. The property is contiguous to and adjoining the City and are generally located on the east of FM 1385, north and west of Crutchfield Dr., and south of FM 428. (Denton Co. 128) Liebman

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct two public hearings at 6:00 pm and 6:05 pm and consider testimony regarding the voluntary annexation of a 114.1 acre tract of land generally located east of CR 6 (Legacy Drive), north of CR 7, and west of CR 50, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Cambridge Crossing) (Liebman)

Mayor Pro Tem Anderson noted that this hearing would not be held and will be rescheduled.

- B. The Celina City Council will conduct a public hearing to consider testimony and take action on a replat for Lot 2R, Block A of the Light Farms Homestead Court Addition. (Light Farms Homestead Court Addition) Liebman

The hearing was opened. Planner Ben Rodriguez noted that this replat is for Prosper ISD. No public comment was received. Mayor Pro Tem Anderson closed the hearing.

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

- C. The Celina City Council will conduct two public hearings at 6:00 p.m. and 6:05 p.m. regarding a voluntary annexation request annexing a 403.5 acre tract of land generally located north of FM 1461, south and west of County Road 84, and east of CR 83 (Coit Road), within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Wells South) Liebman

Mayor Pro Tem Anderson noted that this hearing would not be held and will be rescheduled.

- D. The Celina City Council will conduct a public hearing to consider testimony and take action upon a resolution authorizing and creating the Wells South Public Improvement District (PID) in accordance with Chapter 372 of the Texas Local Government Code; a ±400.5 acre tract of land generally located at the northeast corner of FM 1461 (Frontier Parkway) and CR 83 (Coit Road). (Wells South) (Liebman)

Mayor Pro Tem Anderson opened the hearing. Dale Bainum of 3145 Heritage Trail stated that it seemed disjointed to approve this PID with only one owner. Land Use Attorney Mack Reinwand explained that they were essentially entitling the property. No other public comment was received. Mayor Pro Tem Anderson closed the hearing.

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

- E. The Celina City Council will conduct a public hearing to provide reasonable opportunity for any owner of property within the proposed tax increment reinvestment zone to protest or support the inclusion of their property within the proposed reinvestment zone, which consists of a ± 400.5 acre tract of land. The property is generally located at the northeast corner of FM 1461 (Frontier Parkway) and CR 83. (Wells South) (Liebman)

Mayor Pro Tem Anderson opened the hearing. No public comment was received. Mayor Pro Tem Anderson noted that this hearing would be continued to the August 11th meeting.

- F. The Celina City Council will conduct a public hearing to provide reasonable opportunity for any owner of property within the proposed Tax Increment Reinvestment Zone to protest the inclusion of their property within the proposed reinvestment zone, which consists of a ± 113.548 acres of land. The property is generally located west of SH 289 (Preston Road), north of Frontier Parkway (CR 5), south and east of CR 53. (Ownsby Farms) (Liebman)

Mayor Pro Tem Anderson opened the hearing. No public comment was received. Mayor Pro Tem Anderson noted that this hearing would be continued to the August 11th meeting.

- G. The Celina City Council will conduct a public hearing to provide reasonable opportunity for any owner of property within the proposed tax increment reinvestment zone to protest the inclusion of their property within the proposed reinvestment zone, which consists of a ± 494.883 acre tract of land. The property is generally located at the northeast corner of Parvin Road and FM1385. (Sutton Fields) (Liebman)

Mayor Pro Tem Anderson opened the hearing. No public comment was received. Mayor Pro Tem Anderson noted that this hearing would be continued to the August 11th meeting.

IX. ACTION ITEM:

- A. Consider and act upon a resolution accepting a petition from The Parks at Wilson Creek, L.P., a Texas Limited Partnership, seeking to dissolve the existing Parks at Wilson Creek Public Improvement District (PID), calling for a public hearing and directing the statutory notices to be given. The property, The Parks at Wilson Creek, is a ± 539 acre tract of land located in the Charles P. Rice Survey, Abstract No. 771 and the Samuel Queen Survey, Abstract No. 731, Collin County, State of Texas. The property is generally located north and south of Sunset Boulevard, east of the future alignment of Coit Road, and north of the future alignment of the Collin County Outer Loop. (The Parks at Wilson Creek) (Liebman)

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

- B. Consider and act upon a resolution accepting a petition from The Parks at Wilson Creek, L.P. a Texas Limited Partnership, seeking to create a Public Improvement District (PID), calling for a public hearing and directing the statutory notices to be given. The property, The Parks at Wilson Creek, is a ±668 acre tract of land in the located in the Charles P. Rice Survey, Abstract No. 771, the J.B. Wilmeth Survey, Abstract No. 985, the J.B. Wilmeth Survey, Abstract No. 983, the Levin Routh Survey, Abstract No. 779, the Samuel Queen Survey, Abstract No. 731, and the Mary Howell Survey, Abstract No. 395; Collin County, State of Texas. The property is generally located north and south of Sunset Boulevard, east of the future alignment of Coit Road, and north of the future alignment of the Collin County Outer Loop. (The Parks at Wilson Creek) (Liebman)

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

- C. Consider and act upon a Meritorious Exception request for signage from Light Farms for a wrap on a screening wall. Liebman

Travis Elzer with Republic Property Group asked the council for approval. Councilwoman Vaden moved to approve with a 1 year maximum to (be removed by) June 1st.

RESULT: APPROVED [UNANIMOUS]
MOVER: Lori Vaden, Place 5
SECONDER: Carmen Roberts, Place 4
AYES: Roberts, Vaden, Anderson, Hopkins, Geiger
ABSENT: Nabors

- D. Consider and act upon a resolution of the City Council of the City of Celina, Texas, hereby authorizing the Mayor of the City of Celina, Texas, to execute an interlocal agreement with Collin County for the acquisition of park land and authorize the City Manager to purchase 30.778 acres for a maximum price of \$984,896. Montgomery

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

- E. Consider and act upon an a Chapter 380 grant agreement between The City of Celina, Texas and First Texas Homes, Inc., acting by and through their respective authorized officers and representatives. Montgomery

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

X. ADJOURNMENT:

There being no further comment Mayor Pro Tem Anderson adjourned the meeting at 6:32 p.m.

Sean Terry, Mayor

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

Date Minutes Approved

Minutes Acceptance: Minutes of Jul 14, 2015 5:00 PM (Minutes Approval)



**NOTICE OF
CITY COUNCIL WORK SESSION
EDEN HILL WINERY & VINEYARD, 4910 EDEN HILL LANE, CELINA, TX 75009
SATURDAY, JULY 25, 2015 AT 7:30 AM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Wayne Nabors	City of Celina	Place 2	Absent	
Carmen Roberts	City of Celina	Place 4	Present	
Lori Vaden	City of Celina	Place 5	Present	
Chad Anderson	City of Celina	Place 6	Absent	
Andy Hopkins	City of Celina	Place 3	Absent	
Erik Geiger	City of Celina	Place 1	Present	
Sean Terry	City of Celina	Mayor	Present	

II. WORKSESSION:

Mayor Sean Terry called the worksession to order at 8:00 AM. Motivational Speaker Marc Rylander presented until 8:20 AM. Michael Montgomery presented the results from the Citizen Survey. Finance Director Jay Toutounchian gave the budget overview. Director of Public Works Gabe Johnson presented the Public Works Department budget. Councilwoman Lori Vaden left the worksession at 10:07 AM. A quorum of the City Council was no longer present. Public Safety Director Mark Metdker, Sergeant Shea Scott and Lieutenant Tony Griggs presented the Police Department budget. Public Safety Director Mark Metdker presented the Fire Department budget. Director of Planning and Development Services Helen-Eve Liebman presented the Planning Department Budget. Director of Parks and Recreation Cody Webb presented the Parks Department Budget. Director of Finance Jay Toutounchian presented the Administration and remaining budgets. General discussion took place.

- A. 7:30 Breakfast/Speaker Marc Rylander
- B. 8:00 Citizen Survey Results/Revenue Outlook
- C. 8:30 Public Works/Water/Sewer
- D. 10:00 Police Department
- E. 11:00 Fire Department
- F. 12:00 Lunch/Planning and Development
- G. 1:00 Parks and Recreation
- H. 1:30 Marketing/Main Street

Minutes Acceptance: Minutes of Jul 25, 2015 7:30 AM (Minutes Approval)

- I. 2:00 Library/General Services
- J. 2:30 Administration/Courts
- K. 3:00 Budget Review

III. ADJOURN:

The remaining Council Members were present until 1:10 PM.

Sean Terry, Mayor

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

Date Minutes Approved

Minutes Acceptance: Minutes of Jul 25, 2015 7:30 AM (Minutes Approval)



**NOTICE OF
CITY COUNCIL PUBLIC HEARING
FIRST UNITED METHODIST CHURCH 112 N. COLORADO ST, CELINA, TX 75009
WEDNESDAY, JULY 29, 2015 AT 5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE OF QUORUM PRESENT:

Attendee Name	Organization	Title	Status	Arrived
Wayne Nabors	City of Celina	Place 2	Present	5:09 PM
Carmen Roberts	City of Celina	Place 4	Present	
Lori Vaden	City of Celina	Place 5	Present	
Chad Anderson	City of Celina	Place 6	Present	
Andy Hopkins	City of Celina	Place 3	Absent	
Erik Geiger	City of Celina	Place 1	Present	
Sean Terry	City of Celina	Mayor	Present	

Mayor Terry opened the meeting at 5:00 PM.

II. PUBLIC HEARING:

- A. The Celina City Council will conduct two public hearings at 5:00 pm and 5:05 pm and consider testimony regarding the voluntary annexation of a 114.1 acre tract of land generally located east of CR 6 (Legacy Drive), north of CR 7, and west of CR 50, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Cambridge Crossing) (Liebman)

Mayor Terry opened the first hearing at 5:00 PM. An unidentified member of the audience asked "Who is the owner?". No public comment was received. Mayor Terry closed the first hearing at 5:01 PM.

Mayor Terry opened the second hearing at 5:13 PM. No public comment was received. Mayor Terry closed the second public hearing at 5:14 PM.

- B. The Celina City Council will conduct two public hearings at 5:00 p.m. and 5:05 p.m. regarding a voluntary annexation request annexing a 403.5 acre tract of land generally located north of FM 1461, south and west of County Road 84, and east of CR 83 (Coit Road), within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Wells South) Liebman

Mayor Terry opened the first public hearing at 5:02 PM. Clint Entrop of the Preston Hills neighborhood asked about the development status and the time frame for construction. Jack Reeves of 3879 Hay Meadow Street asked when sewer was going to come through his neighborhood since it had to go through there to get to the new development. Dale Bainum of 3541 Heritage Trail asked since Wells North is coming, why not annex it all at one time? Mayor Terry closed the first public hearing at 5:13 PM.

Mayor Terry opened the second public hearing at 5:14 PM. No public comment was received. Mayor Terry closed the second public hearing at 5:15 PM.

Minutes Acceptance: Minutes of Jul 29, 2015 5:00 PM (Minutes Approval)

III. ADJOURNMENT:

There being no further comment Mayor Terry closed the meeting at 5:15 PM.

Sean Terry, Mayor

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

Date Minutes Approved

Minutes Acceptance: Minutes of Jul 29, 2015 5:00 PM (Minutes Approval)



Engineering/Public Works
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Gabe Johnson, Director of Public Works
 Date: August 11, 2015
 Re:

Action Requested:

Consider and act to authorize the Mayor to execute a contract with Kodiak Trenching and Boring in the amount of \$2,837,172 for the construction of Phase 1 of the Southeast Sector Sewer Line. Johnson

Background Information:

The project consists of approximately 241 LF of 27" Sanitary Sewer Pipe, 2,552 LF of 27" Sanitary Sewer Pipe, 1,163 LF of 12" Sanitary Sewer Pipe and various appurtenances.

A pre-bid meeting was held on 6/23 to answer any questions associated with the project. From the pre-bid meeting four addendums were issued. The bids were publicly opened on 6/30 at City Hall. There were a total of 2 bidders. The highest bid was \$3,846,525. The median bid was \$3,341,848. The low bidder was Kodiak Trenching and Boring with a bid of \$2,837,172. The maximum contract time required by the Contractor for completion of these improvements, beginning on the date specified in the Notice to Proceed, is 150 Calendar days.

Board Review/Citizen Input:

N/A

Alternatives:

If council chooses to not approve the contract staff can re-bid the project in September.

Financial Considerations:

City will be selling CO Bonds to pay for both water and sewer projects for the SE Sector. The sewer project will be bid in 4 phases. Two of the phases are being bid in June and the other two are being bid in August. Staff will be working with our financial advisors on when the bonds will be sold. Staff

would like to recommend adding a 10% contingency amount to the bids for all the water and sewer projects for issues that may arise during construction. The total request for Phase 1 of the Southeast Sector Sewer Line will be for \$3,120,890 ($\$2,837,172 + 10\% = \$3,120,890$).

Legal Review:

The City Attorney will review the bid book and contracts if the bid is approved by council.

Supporting Documents:

Engineer's Recommendation of Award

Staff Recommendation:

Approval

August 3, 2015
PK No.: 3551-14.141

Mr. Gabe Johnson, P.E., P.H., C.F.M., G.I.S.P.

CITY OF CELINA

142 North Ohio Street
Celina, Texas 75009

Re: **SOUTHEAST SECTOR (PWK Sew 2014-06) ~ Phase 1**
RECOMMENDATION OF AWARD
Celina, Collin County, Texas

Dear Mr. Johnson:

BID RESULTS

Attached is the Bid Tabulation for the bids received July 28, 2015 for the referenced project for your use.

The lowest bid received was from Kodiak Trenching and Boring, LLC. Based on the estimated quantities in the Bid Proposal and the unit prices bid by Kodiak Trenching and Boring, the total amount of the bid for contract award is \$2,837,172.00.

CONTRACTOR QUALIFICATIONS

Kodiak Trenching and Boring provided a list of experience and references for this project. Pacheco Koch called various references and verified experience and the references' opinion of the work performed by the contractor. Attached are the references provided along with reference inquiries.

RECOMMENDATION

Based on the information we have received to date, we see no reason not to award a contract for the referenced project to Kodiak Trenching and Boring for the Bid amount of \$2,837,172.00.

Should you have any questions about the information contained herein, please do not hesitate to call.


Curt Caldwell, P.E.

Attachments:

Bid Tabulation

Qualifications and Contractor Reference Inquiry Sheets

Xc: Brad Catlett - Kodiak Trenching & Boring, LLC
File

CITY OF CELINA

BID TABULATION



27-Inch Interceptor Connection to Doe Branch
 City Project Number: PWK SEW 2014-06
 PK No. 3551-14.141

BIDS OPENED: July 28, 2015
 CONTRACT TIME:

S & J Construction Co., Inc.
 520 S. 6th Avenue
 Mansfield, Texas 76063

Kodiak Trenching & Boring
 214 E. College Street
 Grapevine, Texas 76051

ITEM	DESCRIPTION	BID QTY	UNIT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1	Mobilization, Demobilization, Bonds, Insurance	1	LS	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
2	Traffic Control & Barricades	1	LS	7,000.00	7,000.00	5,000.00	5,000.00
3	Project Sign	2	EA	500.00	1,000.00	500.00	1,000.00
4	Temporary Erosion, Sedimentation and Water Pollution Prevention (SWP)	1	LS	6,000.00	6,000.00	5,000.00	5,000.00
5	General Site Preparation	1	LS	50,000.00	50,000.00	60,000.00	60,000.00
6	60" Diameter Sanitary Sewer Manhole	9	EA	12,400.00	111,600.00	10,000.00	90,000.00
7	Sanitary Sewer Drop Connection	1	EA	3,700.00	3,700.00	10,000.00	10,000.00
8	48" Diameter Sanitary Sewer Manhole	2	EA	9,400.00	18,800.00	6,000.00	12,000.00
9	60" Diameter Sanitary Sewer Manhole Extra Depth	124	VF	300.00	37,200.00	200.00	24,800.00
10	48" Diameter Sanitary Sewer Manhole Extra Depth	12	VF	250.00	3,000.00	200.00	2,400.00
11	27" PVC (F679 PS115) Sanitary Sewer Main	241	LF	230.00	55,430.00	110.00	26,510.00
12	27" Sanitary Sewer Main (BOTOC)	2557	LF	976.00	2,495,632.00	800.00	2,045,600.00
13	12" Sanitary Sewer Main (BOTOC)	1173	LF	703.00	824,619.00	300.00	351,900.00
14	Vacuum Test Sanitary Sewer Manhole	12	EA	100.00	1,200.00	100.00	1,200.00
15	Television Inspection	3971	LF	1.00	3,971.00	1.00	3,971.00
16	6" PVC (DR 14) Water Main	200	LF	40.00	8,000.00	25.00	5,000.00
17	8" PVC (DR 14) Water Main	200	LF	45.00	9,000.00	35.00	7,000.00
18	Connect to Existing Water	8	EA	2,000.00	16,000.00	900.00	7,200.00
19	Remove 8" Reinforced Concrete Pavement	750	SY	9.00	6,750.00	10.00	7,500.00
20	8" Reinforced Concrete Pavement (3600 psi)	750	SY	70.00	52,500.00	70.00	52,500.00
21	Rock Foundation	20	CY	40.00	800.00	40.00	800.00
22	Sand Backfill	20	CY	20.00	400.00	20.00	400.00
23	Hydromulch Seeding of Work Zone	150	SY	1.00	150.00	1.00	150.00
24	Sod (to Match Existing) w/4" Topsoil	1800	SY	4.00	7,200.00	4.50	8,100.00
25	Trench Safety & Support	241	LF	3.00	723.00	1.00	241.00
26	Full Depth Concrete Pavement Saw Cut	350	LF	1.00	350.00	2.00	700.00
27	Investigation	5	EA	500.00	2,500.00	400.00	2,000.00
28	Temporary Paving	300	SY	40.00	12,000.00	14.00	4,200.00
29	Sanitary Sewer Manhole Vent	1	EA	7,000.00	7,000.00	1,000.00	1,000.00
30	4" Sanitary Sewer Service Manhole Tap w/Inside Drop	1	EA	4,000.00	4,000.00	1,000.00	1,000.00
TOTAL BID				\$ 3,846,525.00		\$ 2,837,172.00	
5% BID SECURITY				BOND		BOND	
ADDENDA ACKNOWLEDGED				YES		YES	

CONTRACTOR REFERENCE INQUIRY

Job No.: 3551-14.141

By: CSC

Date: 08/03/15 Contact: Robert Watkins Phone: 432-349-2754Time: 10:30 AM Representing: Ector County ISDContact was named as a reference by: Kodiak Trenching & Boring, LLCWho placed a bid on: City of Celina SE Sector (PWK SEW 2014-06 ~ Phase 1Date: 07/28/15

-
1. Prior project by Contractor that Contact is familiar with:

Ector County ISD Wastewater Improvements

Contract amount: \$2,656,666.66

Scope: 4,430 LF of 12" Force Main
3 Lift stations

2. Project successfully completed?
Yes, pipe installation was completed successfully.
3. Project completed on time?
Yes, it was completed on time.
4. Problems?
Existing utilities presented some conflicts, but no problems with Contractor.
5. How many change orders?
Two Change Orders due to utility conflicts found in the field.
6. Other Comments by Contact:
Very efficient installation of pipeline. Would hire them again.

CONTRACTOR REFERENCE INQUIRY

Job No.: 3551-14.141

By: CSC

Date: 08/03/15 Contact: Rob Bectancur Phone: 214-385-8021Time: 3:00 PM Representing: Zena Management Services, LLCContact was named as a reference by: Kodiak Trenching & Boring, LLCWho placed a bid on: City of Celina SE Sector (PWK SEW 2014-06 ~ Phase 1Date: 07/28/15

-
1. Prior project by Contractor that Contact is familiar with:

Seventeen Lakes Addition, Roanoke

Contract amount: \$2,276,219.66

Scope: 15,000LF 8" Water & 8" Sewer
1,500LF 15" Offsite Sewer
Storm Sewer

2. Project successfully completed?
Yes, pipe installation was completed successfully.
3. Project completed on time?
Yes, it was completed on time.
4. Problems?
Minor disinfection testing issues, but no problems with Contractor.
5. How many change orders?
Two Minor Change Orders.
6. Other Comments by Contact:
Would hire them again.

CONTRACTOR REFERENCE INQUIRY

Job No.: 3551-14.141

By: CSC

Date: 08/03/15 Contact: Kevin Bates Phone: 214-509-4580Time: 3:30 PM Representing: City of Allen Project ManagerContact was named as a reference by: Kodiak Trenching & Boring, LLCWho placed a bid on: City of Celina SE Sector (PWK SEW 2014-06 ~ Phase 1Date: 07/28/15

-
1. Prior project by Contractor that Contact is familiar with:

Fountain Park Water & Sanitary Sewer Rehab ~ Phase 1

Contract amount: \$2,682,216.16

Scope: 8,000 LF of 8" Water
8,000 LF 8" SS

2. Project successfully completed?
Undetermined, project approx. 1/3 completed.
3. Project completed on time?
Under construction.
4. Problems?
None.
5. How many change orders?
None. Field Changes
6. Other Comments by Contact:
Based on current performance, would hire them again.

CONTRACTOR REFERENCE INQUIRY

Job No.: 3551-14.141

By: CSC

Date: 08/03/15 Contact: Jake Finch Phone: 214-802-4660Time: 4:00 PM Representing: Scarborough Lane DevelopmentContact was named as a reference by: Kodiak Trenching & Boring, LLCWho placed a bid on: City of Celina SE Sector (PWK SEW 2014-06 ~ Phase 1Date: 07/28/15

-
1. Prior project by Contractor that Contact is familiar with:

Frisco Hills Phase 2B, 5A & 5C Additions, Little Elm

Contract amount: \$1,400,000.00

Scope: 12,500 LF of 8" Water
10,000 LF 8" SS

2. Project successfully completed?
2 of 3 phases completed.
3. Project completed on time?
Yes. Especially considering the weather
4. Problems?
None.
5. How many change orders?
None. Field Changes
6. Other Comments by Contact:
Would hire them again. Recommend Alex as superintendent

CONTRACTOR REFERENCE INQUIRY

Job No.: 3551-14.141

By: CSC

Date: 08/03/15 Contact: Jamie VanGilder Phone: 817-422-2472Time: 4:45 PM Representing: S. J LouisContact was named as a reference by: Sierra Horizontal Boring, LLCWho placed a bid on: City of Celina SE Sector (PWK SEW 2014-06 ~ Phase 1Date: 07/28/15

-
1. Prior project by Contractor that Contact is familiar with:

Avenue K Street Relief Sewer, Grand Prairie

Contract amount: Subcontractor to S.J. Louis

Scope: 2,500 LF of 24" Sewer @ 0.25% BOTOC

2. Project successfully completed?
Being Constructed
3. Project completed on time?
Being Constructed
4. Problems?
None.
5. How many change orders?
None.
6. Other Comments by Contact:
Would hire them again. No one better.



Engineering/Public Works
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Gabe Johnson, Director of Public Works
Date: August 11, 2015
Re:

Action Requested:

Consider and act to authorize the Mayor to execute a contract with Kodiak Trenching and Boring in the amount of \$2,691,010 for the construction of Phase 2 of the Southeast Sector Sewer Line. Johnson

Background Information:

The project consists of approximately 10,923 LF of 21" Sanitary Sewer Pipe by open cut, 216 LF of 21" Sanitary Sewer Pipe by bore, and various appurtenances.

A pre-bid meeting was held on 6/23 to answer any questions associated with the project. From the pre-bid meeting four addendums were issued. The bids were publicly opened on 6/30 at City Hall. There were a total of 3 bidders. The highest bid was \$3,962,760. The median bid was \$3,371,256. The low bidder was Kodiak Trenching and Boring with a bid of \$2,691,010. The maximum contract time required by the Contractor for completion of these improvements, beginning on the date specified in the Notice to Proceed, is 240 Calendar days.

Board Review/Citizen Input:

N/A

Alternatives:

If council chooses to not approve the contract staff can re-bid the project in September.

Financial Considerations:

City will be selling CO Bonds to pay for both water and sewer projects for the SE Sector. The sewer project will be bid in 4 phases. Two of the phases are being bid in June and the other two are being bid in August. Staff will be working with our financial advisors on when the bonds will be sold. Staff

would like to recommend adding a 10% contingency amount to the bids for all the water and sewer projects for issues that may arise during construction. The total request for Phase 1 of the Southeast Sector Sewer Line will be for \$2,960,111 ($\$2,691,010 + 10\% = \$2,960,111$).

Legal Review:

The City Attorney will review the bid book and contracts if the bid is approved by council.

Supporting Documents:

Engineer's Recommendation of Award

Staff Recommendation:

Approval

August 3, 2015
PK No.: 3551-14.141

Mr. Gabe Johnson, P.E., P.H., C.F.M., G.I.S.P.

CITY OF CELINA

142 North Ohio Street
Celina, Texas 75009

Re: **SOUTHEAST SECTOR (PWK Sew 2014-06) ~ Phase 2**
RECOMMENDATION OF AWARD
Celina, Collin County, Texas

Dear Mr. Johnson:

BID RESULTS

Attached is the Bid Tabulation for the bids received July 28, 2015 for the referenced project for your use.

The lowest bid received was from Kodiak Trenching and Boring, LLC. Based on the estimated quantities in the Bid Proposal and the unit prices bid by Kodiak Trenching and Boring, the total amount of the bid for contract award is \$2,691,010.00.

CONTRACTOR QUALIFICATIONS

Kodiak Trenching and Boring provided a list of experience and references for this project. Pacheco Koch called various references and verified experience and the references' opinion of the work performed by the contractor. Attached are the references provided along with reference inquiries.

RECOMMENDATION

Based on the information we have received to date, we see no reason not to award a contract for the referenced project to Kodiak Trenching and Boring for the Bid amount of \$2,691,010.00.

Should you have any questions about the information contained herein, please do not hesitate to call.


Curt Caldwell, P.E.

Attachments:

Bid Tabulation
Qualifications and Contractor Reference Inquiry Sheets

Xc: Brad Catlett - Kodiak Trenching & Boring, LLC
File

CITY OF CELINA

BID TABULATION



21-Inch Interceptor Connection to Doe Branch

City Project Number: PWK SEW 2014-06

PK No. 3551-14.141

BIDS OPENED: July 28, 2015
CONTRACT TIME:Dowager Utility Construction
2464 Manana Drive
Dallas, Texas 75220S & J Construction Co., Inc.
520 S. 6th Avenue
Mansfield, Texas 76063Kodiak Trenching & Boring
214 E. College Street
Grapevine, Texas 76051

ITEM	DESCRIPTION	BID QTY	UNIT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
1	Mobilization, Demobilization, Bonds, Insurance	1	LS	\$ 160,000.00	\$ 160,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
2	Traffic Control & Barricades	1	LS	10,000.00	10,000.00	7,000.00	7,000.00	5,200.00	5,200.00
3	Project Sign	2	EA	1,000.00	2,000.00	500.00	1,000.00	500.00	1,000.00
4	Temporary Erosion, Sedimentation and Water Pollution Prevention (SWP)	1	LS	50,000.00	50,000.00	30,000.00	30,000.00	30,000.00	30,000.00
5	General Site Preparation	1	LS	40,000.00	40,000.00	50,000.00	50,000.00	35,000.00	35,000.00
6	60" Diameter Sanitary Sewer Manhole	21	EA	12,000.00	252,000.00	9,000.00	189,000.00	7,000.00	147,000.00
7	Sanitary Sewer Drop Connection	1	EA	6,000.00	6,000.00	8,700.00	8,700.00	6,000.00	6,000.00
8	60" Diameter Sanitary Sewer Manhole Extra Depth	140	VF	400.00	56,000.00	300.00	42,000.00	200.00	28,000.00
9	21" PVC (ASTM F679 PS115) Sanitary Sewer Main	10390	LF	188.00	1,953,320.00	186.00	1,932,540.00	120.00	1,246,800.00
10	21" Sanitary Sewer Main (BOTOC)	800	LF	940.00	752,000.00	851.00	680,800.00	800.00	640,000.00
11	Vacuum Test Sanitary Sewer Manhole	21	EA	200.00	4,200.00	100.00	2,100.00	150.00	3,150.00
12	Television Inspection	11190	LF	2.00	22,380.00	1.00	11,190.00	1.00	11,190.00
13	6" PVC (DR 14) Water Main	200	LF	30.00	6,000.00	40.00	8,000.00	30.00	6,000.00
14	8" PVC (DR 14) Water Main	200	LF	35.00	7,000.00	45.00	9,000.00	37.00	7,400.00
15	Connect to Existing Water	8	EA	1,000.00	8,000.00	2,000.00	16,000.00	1,000.00	8,000.00
16	Remove Reinforced Concrete Pavement (Driveway)	200	SY	20.00	4,000.00	9.00	1,800.00	8.00	1,600.00
17	Install Reinforced Concrete Pavement (3,600psi)(6" Driveway)	200	SY	50.00	10,000.00	60.00	12,000.00	90.00	18,000.00
18	Install HMAC Pavement (2")(Ty D)	475	SY	30.00	14,250.00	17.00	8,075.00	14.00	6,650.00
19	Install HMAC Pavement (4")(Ty B)	475	SY	50.00	23,750.00	33.00	15,675.00	35.00	16,625.00
20	Remove & Install 18" CMP Culvert (GA)	50	LF	80.00	4,000.00	70.00	3,500.00	25.00	1,250.00
21	Remove & Install 5' Pipe Rail Fence	700	LF	40.00	28,000.00	26.00	18,200.00	30.00	21,000.00
22	Remove & Install 5' Wrought Iron Fence w/Column	150	LF	60.00	9,000.00	86.00	12,900.00	90.00	13,500.00
23	Remove & Install 4' Wrought Iron Fence	775	LF	50.00	38,750.00	32.00	24,800.00	50.00	38,750.00
24	Remove & Install 4' Wire Fence	160	LF	6.00	960.00	19.00	3,040.00	8.00	1,280.00
25	Remove & Install 5' Wire Fence	750	LF	8.00	6,000.00	20.00	15,000.00	8.00	6,000.00
26	Temporary Fence	3000	LF	6.00	18,000.00	3.00	9,000.00	7.00	21,000.00
27	Rock Foundation	200	CY	50.00	10,000.00	35.00	7,000.00	45.00	9,000.00
28	Sand Backfill	100	CY	30.00	3,000.00	17.00	1,700.00	30.00	3,000.00
28A	Flowable Backfill	200	CY	150.00	30,000.00	91.00	18,200.00	150.00	30,000.00
28B	Rock Riprap - Type A	50	CY	120.00	6,000.00	90.00	4,500.00	90.00	4,500.00
29	Hydromulch Seeding of Work Zone	65000	SY	1.00	65,000.00	0.50	32,500.00	1.00	65,000.00
30	Sod (to Match Existing) w/4" Topsoil	10000	SY	10.00	100,000.00	4.00	40,000.00	5.00	50,000.00
31	Trench Safety & Support	10390	LF	10.00	103,900.00	0.10	1,039.00	1.00	10,390.00
32	Investigation	20	EA	500.00	10,000.00	500.00	10,000.00	450.00	9,000.00
32A	Sanitary Sewer Manhole Vent	4	EA	4,000.00	16,000.00	7,200.00	28,800.00	1,200.00	4,800.00
32B	4" Sanitary Sewer Service Manhole Tap w/Inside Drop	2	EA	3,000.00	6,000.00	4,400.00	8,800.00	700.00	1,400.00
32C	30" I.D. Steel Casing Pipe (By Open Cut)	185	LF	190.00	35,150.00	164.00	30,340.00	200.00	37,000.00
33	Cedar Elm (ULMUS CRASSIFOLIA)(4" Cal Balled & Burlapped)	10	EA	1,500.00	15,000.00	800.00	8,000.00	450.00	4,500.00
34	Pampas White (CORTADERIA SELOANA 'WHITE FEATHER') (7 Gal Container)	30	EA	100.00	3,000.00	60.00	1,800.00	110.00	3,300.00
35	Blue Point Juniper (JUNPERUS CHINENSIS 'BLUE POINT')(45 Gal Container - 8' Height)	50	EA	800.00	40,000.00	600.00	30,000.00	500.00	25,000.00
36	Eve's Necklace (SOPHORA AFFINUS) (45 Gal Container - 8' Height)	7	EA	800.00	5,600.00	600.00	4,200.00	425.00	2,975.00
37	Photonia (PHOTONIA) (10 Gal Container)	35	EA	100.00	3,500.00	80.00	2,800.00	150.00	5,250.00
38	Texas Ash (FRAXINUS TEXENSIS) (5" Cal Balled & Burlapped)	10	EA	2,500.00	25,000.00	1,900.00	19,000.00	550.00	5,500.00
TOTAL BID				\$ 3,962,760.00		\$ 3,459,999.00		\$ 2,691,010.00	
5% BID SECURITY				BOND		BOND		BOND	
ADDENDA ACKNOWLEDGED				YES		YES		YES	

Attachment: 2015-08-03 _ Southeast Sector Phase 2 Recommendation (1206 : Construction Contract - SE Sector Sewer Line - Phase 2)

CONTRACTOR REFERENCE INQUIRY

Job No.: 3551-14.141

By: CSC

Date: 08/03/15 Contact: Robert Watkins Phone: 432-349-2754Time: 10:30 AM Representing: Ector County ISDContact was named as a reference by: Kodiak Trenching & Boring, LLCWho placed a bid on: City of Celina SE Sector (PWK SEW 2014-06 ~ Phase 2Date: 07/28/15

-
1. Prior project by Contractor that Contact is familiar with:

Ector County ISD Wastewater Improvements

Contract amount: \$2,656,666.66

Scope: 4,430 LF of 12" Force Main
3 Lift stations

2. Project successfully completed?
Yes, pipe installation was completed successfully.
3. Project completed on time?
Yes, it was completed on time.
4. Problems?
Existing utilities presented some conflicts, but no problems with Contractor.
5. How many change orders?
Two Change Orders due to utility conflicts found in the field.
6. Other Comments by Contact:
Very efficient installation of pipeline. Would hire them again.

CONTRACTOR REFERENCE INQUIRY

Job No.: 3551-14.141

By: CSC

Date: 08/03/15 Contact: Rob Bectancur Phone: 214-385-8021Time: 3:00 PM Representing: Zena Management Services, LLCContact was named as a reference by: Kodiak Trenching & Boring, LLCWho placed a bid on: City of Celina SE Sector (PWK SEW 2014-06 ~ Phase 2Date: 07/28/15

-
1. Prior project by Contractor that Contact is familiar with:

Seventeen Lakes Addition, Roanoke

Contract amount: \$2,276,219.66

Scope: 15,000LF 8" Water & 8" Sewer
1,500LF 15" Offsite Sewer
Storm Sewer

2. Project successfully completed?
Yes, pipe installation was completed successfully.
3. Project completed on time?
Yes, it was completed on time.
4. Problems?
Minor disinfection testing issues, but no problems with Contractor.
5. How many change orders?
Two Minor Change Orders.
6. Other Comments by Contact:
Would hire them again.

CONTRACTOR REFERENCE INQUIRY

Job No.: 3551-14.141

By: CSC

Date: 08/03/15 Contact: Kevin Bates Phone: 214-509-4580Time: 3:30 PM Representing: City of Allen Project ManagerContact was named as a reference by: Kodiak Trenching & Boring, LLCWho placed a bid on: City of Celina SE Sector (PWK SEW 2014-06 ~ Phase 2Date: 07/28/15

-
1. Prior project by Contractor that Contact is familiar with:

Fountain Park Water & Sanitary Sewer Rehab ~ Phase 1

Contract amount: \$2,682,216.16

Scope: 8,000 LF of 8" Water
8,000 LF 8" SS

2. Project successfully completed?
Undetermined, project approx. 1/3 completed.
3. Project completed on time?
Under construction.
4. Problems?
None.
5. How many change orders?
None. Field Changes
6. Other Comments by Contact:
Based on current performance, would hire them again.

CONTRACTOR REFERENCE INQUIRY

Job No.: 3551-14.141

By: CSC

Date: 08/03/15 Contact: Jake Finch Phone: 214-802-4660Time: 4:00 PM Representing: Scarborough Lane DevelopmentContact was named as a reference by: Kodiak Trenching & Boring, LLCWho placed a bid on: City of Celina SE Sector (PWK SEW 2014-06 ~ Phase 2Date: 07/28/15

-
1. Prior project by Contractor that Contact is familiar with:

Frisco Hills Phase 2B, 5A & 5C Additions, Little Elm

Contract amount: \$1,400,000.00

Scope: 12,500 LF of 8" Water
10,000 LF 8" SS

2. Project successfully completed?
2 of 3 phases completed.
3. Project completed on time?
Yes. Especially considering the weather
4. Problems?
None.
5. How many change orders?
None. Field Changes
6. Other Comments by Contact:
Would hire them again. Recommend Alex as superintendent



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Michael Montgomery, Administrative Services
Date: August 11, 2015
Re: Reject All Bids

Action Requested:

Consider and Act upon the rejection of all bids for the Request for Proposals: Internet and Fiber Optic Services 2014 (Montgomery)

Background Information:

During the summer of 2014, the City solicited bids concerning internet and fiber optic services. Due to financial circumstances, the City will not be able fund the project as it was bid. Instead, the City will continue to seek different methods for internet and fiber optic services.

Staff Recommendation:

Reject All Bids



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Michael Montgomery, Administrative Services
Date: August 11, 2015
Re:

Action Requested:

Consider and act upon an Interlocal Cooperation Agreement by and between The City of Celina, Texas and the City of Frisco, Texas, for Household Hazardous Waste Disposal and Reuse Program. (Montgomery)

Background Information:

Currently, the City of Celina allows residents to purchase \$50 vouchers to dispose of all of their household hazardous waste at the City of Frisco facilities.

Financial Considerations:

\$50 for citizens to dispose of household hazardous waste. This is a pass through cost and does not cost the City of Celina anything.

Supporting Documents:

Interlocal Cooperation Agreement by and between The City of Celina, Texas and the City of Frisco, Texas, for Household Hazardous Waste Disposal and Reuse Program

Staff Recommendation:

Approve

**INTERLOCAL COOPERATION AGREEMENT BY AND BETWEEN THE CITY OF CELINA, TEXAS
AND THE CITY OF FRISCO, TEXAS, FOR HOUSEHOLD HAZARDOUS WASTE DISPOSAL
AND REUSE PROGRAM**

THIS AGREEMENT is made and entered into by and between the CITY OF FRISCO, a home-rule municipal corporation located in Collin and Denton Counties, Texas ("Frisco"), and the CITY OF CELINA, a home-rule municipal corporation located in Collin County, Texas ("CELINA").

WHEREAS, the Interlocal Cooperation Act, Texas Government Code Chapter 791, authorizes any local government to contract with one or more local governments to perform governmental functions and services under the terms of the act; and

WHEREAS, the collection, transportation, processing and disposal of solid waste and recyclable materials is a governmental function of which both FRISCO and CELINA are engaged for the benefit of their citizens; and

WHEREAS, FRISCO and CELINA recognize the benefit of recycling as a means of reducing solid waste disposal and preserving and protecting the health, safety, and welfare of their citizens; and

WHEREAS, for several years FRISCO has operated an Household Hazardous Waste ("HHW") collection program ("HHW Collection Program") in which certain recyclable or reusable HHW items are collected and recycled through the City's HHW Collection Facility for the benefit of its citizens, as more particularly described in **Exhibit A**, attached hereto and incorporated herein for all purposes; and

WHEREAS, FRISCO maintains and operates a HHW Collection Facility at 6616 Walnut Street, Frisco, Texas ("HHW Collection Facility"). The HHW Collection Facility is used for sorting and stocking HHW items collected for reuse and disposal; and

WHEREAS, CELINA wants to start utilizing Frisco's HHW Collection Facility for the proper disposal of possibly hazardous materials delivered by CELINA residents; and

WHEREAS, HHW recycling is a common governmental interest shared by both cities, and joint use of FRISCO'S HHW Reuse Facility will benefit the public health, and safety and welfare of the citizens of FRISCO and CELINA ; and

WHEREAS, FRISCO and CELINA have current funds available to satisfy and fees or expenses incurred pursuant to this Agreement.

NOW, THEREFORE, FRISCO and CELINA, for the mutual consideration hereinafter stated agree as follows:

I.

EFFECTIVE DATE

The effective date of this Agreement shall be 1, October of 2015.

II.

TERM

This will be an Evergreen agreement. It will renew automatically on October 1 of each year without further action by either party, unless either party sends written notice of cancellation no later than (30) thirty days prior to cancellation.

III.

DUTIES OF PARTIES

1. FRISCO will assist CELINA with start-up of CELINA's participation and use of FRISCO's HHW Collection Facility by providing, policies, procedures, and other operational guidelines from FRISCO's HHW Collection Program.
2. FRISCO will sort and stock the HHW materials delivered to FRISCO'S HHW Collection Facility from CELINA residents only; no commercial accounts will be accepted. Any over abundance

- of a single item, as solely determined by FRISCO, will be considered as commercial waste and will not be accepted. FRISCO will only accept HHW materials identified in the attached **Exhibit A** as acceptable material from CELINA residents who also provide a completed Voucher (hereinafter defined) obtained from CELINA's designated departmental office.
3. FRISCO reserves the right to reject, in its sole discretion, any and all HHW materials, or other solid waste, delivered by CELINA residents.
 4. FRISCO will make the HHW Collection Facility available to citizens of CELINA during regular HHW materials' collection times identified in **Exhibit B**, attached hereto and incorporated herein for all purposes. Use of the HHW Collection Facility by residents of CELINA is limited to pick up of sorted and stocked items in accordance with the policies of the HHW Collection Facility.
 5. Under no circumstances will CELINA residents be allowed to deliver HHW materials without the proper issued Voucher and identification and/or outside of designated drop off times, identified in **Exhibit B**.
 6. Under no circumstances will FRISCO accept any method of payment from CELINA residents for items not clearly authorized for delivery by the Voucher or for the additional delivery of fee-assessed items, as described in **Exhibit C**, attached hereto and incorporated herein for all purposes.
 7. CELINA agrees to issue Vouchers according to Paragraph V below.
 8. CELINA shall pay a monthly fee, as set forth in Paragraph IV below, for access and use of the HHW Collection Facility. This monthly fee will be due and payable within thirty (30) days of CELINA's receipt of any invoice from FRISCO.
 9. Upon termination of this Agreement, CELINA shall immediately cease issuing Vouchers to CELINA residents and shall provide written notice of the termination of this Agreement to

the citizens of CELINA within thirty (30) days of the notice termination. Upon termination of this Agreement, FRISCO shall cease providing services to CELINA pursuant to this Agreement. CELINA will immediately return any remaining Vouchers to FRISCO Environmental Services Division.

IV.

PAYMENT TERMS/FISCAL FUNDING

1. CELINA agrees to pay FRISCO a fee per redeemed voucher as identified in **Exhibit C**, attached hereto and incorporated herein for all purposes (“Vouchers”) for the right to utilize the HHW Collection Facility. FRISCO will return copies of redeemed vouchers to CELINA as proof of use along with the invoice.
2. Additionally, Fees Associated Electronic Waste (“E-Waste”) will be billed monthly according to the number of units/items collected. E-Waste will be billed separately from HHW Vouchers according to the number of computer monitors and televisions collected from CELINA residents, in the amounts identified in **Exhibit C** and pursuant to the authorized E-Waste Voucher.
3. All fees and expenses incurred by either party as a result of its obligations hereunder shall be paid from current revenues legally available to each party respectively. FRISCO and CELINA recognize that the continuation of any contract after the close of any given fiscal year, which fiscal years ends on September 30th of each year, shall be subject to approval by the City Council of FRISCO and City Council of CELINA, respectively. In the event that the City Council of FRISCO or City Council of CELINA do not approve the appropriation of funds for this Agreement, the Agreement shall terminate at the end of the fiscal year for which funds were appropriated, and the parties shall have no further obligation hereunder except the payment of outstanding invoices.

Attachment: HHW.Interlocal.Celina (1185 : Hazardous Waste)

V.**VOUCHERS**

1. This Agreement entitles CELINA to an unlimited amount of HHW and E-Waste Vouchers annually. Each Voucher will have a value ascribed to it as identified in **Exhibit C**.

Vouchers requested by CELINA are valid until the agreement is terminated.
2. FRISCO will print and distribute specialized vouchers to CELINA to be dispersed to CELINA residents.
3. Vouchers will have separate fields that must be clearly marked for HHW drop off and/or E-Waste drop off, as shown on **Exhibit D**.
4. Vouchers must be accurately completed by CELINA representatives with a required approving stamp, supplied by FRISCO. Failure to produce accurately completed Vouchers will result in non-collection of items delivered by CELINA residents.
5. Vouchers issued for fee assessed items will be paid to CELINA by CELINA residents. No form of payment from any resident will be accepted at the HHW Collection Facility.
6. Pricing of Vouchers will be reassessed by FRISCO at the beginning of each fiscal year.

VI.**TERMINATION**

This Agreement may be terminated at any time, with or without cause, by either party giving thirty (30) days advance written notice to the other party. In the event of such termination by either party, CELINA shall pay all fees that may be due and owing up to and including the effective date of termination of this Agreement. Any remaining unused vouchers will be returned to the Frisco Environmental Services Division.

VII.

NOTICE

Notice as required by this Agreement shall be in writing and delivered to the parties via facsimile or certified mail at the addressed listed below:

CELINA

Contact:

Address :

FRISCO

Jeremy Starritt

Environmental Services Division Manager

6101 Frisco Square Blvd.

Frisco, TX 75034

Telephone: 972-292-5910

Fax: 972-731-4946

Email: JStarritt@friscotexas.gov

Each party shall notify the other in writing within ten (10) days of any change in the information listed in this paragraph.

VIII.

HOLD HARMLESS

To the extent allowed by law, each party does hereby agree to waive all claims against, release, and hold harmless the other party and its respective officials, officers, agents, and employees, in both their public and private capacities, from any and all liability, claims, suits, demands, losses, damages, attorneys' fees, including all expenses of litigation or settlement, or causes of action which may arise by reason of injury to or death of any person or for loss of, damage to, or loss of use of any property arising out of or in connection with said party's performance under this Agreement, or caused by its negligent acts or omissions (or those of its respective officers, agents, employees or any other third parties for whom it is legally responsible) in connection with performing this Agreement.

In the event of joint or concurrent negligence of the parties to this Agreement, responsibility, if any, shall be apportioned comparatively in accordance with the laws of the State of Texas, without, however, waiving any governmental immunity available to either party individually under Texas law.

FRISCO shall be responsible for its sole negligence. CELINA shall be responsible for its sole negligence. The provisions of this paragraph are solely for the benefit of the parties hereto and are not intended to create or grant any rights, contractual or otherwise, to any other person or entity.

IX.

AGENCY

FRISCO and CELINA agree and acknowledge that each entity is not an agent of the other entity and that each entity is responsible for its own act, forbearance, negligence and deeds, and for those of its agents or employees in conjunction with the performance of work covered under this Agreement.

X.

ENTIRE AGREEMENT

This Agreement represents the entire and integrated agreement between FRISCO and CELINA and supersedes all prior negotiations, representations and/or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both parties.

Attachment: HHW.Interlocal.Celina (1185 : Hazardous Waste)

XI.**VENUE**

The laws of the State of Texas shall govern this Agreement and any of its terms or provisions, as well as the rights and duties of the parties hereto. This Agreement is performable in Collin County, Texas. Exclusive venue shall be in Collin County, Texas.

XII.**SEVERABILITY**

The provisions of this Agreement are severable. In the event that any paragraph, section, subdivision, sentence, clause or phrase of this Agreement shall be found to be contrary to the law or contrary to any rule or regulation having the force and effect of the law; such decisions shall not affect the validity of the remaining portions of this Agreement. However, upon the occurrence of such event, either party may terminate the Agreement by giving the other party thirty (30) days written notice of its intent to terminate.

XIII.**AUTHORITY TO SIGN/CITY COUNCIL AUTHORIZATION**

The undersigned officer and/or agents of the parties hereto are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the parties hereto. FRISCO has executed this Agreement pursuant to a duly authorized City Council Resolution No. _____ dated _____, 2015. CELINA has executed this Agreement pursuant to a duly authorized Council Resolution No. _____ dated _____, 2015.

XIV.**ASSIGNMENT OF AGREEMENT**

The parties hereby agree that the duties and obligations arising under this Agreement cannot be assigned or sublet without the prior written consent of both FRISCO and CELINA.

XV.**INTERPRETATION OF AGREEMENT**

This is a mutually negotiated Agreement. Should any part of this Agreement be in dispute, the parties agree that this document shall not be construed more favorably for either party.

XVI.**GOVERNMENTAL IMMUNITY RESERVED**

It is expressly understood and agreed that, in the execution of this Agreement, the parties do not waive, nor shall they be deemed hereby to have waived any immunity or defense that would otherwise be available to them against claims arising in the exercise of governmental powers and functions. By entering into this Agreement, the parties do not create any obligation, express or implied, other than those set forth herein.

Attachment: HHW.Interlocal.Celina (1185 : Hazardous Waste)

XVII.**REMEDIES**

No right or remedy granted herein or reserved to the parties is exclusive of any right or remedy granted by law or equity; but each shall be cumulative of every right or remedy given hereunder. No covenant or condition of the Agreement may be waived without the express written consent of both parties. It is further agreed that one or more instances of forbearance by either party in the exercise of its respective rights under this Agreement shall in no way constitute a waiver thereof.

Executed in duplicate originals this _____ day of _____, 2015.

City of Frisco, Texas

By: _____
George Purefoy
City Manager

City of Celina, Texas

By: _____
Mike Foreman
City Manager

Attachment: HHW.Interlocal.Celina (1185 : Hazardous Waste)

EXHIBIT A
The City of Frisco Household Hazardous Waste (HHW) Collection Program
Accepted and Unaccepted Materials Will Update Automatically
for CELINA Residents According to Revisions in the City of Frisco Policy

I. HHW Materials Accepted:

Household Products

Ammonia-based cleansers	Insect Sprays
Alkaline batteries	Metal polish
Bathroom cleaners	Mercury Thermometers
Drain Cleaners	Rechargeable Batteries
Fire Extinguishers	Thermostat switches (must be an intact thermostat unit)
Floor Care products	Oven Cleaners
Fluorescent bulbs	Window cleaners
Furniture Polish	

Garden Products

Fertilizers	Herbicides
Fungicide	Pesticides

Pool Chemicals

Alkaline additives	Pool cleaners
Pool chlorine	Shock treatments
Muriatic acid	

Garage Products

Aerosol spray paint	Motor Oil
Antifreeze	Oil based paint
Automatic transmission fluid	Oil filters
Brake fluid	Paint stripper
Car batteries and battery acid	Paint thinner
Car wax and metal polish	Power steering fluid
Diesel fuel	Primers
Gasoline	Propane tanks (<u>BBQ & Camping ONLY</u>)
Kerosene	Turpentine
Latex paint	Varnish
Lighter fluid	Wood preservative

Electronic Waste

Cables	Printer Cartridges
Cameras	Receivers
Cell Phones	Scanners
Keyboards	Stereos
Mice	Speakers
Printers	VCR

All chemicals must be in original labeled containers, automotive fluids in heavy duty plastic bottles clearly labeled, gas and other flammable liquids must be in purpose designed containers.

EXHIBIT A CONT.**II. HHW Materials Not Accepted:**

Ammunition
Arsenic
Banned substances DDT, Chlordane
Biological active and medical waste (syringes)
Chemical containers larger than five (5) gallons
Explosives
Oxygen or other compressed gas cylinders (other than BBQ and camping propane tanks)
Prescription Medication
Radioactive Material (Smoke detectors)
Televisions over 36 inches
Tires
Vacuums

Attachment: HHW.Interlocal.Celina (1185 : Hazardous Waste)

EXHIBIT B
The City of Frisco Household Hazardous Waste Collection Facility Hours

Household Hazardous Waste will only be accepted during the following hours:

Winter Hours (October 1 - February 28)

Wednesdays: 2 p.m. to 5 p.m.

Saturdays: 8 a.m. to 1 p.m.

Summer Hours (March 1 - September 30)

Wednesdays: 2 p.m. to 6 p.m.

Saturdays: 8 a.m. to 1 p.m.

The HHW Collection Facility is subject to closure, as solely determined by the City of Frisco, for inclement weather, Holidays, and certain City of Frisco Events.

Attachment: HHW.Interlocal.Celina (1185 : Hazardous Waste)

EXHIBIT C**Vouchers**

Vouchers will be issued as requested and billed at \$50.00 per redeemed voucher. A minimum of thirty (30) vouchers must be issued with each request.

Fee Associated Electronic Waste

Computer Monitors	\$10/each
Televisions - less than 36"	\$15/each

Attachment: HHW.Interlocal.Celina (1185 : Hazardous Waste)

**EXHIBT D
EXAMPLE VOUCHER**

 The City of _____ authorizes _____ Who resides at _____ to use The Environmental Collection Center that resides at 6616 Walnut Street during normal hours of operation.	#####	#####	Electronic Waste Disposal Recycling fees are to be paid to the participating city prior to issue of voucher. Frisco HHW Collection Center will not accept any form of payment at time of drop off. <table border="0" style="width: 100%;"> <tr> <td>Computer Monitors \$10</td> <td>Qty _____</td> </tr> <tr> <td>Televisions \$15</td> <td>Qty _____</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total _____</td> </tr> </table> Electronic Waste Validating Stamp Voucher must be appropriately stamped by issuing city to be valid	Computer Monitors \$10	Qty _____	Televisions \$15	Qty _____	Total _____	
Computer Monitors \$10	Qty _____								
Televisions \$15	Qty _____								
Total _____									
_____ City Staff Signature _____ Date List of acceptable items and information available at www. (?Link?) Questions? Contact Frisco Environmental Services at 972 292-5900 Each visit is limited to an accumulative of 50 lbs per drop off of household chemicals. Frisco reserves the right to reject any unacceptable materials or any items due to incomplete or incorrectly issued vouchers.		Chemical Drop off Validating Stamp							

Acceptable Items:

- Aerosol Cans
- Antifreeze
- Batteries
- Cooking Oil
- Computer equipment
- Fluorescent Bulb
- Gasoline
- Household Cleaners
- Motor Oil & Filters
- Paints, thinners, solvents, Stains
- Pesticides, herbicides, fertilizers
- Pool Chemicals

Recycling Fees will apply to:

- Computer Monitors
- Televisions less than 36"

Unacceptable Items:

- Ammunition
- Biological active waste (syringes, medical waste)
- Explosives
- Radioactive materials
- Prescription Medication
- Oxygen Containers
- Tires

Hours of operation

Winter (Oct—Feb) Wed 2PM-5PM, Sat 8AM-1PM
Summer (Mar—Sept) Wed 2PM-6PM, Sat 8AM-1PM
Center is subject to close during inclement weather,
Holidays, and certain City of Frisco Events.

Sample not drawn to size

Attachment: HHW.Interlocal.Celina (1185 : Hazardous Waste)



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**

From: Ben Rodriguez, Planner

CC: Mike Foreman, City Manager

Date: August 11, 2015

Re: Consider and act on an ordinance annexing a ±16.85 acre tract of land located in the Collin County School Land Survey, Abstract Number 167, Block 1, Tract 85 Collin County, Texas. The property is generally located north and east of Oklahoma Street (Business 289), west of Preston Road (SH289) and south of Ash Street. (Eland Energy Tract) Liebman

Action Requested:

Consider and act upon an ordinance adopting the annexation of a ±16.85 acre tract of land located in the Collin County School Land Survey, Abstract Number 167, Block 1, Tract 85 Collin County, Texas. The property is generally located north and east of Oklahoma Street (Business 289), west of Preston Road (SH289) and south of Ash Street. (Eland Energy Tract) (Liebman)

Background Information:

The property is located between Preston Road (SH289) and Business 289. Annexation of this tract is being proposed as part of the City's plan to annex strategic tracts near current and future development corridors. The property is contiguous to the current City Limits on two sides, and the property owner has denied the offered pre-annexation agreement.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

The City's Land Use Council has assisted staff throughout the pre-annexation proceedings.

Supporting Documents:

- Annexation Ordinance

Staff Recommendation:

Staff recommends that the item be tabled until the City Council meeting on August 11, 2015

CITY OF CELINA, TEXAS

ORDINANCE NO. 2015-
(ELAND ENERGY ANNEXATION)

AN ORDINANCE OF THE CITY OF CELINA, TEXAS, ADOPTING THE ANNEXATION OF CERTAIN TERRITORIES CONTIGUOUS TO AND ADJOINING THE CITY OF CELINA, TEXAS, TO WIT: BEING A 16.85 ACRE TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND #14 SURVEY. ABSTRACT NO. 0167, BLOCK #1, TRACT #85, COLLIN COUNTY, TEXAS, BEING PART OF A 20.0 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ELAND ENERGY AS RECORDED IN DOCUMENT NUMBER 19970813000665800 OF THE REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY LEGAL DESCRIPTION IN EXHIBIT "A" AND GRAPHICALLY DEPICTED IN EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN, SUCH TRACT IS GENERALLY LOCATED WEST OF SH 289, NORTH AND EAST OF OKLAHOMA DR. (BUSINESS 289), AND SOUTH OF ASH ST.; 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 12th day of May, 2015 and the second hearing being held on the 12th day of May, 2015 in the Council Chambers located in the First United Methodist Church, 112 N. Colorado in the City of Celina to consider the annexation of the property being more particularly described in Exhibit "A", 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 1st day of May, 2015, 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 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

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, including the United States Department of Justice.

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.

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, the invalidity of such provision shall not affect the validity of the remaining provisions of this Ordinance.

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 8
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 ____ day of _____, 2015.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

APPROVED AS TO FORM:

Vicki Faulkner, City Secretary
City of Celina, Texas

City Attorney
City of Celina, Texas

EXHIBIT A
Legal Description

Being a 16.85 acre tract of land situated in the Collin County School Land #14 Survey, Abstract No. 0167, Block #1, Tract #85, Collin County Texas, and being part of a 20.0 acre tract of land described in a deed to Eland Energy as recorded in document number 1997081300665800 of the real property records of Collin County, Texas.

Exhibit "B"

Graphical Depiction of Property



Legend

 Property "A"

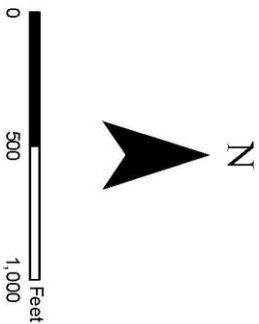


Exhibit “C”**Service Plan****A) SERVICE PLAN GENERALLY**

- 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.

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.
- 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 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. If the annexed area is in the CCN of another provider, water 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 water provider, in time.
- 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 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.

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.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Helen-Eve Liebman, Director of Planning and Development Services
CC: Mike Foreman, City Manager
Date: August 11, 2015
Re: Public Hearing for Sutton Fields TIRZ

Action Requested:

The Celina City Council will conduct a public hearing to provide reasonable opportunity for any owner of property within the proposed tax increment reinvestment zone to protest the inclusion of their property within the proposed reinvestment zone, which consists of a ±494.883 acre tract of land. The property is generally located at the northeast corner of Parvin Road and FM1385. (Sutton Fields) (Liebman)

Background Information:

On June 9, 2015 the Celina City Council approved a resolution that included calling a public hearing for the proposed Tax Increment Reinvestment Zone (TIRZ). The public hearing will allow for any owner of property within the proposed TIRZ to speak in favor or in opposition to being included in the TIRZ.

Public Notice:

The public hearing notice was published in *The Celina Record* on June 12, 2015. Notices were sent to all property owners.

Supporting Documents:

N/A

Legal Review:

N/A

Board/Committee Recommendation:

N/A

Staff Recommendation:

Staff recommends that the public hearing be opened and continued to the September 8, 2015 City Council meeting.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Helen-Eve Liebman, Director of Planning and Development Services
CC: Mike Foreman, City Manager
Date: August 11, 2015
Re: Public Hearing for Ownsby Farms TIRZ

Action Requested:

The Celina City Council will conduct a public hearing to provide reasonable opportunity for any owner of property within the proposed Tax Increment Reinvestment Zone to protest the inclusion of their property within the proposed reinvestment zone, which consists of a ± 113.548 acres of land. The property is generally located west of SH 289 (Preston Road), north of Frontier Parkway (CR 5), south and east of CR 53. (Ownsby Farms) (Liebman)

Background Information:

On June 9, 2015 the Celina City Council approved a resolution that included calling a public hearing for the proposed Tax Increment Reinvestment Zone (TIRZ). The public hearing will allow for any owner of property within the proposed TIRZ to speak in favor or in opposition to being included in the TIRZ.

Public Notice:

The public hearing notice was published in *The Celina Record* on June 12, 2015. Notices were sent to all affected property owners.

Supporting Documents:

N/A

Legal Review:

N/A

Board/Committee Recommendation:

N/A

Staff Recommendation:

Staff recommends that the public hearing be continued to the September 8, 2015 City Council meeting.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Brooks Wilson, Senior Planner
 CC: Mike Foreman, City Manager
 Date: August 11, 2015
 Re: Keller Williams Annexation Public Hearings

Action Requested:

The Celina City Council will conduct two public hearings at 6:00 p.m. and 6:05 p.m. to consider testimony regarding a voluntary annexation request from Randy Helmberger on behalf of Keller Williams Prosper Celina Group for a ±4.00 acre tract of land located in the Collin County School Land Survey #14, Abstract Number 167, Block 1, Tract 26, Collin County, Texas. The property is generally located on the east side of Preston Road, approximately 700 feet south of Sunset Boulevard. (Keller Williams Annexation) (Liebman)

Background Information:

A petition for annexation was received from Helmberger Associates, Inc. representing Keller Williams Prosper Celina Group on April 29, 2015. The property is contiguous to current city limits.

§ July 14, 2015	Council option accepted voluntary petition to annex
§ July 24, 2015	Notice of public hearing published
§ July 24, 2015	Notice posted on City website
§ July 31, 2015	Notices sent to PISD and public utilities
§ August 11, 2015	Council to hold public hearings (2)
§ August 31, 2015	Council to consider annexation ordinance

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Legal Review:

N/A

Supporting Documents:

- Property Exhibit

Staff Recommendation:

N/A

Exhibit B

3.50 Ac.Tr.
Vol. 4049, Pg. 253 C.C.L.R.

1/2"IRF(CM) at
south base 6" Hackberry

POINT OF
BEGINNING

1/2"IRF(CM)

N88°45'28"E 559.84'

118.34'

N16°45'00"E
1/2"IRF

Preston Road
(State Highway 289)

184.96'

N18°11'00"E

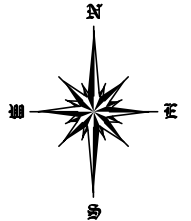
4.00 Acres

S88°45'28"W 657.53'

S01°10'00"E

286.98'

1/2" Roome
Cpd.IRF



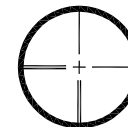
Scale: Not to Scale

71.326 Ac.Tr.
Vol. 5146, Pg. 1799 C.C.L.R.



6/29/2015

1212 S. Preston Road
Collin County School Land, Abstract No. 167
Celina, Texas



ROOME LAND SURVEYING, INC.

2000 AVENUE G
SUITE 810
PLANO, TX 75074

Phone Number (972) 423-4372
Fax Number (972) 423-7523

Page 2 of 2
P/AC/2015Q2/AC818879.dwg



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Brooks Wilson, Senior Planner
 CC: Mike Foreman, City Manager
 Date: August 11, 2015
 Re: Hallford Annexation Public Hearings

Action Requested:

The Celina City Council will conduct two public hearings at 6:00 p.m. and 6:05 p.m. to consider testimony regarding a voluntary annexation request from Kevin Patel of Triangle Engineering, Inc. On Behalf Of Ray Halford for a ±6.017 acre tract of land located in the Collin County School Land Survey #14, Abstract Number 167, Block 1, Tract 26, Collin County, Texas. The property is generally located on the west side of Preston Road north of CR 5 (Frontier Parkway). (Halford Annexation) (Liebman)

Background Information:

A petition for annexation was received from Triangle Engineering, Inc. representing Ray Hallford on July 1, 2015. The property is contiguous to current city limits.

§ July 14, 2015	Council accepted voluntary petition to annex
§ July 24, 2015	Notice of public hearing published
§ July 24, 2015	Notice posted on City website
§ July 31, 2015	Notices sent to PISD and public utilities
§ August 11, 2015	Council to hold public hearings (2)
§ August 31, 2015	Council to consider annexation ordinance

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Legal Review:

N/A

Supporting Documents:

- Property Exhibit

Staff Recommendation:

N/A



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: August 11, 2015
 Re: Kerr Inn Annexation

Action Requested:

The Celina City Council will conduct two public hearings at 6:00 p.m. and 6:05 p.m. to consider testimony and take action on an voluntary annexation of a ±2.995 acre tract of land located in the Samuel Queen Survey, Abstract Number 731, Tract 8, Collin County, Texas. The property is generally located north of Sunset Blvd., west of CR 90, east of Oak Hill Lane and south of FM 455. (Kerr Inn) Liebman

Background Information:

A petition for annexation was received from Lawrence and Susan Brenner representing The Kerr Inn on July 6, 2015. The property is contiguous to current city limits.

- ~~July 14, 2015 – City Council acts on Resolution to set the public hearing dates.~~
- August 11, 2015 - Two separate public hearings are held on the same night (6:00pm & 6:05pm @ 112 N. Colorado Dr. Celina, Texas.)
- August 31, 2015 - City Council acts on Ordinance annexing the property.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

- Map of proposed annexation

- Service Plan

Staff Recommendation:

N/A

Map of Proposed Annexation



Attachment: Map of Proposed Annexation (1190 : Kerr Inn Annex PH)

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.

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.
- 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 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. If the annexed area is in the CCN of another provider, water 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 water provider, in time.
- 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 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 continue be provided after 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.

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.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: August 11, 2015
 Re: Denton County 128 (Mabrey) Annexation

Action Requested:

The Celina City Council will conduct two public hearings at 6:00 p.m. and 6:05 p.m. to consider testimony regarding the involuntary annexation of a ±127.688 acre tract of land situated in the T. McIntire Survey Abstract No. 0903a, Tract 8, Denton County, Texas. The property is generally located on the east of FM 1385, north and west of Crutchfield Dr., and south of FM 428. (Denton County 128) (Liebman)

Background Information:

Below is the anticipated annexation schedule for the property. The property owner has been offered a Ch. 43 Pre-annexation agreement which has been denied.

~~July 14, 2015 - City Council acts on Resolution to set the public hearing dates.~~

- August 11, 2015 - Two separate public hearings are held on the same night (6:00pm & 6:05pm at 112 N. Colorado Dr., Celina, Texas.)
- August 31, 2015 - City Council acts on Ordinance annexing the property.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

The City's Land Use Attorney has assisted staff throughout the pre-annexation process.

Supporting Documents:

- Map of proposed annexation.

Staff Recommendation:

N/A

Abstract 0903a, T. McIntire Survey, Tract 8, 127.688 Acres, Old Dcad Tr #2b

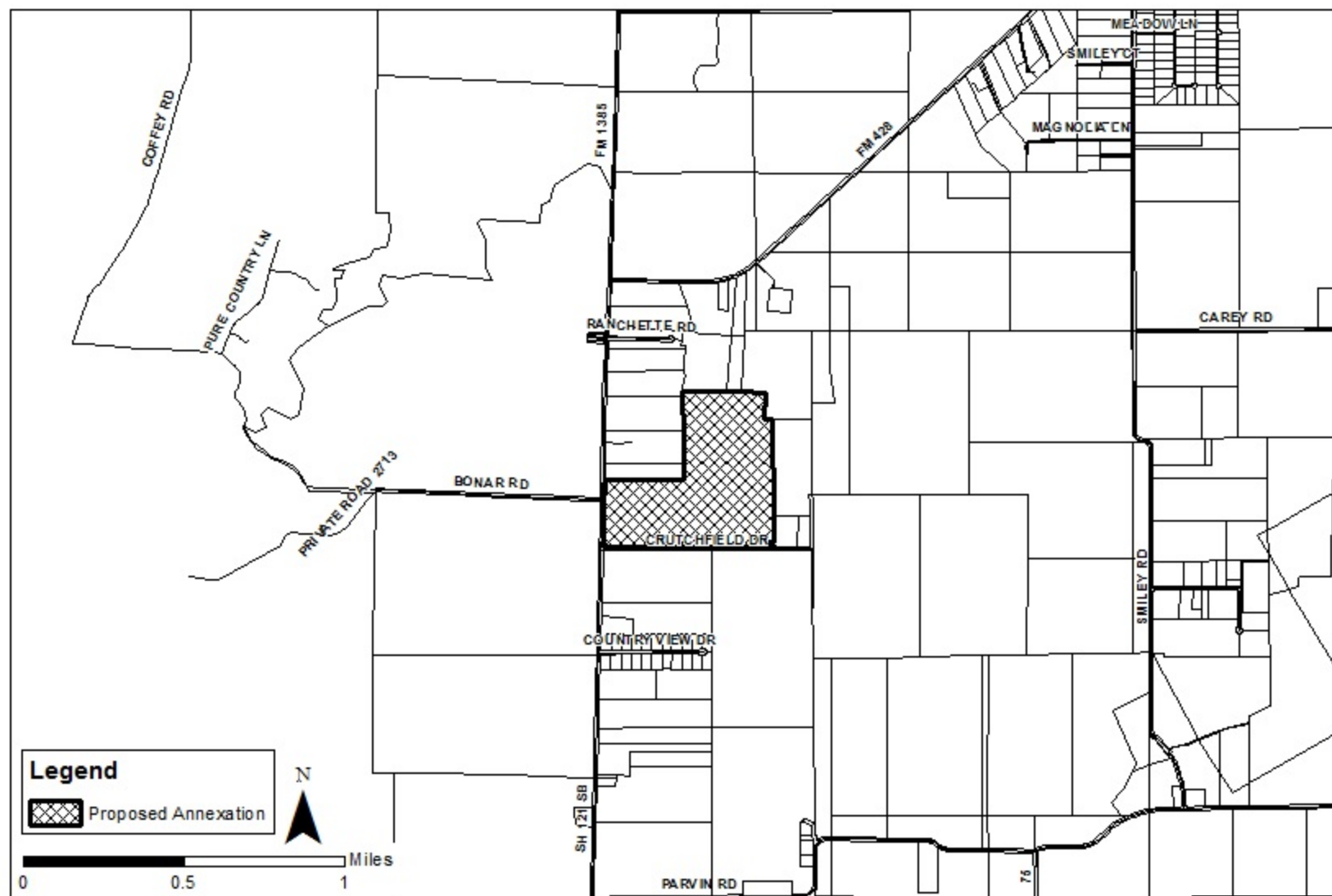


Exhibit “C”**Service Plan****A) SERVICE PLAN GENERALLY**

- 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.

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.
- 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 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. If the annexed area is in the CCN of another provider, water 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 water provider, in time.
- 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 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 continue be provided after 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.

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.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: August 11, 2015
 Re: Celina Village PD

Action Requested:

The Celina City Council will conduct a public hearing to consider testimony and take action on a zoning amendment request for a Planned Development District on a ±3.59 acre tract of land located in the John Willock Survey, Abstract No. 1055, Tract 1, Collin County, Texas. The property is generally located north of Walnut St. (FM 455), south of CR 994, west of N. Illinois Drive and east of N. Florida Drive. (Celina Village) (Liebman)

Background Information:

The applicant is requesting the establishment of a Planned Development (PD) zoning district which would incorporate a mixture of residential lot types.

The property is currently zoned as OT-R, Old Town Residential and the applicant is requesting a PD that proposes two lot types for single family detached homes. The products include a 50 foot wide (ten lots) and 40 foot wide lot (8 lots). Both lot products feature rear entry garages. The 50 foot wide product will have a driveway that will lead to the rear of the lot. The 40 foot wide product will be served by a ten foot paved alley.

The OT-R zoning district requires a minimum lot width of fifty feet and our base code requires that alley right of ways be 20 feet in width.

The owner wishes for all of the houses to compliment the Old Town Residential Zoning District. It is their intent for the homes to be a “Craftsman” styling reminiscent of pre-WW2 home construction.

A Concept Plan is included as a requirement of the PD and illustrates the lot development pattern and the architectural style of the homes to be constructed in the community.

The proposed PD regulations identify the modifications (in red) of the OT-R district that are being proposed to facilitate the development.

Staff feels that the proposal is an excellent example of the vision for the OT-R- Old Town Residential District as well as a great showcase of infill development.

Board Review/Citizen Input:

As of August 8, 2015 staff has received one letter of support from residents within 200 feet of the subject property and one letter in opposition.

At its regularly scheduled meeting on July 21, 2015 the Celina Planning and Zoning Commission voted unanimously to recommend their approval of the proposal (4-0).

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

The City Attorney has reviewed the ordinance and has found it to be acceptable.

Supporting Documents:

- Proposed Ordinance
- Letters of support and opposition

Staff Recommendation:

Staff recommends that the item be approved as presented.

CITY OF CELINA, TEXAS

ORDINANCE 2015-____
CELINA VILLAGE PD#54

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 3.596 ACRE TRACT OF LAND LOCATED IN THE JOHN WILLCOK SURVEY, ABSTRACT NUMBER 1055, 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 #54; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT OF ZONING CLASSIFICATION; PROVIDING FOR ZONING DESIGNATION AND DEVELOPMENT STANDARDS; PROVIDING FOR REVISION OF ZONING MAP; PROVIDING FOR COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES AND INCLUDING PROVISIONS FOR THE AUTHORIZATION TO SEEK INJUNCTIVE RELIEF TO ENJOIN VIOLATIONS WHICH CONSTITUTE AN IMMINENT HAZARD OR DANGER TO PUBLIC HEALTH AND SAFETY; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; 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, The Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety and general welfare; and

WHEREAS, Title 7 Chapter 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, the establishment of a zoning classification has been requested for the property more specifically described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the tract comprising the property has been depicted in detail in Exhibit "B" attached hereto; and incorporated herein; and

WHEREAS, the concept plan and development regulations set forth in Exhibit "C" and Exhibit "D" attached hereto and incorporated herein define the base zoning districts and provide for certain modifications to such district regulations.

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of the 2030 Comprehensive Plan of the City of Celina; and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that the zoning classification on the tract of land described herein should be changed and the zoning map so amended.

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

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 **FINDINGS**

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety and welfare.

SECTION 3 **AMENDMENT OF ZONING CLASSIFICATION**

That the zoning classification is hereby established as “PD” Planned Development District, #54 on a certain tract of land described in in Exhibit “A” and depicted in Exhibit “B”.

SECTION 4 **ZONING DESIGNATION AND DEVELOPMENT STANDARDS**

4.01 That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City’s Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land, described in Exhibit “A” attached hereto and incorporated herein, as “PD” Planned Development District #54.

4.02 This ordinance only regulates the uses allowed for the property identified above. All development and construction shall occur in accordance with the requirements of this ordinance; the concept plan set forth in Exhibit “C”; the development standards set forth in Exhibit “D” and all other applicable ordinances, rules, and regulations of the City.

SECTION 5 **REVISION OF ZONING MAP**

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

SECTION 6

COMPLIANCE REQUIRED

That the property described on Exhibit "A" hereto shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina as amended.

SECTION 7

PENALTY

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 8

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 this 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 9

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 zoning regulation 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 10

SEVERABILITY

The provisions of the 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 decisions or enactment.

SECTION 11
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, Penalty and Effective Date Clause of this Ordinance as required by Section 52.011 of the Local Government Code.

SECTION 12
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the exact 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 13
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this ____ day of _____, 2015.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas

Exhibit "A"

LEGAL DESCRIPTION

BEING a tract of land situated in the John Willock Survey, Abstract No.1055, City of Celina, Collin County, Texas and also being all of a called 3.59 acre tract as conveyed to Santhosh Pillai and Renil Radhakrishnan and recorded in Volume 5956, Page 4626, Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a bois d'arc post found for corner at the southwest corner of said 3.59 acre tract, said post being in the east ROW line of N. Florida Drive;

THENCE N 00°50'08" W following the east ROW line of N. Florida Drive a distance of a distance of 298.09' to a capped 1/2" iron rod set for corner in the south line of a called 5.00 acre tract as conveyed to James Heptig and Teddy Maltezos and recorded in C.C. No. 20070904001222180, Collin County, Texas;

THENCE N 89°44'23" E following the south line of said called 5.00 acre tract a distance of 525.45' to a capped 1/2" iron rod set for corner at the southeast corner of said 5.00 acre tract;

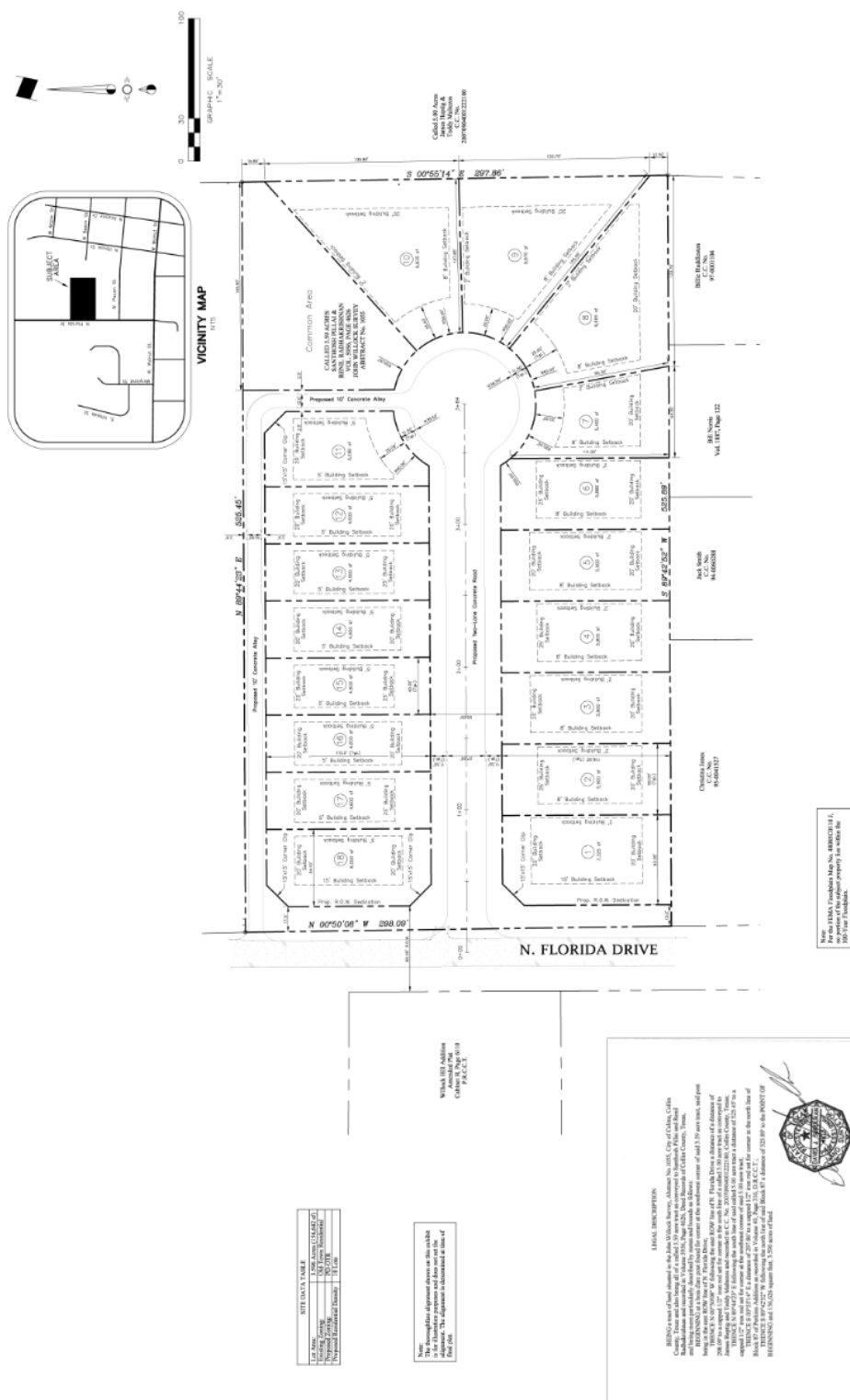
THENCE S 00°55'14" E a distance of 297.86' to a capped 1/2" iron rod set for corner in the north line of Block 87 of Perkins Addition as recorded in Volume 40, Page 316, D.R.C.C.T.;

THENCE S 89°42'52" W following the north line of said Block 87 a distance of 525.89' to the POINT OF BEGINNING and 156,626 square feet, 3.596 acres of land.



Attachment: Celina Village PD#54 ordinance (1186 : Celina Village PD)

EXHIBIT “B”

[illegible]

Attachment: Celina Village PD#54 ordinance (1186 : Celina Village PD)

Exhibit "C"



Exhibit "D"

Celina Village Development Standards

All development shall meet the standards of the Old Town Residential (OT-R) zoning district as established in the City of Celina Zoning Ordinance as they exist or may be amended. The following regulations shall also be applicable:

(c) Area regulations.(1) Size of lots.

(A) Minimum lot area. 4,500 square feet.

(B) Minimum lot width. 40 feet for lots served by an alley, lots served by a front entry shall have a 50 foot minimum lot width.

(C) Minimum lot depth. 105 feet.

(2) Size of yards.

(A) Minimum front yard. Minimum 25 feet, may stagger to 20 feet but no more than 3 adjacent lots shall have the same front yard setback.

(B) Minimum side yard. In no case shall there be less than a minimum of 10 feet of separation between adjacent single family detached structures and may be encompassed by one of the following 3 feet / 7 feet, 8 feet / 2 feet, or 5 feet / 5 feet; 15 feet from a street right-of-way for a corner lot.

(C) Minimum rear yard. Minimum 20 feet for the main building.

(3) Maximum impervious surface. 70% of the total lot area by main buildings and accessory buildings.

(d) Special requirements.

(3) Garage Setback. Minimum 40 feet from front property line for front entry garages.

(6) Minimum roof pitch. All single-family structures shall have a minimum roof pitch of 8:12.

(7) Alley. Alleyways must have a 10 foot paving section within a 15 foot Right-of-Way.

(8) Architectural design.

(A) To achieve the architectural style characteristic of homes constructed from the 1890's to the 1930's, a minimum of four of the following elements must be incorporated into the design of the primary structure:

- (i) Multiple pane (divided light) windows:



- (ii) Decorative columns and railings within the front porch area:



- (iii) Gables with decorative vents and windows:



- (iv) Dormer windows:



- (v) Cupolas: Minimum of 1.25 inches in height per 1 foot of building width for single story structures. Minimum of 1.5 inches per 1 foot of building width for structures 2 stories or higher.



- (vi) Bay windows with a maximum projection of 24 inches:



- (vii) Window shutters: Limited to windows facing public streets.



(B) Additional required design standards.

(iii) Exterior building construction. The exterior of the primary structure shall be clad in masonry, smooth stucco, stone, or Hardiplank/Hardiboard. Additionally, the exterior of the primary structure shall comply with the architectural design standards set forth in subsection (d)(7)(A).

(ii) Decking required. For homes with exteriors clad in HardiBoard/Hardiplank, such cladding shall be installed over plywood or OSB sheathing with a minimum thickness of 1/2 inch.

(iii) Joins for all HardiBoard/Hardiplank or other high-quality wood substitute shall be centered and face nailed on a stud with a maximum gap of 1/8 inches or as otherwise specified by the manufacturer. Joins shall be staggered at random lengths and in accordance with manufacturers specifications and “zipper joins” shall be prohibited. (See illustrations below.)



(iv) Walls facing a public street, other than an alley, must contain a minimum of 10% of the wall area in windows or doors.

(v) Windows shall be provided with trim. Windows shall not be flush with the exterior building facade and shall be provided with an architectural surround at the jamb.

(8) Other regulations. Refer to [article 14.05](#), development standards and use regulations.

✂ Cut here

Zoning Case **Z-15-7-2****July 21, 2015 &
August 8, 2015****Members of the Planning & Zoning Commission & Celina City Council:**I, Jane Huddleston, with property located at 613 W. Pecan St., Celina, Texas
(NAME) (ADDRESS)☒ SupportPhone: 972-948-5645☐ OpposeEmail: jane.huddleston

The proposed zoning changes for the following reasons. (Use extra sheets if more room is needed):

My husband and I think this is a good plan
for the development.Jane Huddleston
SIGNATURE7-16-15
DATE

✂ Cut here

Zoning Case **Z-15-7-2****July 21, 2015 &
August 8, 2015****Members of the Planning & Zoning Commission & Celina City Council:**

I, Ann Norris, with property located at 709 W Pecan, Celina, Texas
 (NAME) (ADDRESS)

☐ SupportPhone: 972-382-3264☒ Oppose

Email: _____

The proposed zoning changes for the following reasons. (Use extra sheets if more room is needed):

This will cause property values to increase & therefore property
taxes to increase. My taxes are high enough as it stands.
We would also lose an area where wildlife thrives.

Ann Norris

SIGNATURE

7/21/15

DATE



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: August 11, 2015
 Re: Tree Replacement Fee Amendment

Action Requested:

The Celina City Council will conduct a public hearing to consider testimony and take action regarding an amendment to the City's Code of Ordinances Chapter 14: Zoning; Article 14.05: Development Standards and Use Regulations; Division 3: Landscape Requirements; Section 14.05.090 Tree Preservation. (Liebman)

Background Information:

Staff is proposing an amendment to the City's tree replacement fee to raise the fee to \$175 per caliper inch measured at breast height (4.5 feet). This fee is paid by developers to offset the impact of trees removed from their property during the course of development.

The contribution funds may be used to purchase, plant and maintain trees on public property, to acquire property for parks/open space, to perform and maintain a city-wide tree inventory and/or to educate citizens and developers on the benefits and value of trees.

Staff has researched the requirements of nearby cities in preparation of this amendment and has determined that the proposed fee increase will not put the City in a competitive disadvantage.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

The City Attorney has reviewed the proposed ordinance and has found it to be acceptable.

Supporting Documents:

- Proposed Ordinance

Staff Recommendation:

Staff recommends approving the item as presented.

CITY OF CELINA, TEXAS

ORDINANCE 2015-____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING THE CITY'S CODE OF ORDINANCES, CHAPTER 14: ZONING; ARTICLE 14.05: DEVELOPMENT STANDARD AND USE REGULATIONS; DIVISION; DIVISION 3: LANDSCAPE REQUIREMENTS; SECTION: 14.05.090 TREE PRESERVATION; TO AMEND THE PROVISIONS FOR TREE REPLACEMENT CREDITS; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT TO THE CODE OF ORDINANCES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PENALTY, PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin County and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, the Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety and general welfare; and

WHEREAS, the City has enacted a schedule of fees in order to mitigate the effects of tree removal; and

WHEREAS, the City has determined it is in the public interest to amend the fee for tree replacement credits.

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

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

FINDINGS

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety and welfare

Attachment: Tree Replacement Fee Ordinance (1196 : Zoning Ordinance Revision - Tree Preservation)

SECTION 3 **AMENDMENTS**

3.01 That the Celina Code of Ordinances, Chapter 14: Zoning; Article 14.05: Development Standards and Use Regulations; Division 3: Landscape Requirements; Section 14.05.090 Tree Preservation; subsection (f) (2) shall be amended to read as follows:

“(2) Purchase of credits. Tree replacement credits not exceeding 50% of the total replacement inches can also be purchased. Payments may be paid to the city tree fund at the current per caliper inch rate found in the City’s Fee Schedule, Appendix A, Celina Code of Ordinance. Funds will be used for planting of trees, in locations such as, but not limited to, parks, open space, roadway medians, and along street rights-of-way and other areas within the corporate limits of the city.”

3.02 All other articles, chapters, sections, paragraphs, sentences, phrases, charts, definitions and words are not amended but are hereby ratified and affirmed.

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 this 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 tree preservation 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 6 **SEVERABILITY**

The provisions of the 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 decisions or enactment.

SECTION 7
PENALTY

Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars (\$2,000) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs and continues.

If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

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 Clause 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.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this ____ day of _____, 2015.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas

Attachment: Tree Replacement Fee Ordinance (1196 : Zoning Ordinance Revision - Tree Preservation)



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: August 11, 2015
 Re: <Insert Subject/RE Here>

Action Requested:

The Celina City Council will conduct a public hearing to consider testimony and take action regarding a residential replat request on a ± 0.329 acre tract of land in Light Farms Phase 3, Cypress and Sage Neighborhoods, Lots 18R and 19R, Block P, to reduce the area of two lots. (Liebman)

Background Information:

The second section of Light Farms Phase 3 will be north of the subject lots. The street directly north of the subject lots is being revised from a cul-de-sac to a through street. The replat is to facilitate the new design.

Legal Obligations and Review:

N/A

Public Notifications:

A public hearing notice was published in *The Celina Record* on July 3, 2015. In addition, staff mailed notices to property owners in the original subdivision within 200 feet of the subject property. If the property owner(s) of 20% or more of the total land area of lots to whom notice is required to be given file with the city a written protest of the replatting before or at the public hearing, then approval of the replat will require the affirmative vote of at least three-fourths of the members present and voting.

As of August 6, 2015 staff has received no comments either for or against the proposal.

Staff Recommendation:

Staff recommends approval of the item as presented

Supporting Documents:

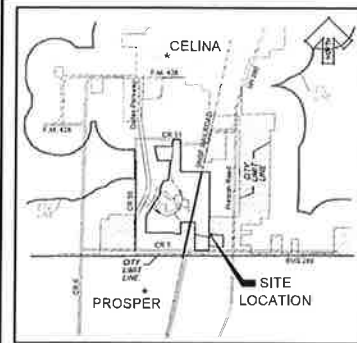
☐ Replat Exhibit

Thank you for your consideration of this item, if I can be of any support please contact me at 972-382-2682 Ext. 1022 or by email at Brodriguez@celina-tx.gov.

Staff Recommendation:

Staff recommends that the item be approved as presented

DWG: J:\Survey\0305040PHS-REPLAT Lots 18 & 19 & 19L-3_SAGE_LOTS 18 & 19 REPLAT.dwg USER: mmadrid
 DATE: May 21, 2015 2:59pm XREFS: LF-3_CYPRESS & SAGE BASE 300540_P11-BASE



VICINITY MAP

LFC LAND COMPANY, LLC
 DOC.# 20120423000464780
 O.P.R.C.C.T.
 TRACT B

COLLIN COUNTY SCHOOL LAND
 SURVEY No. 14, ABSTRACT #167

LFC LAND COMPANY II, LLC
 DOC.# 20121113001449460
 O.P.R.C.C.T.
 TRACT A

BASIS OF BEARINGS:
 THE BEARINGS SHOWN ARE BASED
 ON N.A.D. 1983, TIED TO TEXAS STATE
 PLANE COORDINATE SYSTEM OF 1983,
 NORTH CENTRAL TEXAS ZONE (4202).

SCALE: 1"=20'

BASIS OF BEARINGS:
 THE BEARINGS SHOWN ARE BASED
 ON N.A.D. 1983, TIED TO TEXAS STATE
 PLANE COORDINATE SYSTEM OF 1983,
 NORTH CENTRAL TEXAS ZONE (4202).

15' WATER EASEMENT
 DOC.# 20141009001107940
 O.P.R.C.C.T.

UTILITY EASEMENT
 DOC.# 20150226000210770
 P.R.C.C.T.

AT&T EASEMENT
 PLAT BK. 2015, PG. 149
 O.P.R.C.C.T.

UTILITY EASEMENT
 PLAT BK. 2015, PG. 149
 O.P.R.C.C.T.

WORTHINGTON WAY
 (70' RIGHT-OF-WAY)
 PLAT BK. 2015, PG. 149
 O.P.R.C.C.T.

N 76°48'25" E
 10.28'

10-X

N 26°37'11" W
 15.00'

10-X

LIGHT FARMS PHASE THREE
 THE CYPRESS AND SAGE NEIGHBORHOODS
 PLAT BK. 2015, PG. 149
 P.R.C.C.T.

18-R
 18

19-R
 19

20

LFC DEVCO SAGE, LLC.
 DOC.# 20150210000147100
 O.P.R.C.C.T.

LFC DEVCO SAGE, LLC.
 DOC.# 20150210000147100
 O.P.R.C.C.T.

POINT OF
 BEGINNING

5/8" IRON ROD FOUND W/ PLASTIC
 CAP STAMPED "HUITT-ZOLLARS"

15' BL

(50' RIGHT-OF-WAY)
 PLAT BK. 2015, PG. 149
 O.P.R.C.C.T.

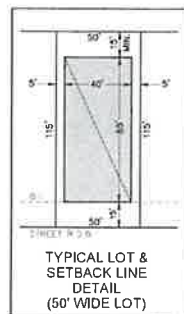
SMOKEBRUSH STREET

Δ=26°37'43"
 R=50.00'
 L=23.24'
 C=23.03'
 CB=S 76°41'40" W

Δ=2°04'34"
 R=2003.00'
 L=72.58'
 C=72.57'
 CB=N88°57'11" W

RADIUS = 50'

17

TYPICAL LOT &
SETBACK LINE
DETAIL
(50' WIDE LOT)

NOTES

1. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITH-HOLDING OF UTILITIES AND BUILDING PERMITS.
2. THE CARE AND MAINTENANCE OF ALL COMMON AREA LOTS 1-X, 2-X, 3X, 4X, 5X, 6X, 7X, 8X, 9X, 10X, 11X & 12X IS THE RESPONSIBILITY OF THE H.O.A.
3. FOR LOTS 40', 50', OR 60' WIDE WITH J-DRIVE, FRONT YARD SETBACK MAY BE REDUCED BY FIVE (5) FEET.
4. PURPOSE OF THIS PLAT IS TO MODIFY THE NORTH BOUNDARY LINE OF LOTS 18 AND 19, BLOCK P OF LIGHT FARMS PHASE THREE, THE CYPRESS AND SAGE NEIGHBORHOODS.

LEGEND

- IRF --- 5/8" IRON ROD FOUND WITH PLASTIC CAP
 STAMPED "HUITT-ZOLLARS"
 IRS --- 5/8" IRON ROD SET W/ "HUITT-ZOLLARS" CAP
 UE --- UTILITY EASEMENT
 BL --- BUILDING LINE
 --- DENOTES STREET NAME CHANGE
 O.P.R.C.C.T. --- OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 P.R.C.C.T. --- PLAT RECORDS, COLLIN COUNTY, TEXAS

OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, LFC Devco Sage, LLC is the owner of a tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas, and being a portion of an 35.22 acre tract described in instrument to LFC Devco Sage, LLC, and recorded under Document No. 20150210000147040 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), also being all of Lots 18 and 19, Block P of Light Farms Phase Three, the Cypress and Sage Neighborhoods, an addition within the extra-territorial jurisdiction of the City of Celina, recorded in Plat Book 2015, Page 149, of Plat Records of Collin County, Texas (P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" at the southeast corner of said Lot 19, and being on the northerly right of way line of Smokebrush Street (a 50 foot wide right of way), as platted in Plat Book 2015, Page 149 (P.R.C.C.T.), also being the beginning of a non-tangent curve to the left having a central angle of 02 degrees 04 minutes 34 seconds, with a radius of 2003.00 feet, and being subtended by a chord bearing of North 88 degrees 57 minutes 11 seconds West, a chord length of 72.57 feet;

THENCE, along the northerly right of way line of said Smokebrush Street, and along said curve to the left an arc length of 72.58 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" for the beginning of a compound curve to the left having a central angle of 26 degrees 37 minutes 43 seconds, with a radius of 50.00 feet, and being subtended by a chord bearing of South 76 degrees 41 minutes 40 seconds West, a chord length of 23.03 feet;

THENCE, continuing along the northerly right of way line of said Smokebrush Street, and along said curve to the left an arc length of 23.24 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

THENCE departing the northerly right of way line of said Smokebrush Street, and along the westerly line of said Lot 18, North 26 degrees 37 minutes 11 seconds West, distance of 15.00 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

THENCE continuing along the westerly line of said Lot 18, North 00 degrees 45 minutes 51 seconds West, distance of 104.93 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" for the northwest corner of said Lot 18, and being on the northerly line of said Light Farms Phase Three;

THENCE along the northerly line of said Light Farms Phase Three, North 61 degrees 36 minutes 01 seconds East, a distance of 95.07 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars";

THENCE continuing along the northerly line of said Light Farms Phase Three, South 28 degrees 23 minutes 56 seconds East, a distance of 49.79 feet to a 5/8 inch iron rod found with plastic cap stamped "Huitt-Zollars" for the northeast corner of said Lot 19;

THENCE departing the northerly line of said Light Farms Phase Three, and along the easterly line of said Lot 19, South 02 degrees 05 minutes 05 seconds West, distance of 115.86 feet to the **POINT OF BEGINNING** AND CONTAINING 0.329 acres or 14,311 square feet, of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LFC DEVCO SAGE, LLC acting herein by and through its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as LIGHT FARMS PHASE THREE, THE CYPRESS AND SAGE NEIGHBORHOODS, LOTS 18-R and 19-R, Block P, an addition within the extra-territorial jurisdiction of the City of Celina, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Celina. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easements limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Celina and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas.

WITNESS, my hand, this the _____ day of _____, 2015.

By:

Authorized Signature of LFC DEVCO SAGE, LLC., a Texas limited liability company, Owner

By: RJM/CELINA III, L.P., a Texas limited partnership, Manager

By: RJM/CELINA III GP, INC., a Texas corporation, General Partner

By: _____
 Tony Ruggeri, President

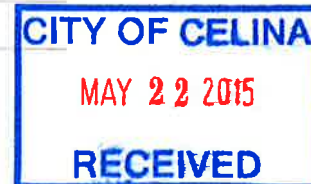
STATE OF TEXAS
 COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Tony Ruggeri, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2015.

Notary Public in and for the State of Texas

My Commission Expires On: _____



KNOW ALL MEN BY THESE PRESENTS:

THAT, I, Eric J. Yahoudy does hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Celina, Texas.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Eric J. Yahoudy, Registered Professional Land Surveyor
 Texas Registration No. 4862
 Huitt-Zollars, Inc.
 Firm Registration No. 10025600

Date _____

STATE OF TEXAS
 COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Eric J. Yahoudy, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2015.

Notary Public in and for the State of Texas

My Commission Expires On: _____

CERTIFICATE OF APPROVAL:

WITNESS, my hand, this the _____ day of _____, 2015.

By:

Authorized Signature of COLLIN COUNTY MUNICIPAL UTILITY DISTRICT No. 1

Keller Webster, President

STATE OF TEXAS
 COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Keller Webster, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2015.

Notary Public in and for the State of Texas

My Commission Expires On: _____

PROPERTY LOCATION STATEMENT

This property is located in the extrajurisdiction of the City of Celina, Collin County, Texas.

Signature of Mayor

Date of approval

ATTEST:

City Secretary

Date

Approved for preparation of final plat following construction of all public improvements (or appropriate sureties thereof) necessary for the subdivision shown on the plat.

RECOMMENDED BY:

Planning and Zoning Commission
 City of Celina, Texas

Signature of Chairperson

Date of Recommendation

APPROVED BY:

City Council
 City of Celina, Texas

Signature of Mayor

Date of Approval

ATTEST:

City Secretary

RE PLAT
LIGHT FARMS
 PHASE THREE
THE CYPRESS NEIGHBORHOOD
THE SAGE NEIGHBORHOOD
LOTS 18-R & 19-R, BLOCK "P"
0.329 ACRES
 SITUATED IN THE
 COLLIN COUNTY SCHOOL LAND SURVEY No. 14, ABSTRACT. No. 167
 COLLIN COUNTY, TEXAS

OWNER/DEVELOPER LFC DEVCO SAGE, LLC. 8401 North Central Expressway, Suite 350, Dallas, TX 75225 Phone 214-292-3410 Fax 214-292-3411	
PREPARED BY: HUITT-ZOLLARS Huitt-Zollars, Inc. Dallas 1717 McKinney Avenue, Suite 1400, Dallas, TX 75202 Phone (214) 871-3311 Fax (214) 871-0757	
MAY, 2015	SHEET 1 of 1



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Brooks Wilson, Senior Planner
 CC: Mike Foreman, City Manager
 Date: August 11, 2015
 Re: Public Hearing to Dissolve the Existing Parks at Wilson Creek Public Improvement

District

Action Requested:

The Celina City Council will conduct a public hearing to consider testimony regarding the dissolution of an existing Public Improvement District (PID) for The Parks at Wilson Creek, a ±539 acre tract of land. The property is generally located north and south of Sunset Boulevard, east of the future alignment of Coit Road and north of the future alignment of the Collin County Outer Loop. (The Parks at Wilson Creek) (Liebman)

Background Information:

City Council accepted a petition to dissolve the existing Public Improvement District (PID) for ±539 acres of land (The Parks at Wilson Creek) on July 14, 2015.

Notification:

~~§July 24, 2015~~ ————— ~~Notice of public hearing published in *The Celina Record*~~
~~§July 24, 2015~~ ————— ~~Property owners within PID boundaries notified by mail~~
~~§July 24, 2015~~ ————— ~~Notice posted on City website~~
 §August 11, 2015 Council to conduct public hearing and consider dissolving the existing PAWC PID

Supporting Documents:

- Resolution Authorizing the Dissolution of the existing Parks at Wilson Creek PID

Legal Review:

The proposed resolution was written and reviewed by the City's land use attorney.

Board/Committee Recommendation:

N/A

Staff Recommendation:

Staff recommends approval.

PETITION FOR THE DISSOLUTION OF
THE PARKS AT WILSON CREEK PUBLIC IMPROVEMENT DISTRICT
WITHIN THE ETJ OF THE CITY OF CELINA, TEXAS,
SUBJECT TO THE CREATION OF A NEW PUBLIC IMPROVEMENT DISTRICT
FOR THE PARKS AT WILSON CREEK DEVELOPMENT

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF CELINA,
TEXAS, COLLIN COUNTY, TEXAS:

The Parks at Wilson Creek, L.P., a Texas limited partnership ("Owner"), is the owner of the property described by metes and bounds on Exhibit A and depicted on Exhibit B (the "Property") that lies within the boundaries of the existing The Parks at Wilson Creek Public Improvement District (the "Existing District") related to The Parks at Wilson Creek development (the "Development"). The City Council of the City of Celina, Texas (the "City") created the Existing District by Resolution No. 2014-54R adopted on November 11, 2014, pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "Act").

Owner is under contract to purchase from the Estate of Moses Hubbard (the "Additional Property Owner"), the property described by metes and bounds on Exhibit C and depicted on Exhibit D (the "Additional Property") and wishes for the Additional Property to be included in a public improvement district related to the Development.

Concurrently with this petition (the "Dissolution Petition"), Owner and the Additional Property Owner submitted and filed with the City Secretary of the City a "Petition for the Creation of a Public Improvement District within the ETJ of the City of Celina, Texas, for The Parks at Wilson Creek Development", dated June 17, 2015 (the "PID Creation Petition") requesting the creation of a public improvement district related to the Development that includes both the Property and the Additional Property (the "New District"). Owner, pursuant to Section 372.011 of the Act and subject to the creation of the New District as described in the PID Creation Petition, hereby respectfully petitions the City, to dissolve the Existing District after a public hearing meeting the requirements of Section 372.009 of the Act and to release all PID Assessments on the Property subject to the levy of new assessments in accordance to the service and assessment plan related to the New District.

This Dissolution Petition has been signed by (1) the owners of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located; and (2) record owners of real property liable for assessment under the proposal who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal.

Exhibits referenced in this Dissolution Petition are attached hereto and made a part hereof for all purposes.

RESPECTFULLY SUBMITTED, on this the 17th day of June, 2015.

OWNER

THE PARKS AT WILSON CREEK, L.P.,
A Texas limited partnership

By: The Parks at Wilson Creek GP, LLC,
A Texas limited liability company,
Its General Partner

By: _____
James J. Melino, Manager

Attachment: PID Dissolution Petition - The Parks at Wilson Creek (1191 : Parks at Wilson Creek PID Dissolution Public Hearing)

Exhibit A

Metes and Bounds Description of the Property

(539.914 Acres)

Being a portion of that certain 210.066 acre and 399.849 acre lot tract or parcel of land situated in the Charles P. Rice 320 acre Survey, Abstract No. 771, J.B. Wilmeth 78 acre Survey, Abstract No. 985, J.B. Wilmeth 320 acre Survey, Abstract No. 983, the Levin Routh 640 acre Survey, Abstract No. 779 and the Samuel Queen Survey, Abstract No. 731, and being located in Collin County, Texas, and being a portion of that certain tract of land to Bennie G. Cox, Independent Executor of the Estate of Louis N. Cox, Jr., also known as L.N. Cox, by Warranty Deed Recorded in Volume 4122, Page 1182, Deed Records, Collin County, Texas, and being a portion of that certain tract of land to Bennie G. Cox, Independent Executor of the Estate of Louis N. Cox, Jr., also known as L.N. Cox, by Warranty Deed Recorded in Volume 4122, Page 1190, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a MAG Nail found for the southeast corner of said Cox tract (V4122, P1182), same being in the north line of said Cox tract (V4122, P 1190), same being the southwest corner of that certain tract of land to Estate of Moses Hubbard, a called 160.586 acre tract of land, no recording information found), same being in the approximate center of an east/west asphalt road known as County Road 92 (an undedicated right-of-way);

THENCE North 89 deg. 49 min. 15 sec. East, along the common line of said Cox tract (V4122, P1190), and along the approximate center of said County Road 92, and along said Estate of Moses Hubbard tract, a distance of 3522.33 feet to a MAG Nail set for a northeast corner of the herein described tract, same being the projection of the west fence line of that certain tract of land to Corinth Church (Cemetery) (no recording information found);

THENCE South 00 deg. 31 min. 00 sec. West, departing said County Road 92, and along said west fence line, a distance of 216.87 feet to a fence post found for the southwest corner of said Corinth Church (Cemetery) tract;

THENCE North 89 deg. 55 min. 37 sec. East, along the south fence line of said Corinth Church (Cemetery) tract, a distance of 94.21 feet to a 1/2 inch iron rod set for the most easterly northeast corner of the herein described tract, same being the most westerly northwest corner of that certain called 52.94 acre tract of land to Trustee of the Bilinda Cox Matusek Special Trust, dated June 20, 2012, as recorded in Instrument No. 20120724000891520, Official Public Records, Collin County, Texas, and recorded in Volume 1102, Page 767, said Deed Records;

THENCE South 00 deg. 06 min. 22 sec. West, along the common line of said Cox tract (V4122, P1190), and said Bilinda Cox Matusek tract, a distance of 3,197.93 feet to a 1/2 inch iron rod set with "PEISER & MANKIN SURV" red plastic cap (herein after referred to as 1 /2 inch iron rod set) for the southeast corner of the herein described tract and the remainder of said Bennie G. Cox tract, same being the southwest corner of said Bilinda Cox Matusek Special Trust tract, same being in the north line of that certain tract of land to Belknap FP, Ltd., by deed recorded in Volume 4288, Page 156, and Volume 4288, Page 162, aforesaid Deed Records;

THENCE West, along the common line of said Cox tract (V4122, P1190), and said Belknap FP tract, a distance of 3,213.06 feet to a 3/8 inch iron rod found for an angle point;

THENCE North 89 deg. 29 min. 42 sec. West, continuing along the common line of said Cox tract (V4122, P1190) and said Belknap FP tract, a distance of 2,140.47 feet to an old fence corner post found for the southwest corner of said Cox tract (V4122, P1190), same being the southeast corner of that certain tract of land to Celina/Coit Road, LLC, as recorded in Instrument No. 20080206000145430, aforesaid Official Public Records;

THENCE along the common line of said Cox tract, and said Celina/Coit Road tract as follows:

North 00 deg. 06 min. 46 sec. West, a distance of 1,649.88 feet to a 1/2 inch iron rod set for an angle point;

North 54 deg. 49 min. 00 sec. East, a distance of 297.00 feet to a 1/2 inch iron rod set for an angle point;

North 00 deg. 55 min. 00 sec. East, a distance of 91.10 feet to a 1/2 inch iron rod set for an angle point, said corner being a northeast corner of said Celina/Coit Road tract;

South 89 deg. 54 min. 18 sec. East, a distance of 166.57 feet to a 1/2 inch iron rod set for an angle point, said point being in a north/south wire fence;

North 08 deg. 01 min. 31 sec. East, passing the southeast corner of that certain tract of land to A.J. McKnight, by deed recorded in Volume 5554, Page 1022, aforesaid Deed Records, and continuing along the common line of said Cox tract (V4122, P1190), and said McKnight tract, a total distance of 1,483.98 feet to a MAG Nail set in asphalt for the northwest corner of said Cox tract (V4122, P1190), same being in the south line of aforesaid Cox tract (V4122, P1182), same being in a northerly bend in aforesaid County Road 92;

THENCE along the common line of said Cox tract (V4122. P1182), and said McKnight tract (V5554, P1022) as follows:

North 08 deg. 24 min. 00 sec. East, a distance of 21.99 feet to a 1/2 inch iron rod set for an internal corner of the herein described tract and a northeast corner of said McKnight tract (V5554, P1022);

North 89 deg. 17 min. 59 sec. West, a distance of 106.69 feet to a 1/2 inch iron rod set for a southwest corner of said Cox tract (V4122, P1182), same being an internal corner of said McKnight tract (V5554, P1022);

North 06 deg. 24 min. 00 sec. West, a distance of 258.73 feet to a MAG Nail set in the approximate center of said County Road 92 (a northwesterly turn of said County Road 92), said corner being the south corner of that certain called 0.690 acre tract of land to Mrs. Guy R. Bunch, aka Vera M. Bunch, by deed recorded in Volume 840, Page 685, aforesaid Deed Records;

THENCE along the common line of said Cox tract (V4122, P1182), and said Bunch tract as follows:

North 06 deg. 23 min. 59 sec. West, departing said County Road 92, a distance of 321.67 feet to a 1/2 inch iron rod set;

North 79 deg. 59 min. 40 sec. West, a distance of 111.10 feet to a 1/2 inch iron rod set;

North 02 deg. 12 min. 00 sec. East, a distance of 33.30 feet to a 1/2 inch iron rod set for the northeast corner of said Bunch tract, same being at a westerly turn in said County Road 92;

West, passing at a distance of 1,231.08 feet a MAG Nail found in the approximate center of said County Road 92, same being the west corner of said Bunch tract, same being an angle point in the north line of aforesaid McKnight tract (V5554, P1022), and continuing along the common line of said Cox tract (V4122, P1182), and said McKnight tract (V5554, P1022), and along the approximate center of said County Road 92, a total distance of 1808.17 feet to a MAG Nail set for the southwest corner of said Cox tract (V4122, P1182), same being the intersection of the approximate center of said County Road 92 (an undedicated prescriptive public right-of-way at this point) with the approximate center of a north/south asphalt road commonly known as County Road 90 (an undedicated prescriptive public right-of-way), same being the northwest corner of said McKnight tract (V5554, P1022), same being in the east line of that certain called 61.8810 acre tract of land to A.J. McKnight and Opal A. McKnight (recording information unknown);

THENCE along the approximate center of said County Road 90 as follows:

North 00 deg. 20 min. 27 sec. East, along the west line of said Cox tract (V4122, P1182), and along the east line of said McKnight tract (called 61.8810 acres), passing the northeast corner of said McKnight tract (called 61.8810 acres), and continuing a total distance of 1,042.95 feet to a MAG Nail Set for the beginning of a curve to the right, having a radius of 820.10 feet, and a delta angle of 18 deg. 41 min. 21 sec.;

In a northeasterly direction, and along said curve to the right, an arc distance of 267.50 feet, and a chord bearing and distance of North 08 deg. 48 min. 32 sec. East, 266.32 feet to a MAG Nail set at the approximate intersection of said County Road 90 with the approximate centerline of an east/west asphalt road commonly known as County Road 91, said corner being the southeast end of a 45' right-of-way dedication from the centerline of said County Road 90 to the West, by Copperfield Settlement, as recorded in Cabinet N, Page 737, aforesaid Deed Records, said corner being the beginning of a curve to the left having a radius of 1090.03 feet, and a delta angle of 15 deg. 28 min. 07 sec.;

In a northeasterly direction, and along said curve to the left, an arc distance of 294.28 feet, and a chord bearing and distance of North 06 deg. 01 min. 16 sec. East, 293.39 feet to a MAG Nail set;

North 02 deg. 37 min. 59 sec. East, a distance of 867.17 feet to a MAG Nail set for the beginning of a curve to the right having a radius of 971.20 feet, and a delta angle of 10 deg. 24 min. 10 sec.;

In a northeasterly direction, and along said curve to the right, an arc distance of 176.34 feet, and a chord bearing and distance of North 08 deg. 15 min. 43 sec. East, 176.09 feet to a MAG Nail set for the northwest corner of the herein described tract, same being an angle point in the south line of that certain tract of land to Willard Properties, LP, by Instrument No. 20070320000376380, Official Public Records, Collin County, Texas;

THENCE South 89 deg. 33 min. 16 sec. East, along the common line of said Cox tract (V4122, P1182), and said Willard Properties tract, a distance of 2,644.71 feet to a point in creek for the most northerly northeast corner of the herein described tract;

THENCE through the interior of said Cox tract (V4122, P1182) as follows:

South 06 deg. 56 min. 45 sec. West, 159.42 feet to a point in creek;

South 06 deg. 06 min. 28 sec. West, 131.26 feet to a point in creek;

South 04 deg. 26 min. 40 sec. East, 449.10 feet to a point in creek;

South 36 deg. 32 min. 51 sec. West, 230.27 feet to a point in creek;

South 63 deg. 49 min. 12 sec. West, 213.10 feet to a point in creek;

South 53 deg. 15 min. 53 sec. West, 244.54 feet to 1/2 inch iron rod set for an angle point;

South 24 deg. 30 min. 23 sec. West, 841.72 feet to a 1/2 inch iron rod set for an angle point;

South 05 deg. 36 min. 42 sec. West, 595.29 feet to a 1/2 inch iron rod set for the beginning of a non-tangent curve to the left having a radius of 2250.00 feet, and a delta angle of 42 deg. 31 min. 48 sec.;

In a southeasterly direction, and along said non-tangent curve to the left, passing the common line of said Cox tract (V4122, P1182) and said Cox tract (V4122, P1190), and continuing through the interior of said Cox tract (V4122, P1190), a total arc distance of 1670.15 feet, and a total chord bearing and distance of South 56 deg. 13 min. 56 sec. East, 1632.07 feet to a 1/2 inch iron rod set;

THENCE North 00 deg. 09 min. 01 sec. East, continuing through the interior of said Cox tract (V4122, P1190), a distance of 160.54 feet to the POINT OF BEGINNING and containing 539.914 acres of computed land, more or less.

Of which, approximately 14.48 acres lies within the digitally scaled floodplain, and 2.73 acres lie within County Road 90 (assuming a width of 45 feet from the centerline) and 5.25 acres lie within County Road 92 (assuming a width of 25 feet from the centerline), leaving a net area of 517.454 acres, more or less.

Exhibit B

Depiction of the Property

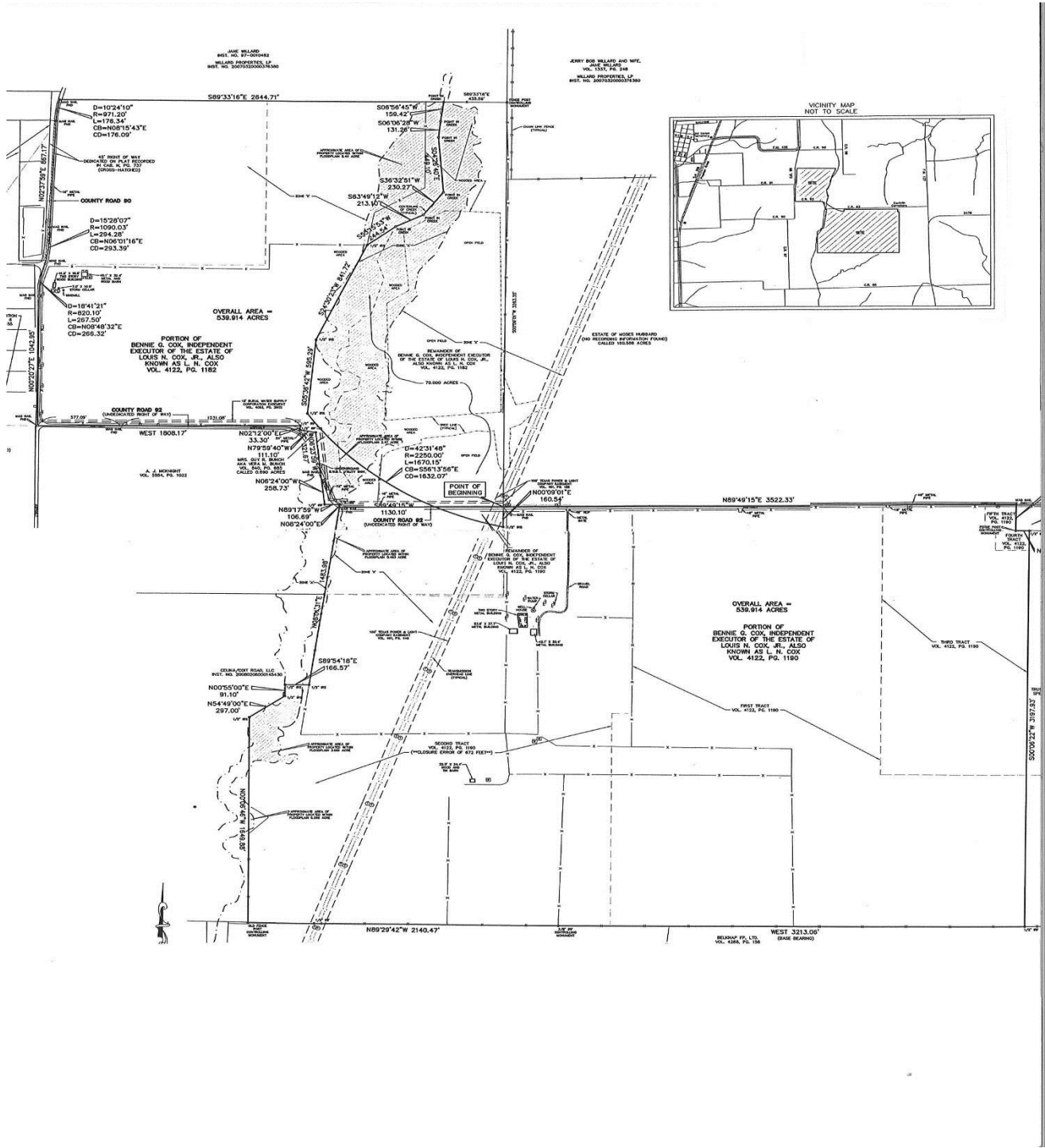


Exhibit C

Metes and Bounds Description of the Additional Property

(160 Acres)

Being all that certain 160 acre lot tract or parcel of land situated in the Mary Howell Survey, Abstract No. 395, and being located in Collin County, Texas, and being that certain tract of land to Moses Hubbard, by Warranty Deed Recorded in Volume 5, Page 273, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a MAG Nail found in asphalt for the southwest corner of said Hubbard tract, same being the approximate center of an east/west asphalt road commonly known as County Road 92 (an undedicated prescriptive public right-of-way at this point), same being the northwest corner of that certain tract of land to The Parks at Wilson Creek, L.P., by deed recorded under Instrument Number 20130830001229380, Official Public Records, Collin County, Texas, same being in the east line of that certain tract of land to City of Celina, by deed recorded under Instrument Number 20130830001229430, said Official Public Records;

THENCE North 00 deg. 09 min. 01 sec. East, along the common line of said Hubbard tract and said Celina tract, a distance of 2636.62 feet to a 1/2 inch iron rod set for the Northwest corner of said Hubbard tract from which a 1/2 inch iron rod found bears North 89 deg. 18 min. 43 sec. East, 15.61 feet, same being the Southwest corner of that certain tract of land conveyed to Jerry Bob Willard and Wife, Jane Willard, by deed recorded in Volume 1337, Page 248, aforesaid Deed Records;

THENCE North 89 deg. 18 min. 43 sec. East, along the common line of said Hubbard tract and said Willard tract, a distance of 2669.84 feet to a Bois D' arc fence post found for the Northeast corner of said Hubbard tract, same being the Southeast corner of said Willard tract, same being in the West line of that certain tract of land conveyed to Charles F. Mullaney, no deed recording information found;

THENCE along the common line of said Hubbard tract and said Mullaney tract as follows:

South 03 deg. 42 min. 25 sec. West, a distance of 242.79 feet to a point for angle point;

South 02 deg. 46 min. 12 sec. West, a distance of 170.00 feet to a Bois D'arc fence post found for angle point;

South 00 deg. 54 min. 56 sec. West, a distance of 436.90 feet to a 30" Bois D'arc tree found for angle point;

South 00 deg. 31 min. 29 sec. West, a distance of 789.02 feet to a fence post found for angle point;

South 00 deg. 24 min. 03 sec. West, a distance of 1022.54 feet to a mag nail found in asphalt for the Southeast corner of said Hubbard tract, same being the Southwest corner of said Mullaney tract, same being in the approximate center of aforesaid County Road 92, same being in the North line of aforesaid Wilson Creek tract;

THENCE South 89 deg. 49 min. 14 sec. West, along the common line of said Hubbard tract, said Wilson Creek tract, and the approximate center of said County Road 92, a distance of 2631.30 feet to the POINT OF BEGINNING and containing 160.524 acres of computed land, more or less.

Depiction of the Additional Property



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Brooks Wilson, Senior Planner
 CC: Mike Foreman, City Manager
 Date: August 11, 2015
 Re: Parks at Wilson Creek PID Public Hearing

Action Requested:

The Celina City Council will conduct a public hearing to consider testimony and take action upon a resolution authorizing and creating The Parks at Wilson Creek Public Improvement District (PID) in accordance with Chapter 372 of the Texas Local Government Code, a ±668 acre tract of land generally located north and south of Sunset Boulevard, east of the future alignment of Coit Road and north of the future alignment of the Collin County Outer Loop. (The Parks at Wilson Creek) (Liebman)

Background Information:

City Council accepted a petition to create a Public Improvement District (PID) for a ±668 acre tract of land (The Parks at Wilson Creek) on July 14, 2015. The proposed resolution authorizes the creation of the new Parks at Wilson Creek Public Improvement District PID and provides for items associated with the PID.

Notification:

§ July 24, 2015	Notice of public hearing published in <i>The Celina Record</i>
§ July 24, 2015	Property owners within PID boundaries notified by mail
§ July 24, 2015	Notice posted on City website
§ August 11, 2015	Council to conduct public hearing and consider new PAWC PID

Supporting Documents:

- Resolution Authorizing the Creation of The Parks at Wilson Creek PID

Legal Review:

The proposed resolution was written and reviewed by the City's land use attorney.

Staff Recommendation:

NA

CITY OF CELINA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF CELINA, TEXAS AUTHORIZING AND CREATING THE PARKS AT WILSON CREEK PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Celina, Texas (“Celina”), is authorized under Chapter 372 of the Texas Local Government Code (the “Act”), to create a public improvement district within its city limits; and

WHEREAS, on June 22, 2015, The Parks at Wilson Creek, L.P., a Texas limited liability company, (the “Petitioner”) submitted and filed with the City Secretary of Celina a petition (the “Petition”) requesting the establishment of a public improvement district for property within the city limits of Celina; and

WHEREAS, the Petition requested the creation of The Parks at Wilson Creek Public Improvement District (the “District”), which District is located within the city limits of Celina and more particularly depicted in Exhibit A and described by metes and bounds in Exhibit B (the “Property”) each attached hereto and incorporated herein for all purposes; and

WHEREAS, the City Council of Celina (the “City Council”) has investigated and determined that the facts contained in the Petition are true and correct; and

WHEREAS, after publishing notice in the *Celina Record*, a newspaper of general circulation in Celina, and mailing notice of the hearing, all as required by and in conformity with the Act, the City Council, conducted a public hearing on the advisability of the improvements and services on **August 11, 2015**; and

WHEREAS, the City Council of Celina closed the public hearing on the advisability of the improvements and services on **August 11, 2015**.

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

Section 1. The findings set forth in the recitals of this Resolution are found to be true and correct.

Section 2. The Petition submitted to Celina by the Petitioners was filed with the City Secretary and complies with Section 372.005 of the Act.

Section 3. Pursuant to the requirements of the Act, including, without limitation, Sections 372.006, 372.009(a), and 372.009(b), the City Council of Celina, after considering the Petition and the evidence and testimony presented at the public hearing on **August 11, 2015**, hereby finds and declares:

- (a) **Advisability of the Proposed Improvements.** It is advisable to create the District to provide the Authorized Improvements (as described below). The Authorized Improvements are feasible and desirable and will promote the interests of Celina and will confer a special benefit on the Property.
- (b) **General Nature of the Authorized Improvements.** The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by the Act (the “Authorized Improvements”) that are necessary for the development of the Property, which Authorized Improvements will include: street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, walkways, sidewalks and landscaping; acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; projects similar to those listed above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; payment of costs associated with operating and maintaining the public improvements listed above; and payment of costs associated with developing and financing the

public improvements listed above, and costs of establishing, administering, and operating the District (the “Authorized Improvements”). These Authorized Improvements shall promote the interests of Celina and confer a special benefit upon the Property.

(c) Estimated Costs of the Authorized Improvements and Apportionment of Costs –

The estimated total costs of the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is \$70,000,000 which costs shall be paid by assessment of the property owners within the proposed District. Celina will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the Property, and possible tax increment reinvestment zone revenue. No municipal property in the District shall be assessed. The developer of the property (the “Developer”) may also pay certain costs of the Authorized Improvements from other funds available to the Developer.

(d) Boundaries of the District.

The District is proposed to include approximately 494.883 acres of land generally located north of the Parvin Road, east of FM 1385, south of Crutchfield Road, and west of Crutchfield Road as it turns south and Parvin Road as it turns north, and as more particularly depicted in Exhibit A attached hereto, and as more properly described in the metes and bounds described in Exhibit B attached hereto.

(e) Proposed Method of Assessment – Celina shall levy an assessment on each parcel of the Property within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments, including interest, may be paid in full at any time, and certain assessments may be paid in annual installments, with interest. If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessments, and must continue for a

period necessary to retire the indebtedness for those Authorized Improvements (including interest).

(f) **Management of the District.** The District shall be managed by Celina, with the assistance of a consultant, who shall, from time to time, advise Celina regarding certain operations of the District.

(g) **Advisory Board.** The District shall be managed without the creation of an advisory body.

Section 4. The Parks at Wilson Creek Public Improvement District is hereby authorized and created as a public improvement district under the Act in accordance with the findings of the City Council as to the advisability of the Authorized Improvements contained in this Resolution, the nature and the estimated costs of the Authorized Improvements, the boundaries of the District, the method of assessment, and the apportionment of costs as described herein; and the conclusion that the District is needed to fund such Authorized Improvements.

Section 5. Notice of this Resolution authorizing the District shall be given by publishing such notice once in the *Celina Record*, a newspaper of general circulation in Celina. Effective upon the publication of such notice, such authorization shall take effect and the District shall be established.

Section 6. This Resolution shall take effect immediately from and after its passage and publication as required by law.

PASSED, APPROVED AND ADOPTED on the 11th day of August, 2015.

ATTEST:

Mayor

City Secretary

SEAL

**EXHIBIT A
PROPERTY DEPICTION**

Attachment: Resolution Creating Parks at Wilson Creek PID (1161 : Parks at Wilson Creek PID Public Hearing)

EXHIBIT B
PROPERTY METES AND BOUNDS DESCRIPTION

Attachment: Resolution Creating Parks at Wilson Creek PID (1161 : Parks at Wilson Creek PID Public Hearing)



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Brooks Wilson, Senior Planner
CC: Mike Foreman, City Manager
Date: August 11, 2015
Re: Public Hearing for Wells South TIRZ

Action Requested:

The Celina City Council will conduct a public hearing to provide reasonable opportunity for any owner of property within the proposed tax increment reinvestment zone to protest or support the inclusion of their property within the proposed reinvestment zone, which consists of a ± 400.5 Acre Tract Of Land a ± 403.34 acre tract of land located in the W. Wilhite Survey, Abstract No. 1002 and the Jonathan Westoven Survey, Abstract No. 1030; Collin County, Texas. The property is generally located at the northeast corner of FM 1461 (Frontier Parkway) and CR 83. (Wells South) (Liebman)

Background Information:

On June 9, 2015 the Celina City Council approved a resolution that included calling a public hearing for the proposed Tax Increment Reinvestment Zone (TIRZ). The public hearing will allow for any owner of property within the proposed TIRZ to speak in favor or in opposition to being included in the TIRZ.

Public Notice:

The public hearing notice was published in *The Celina Record* on June 12, 2015. Notices were sent to all affected property owners.

Supporting Documents:

N/A

Legal Review:

N/A

Board/Committee Recommendation:

N/A

Staff Recommendation:

N/A



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Brooks Wilson, Senior Planner
CC: Mike Foreman, City Manager
Date: August 11, 2015
Re: Public Hearing and Adoption of Resolution Creating the Wells South PID

Action Requested:

The Celina City Council will conduct a public hearing, consider testimony and take action regarding the creation of a Public Improvement District (PID) for Wells South, a ±400.5acre tract of land located in the W. Wilhite Survey, Abstract No. 1002 and the Jonathan Westoven Survey, Abstract No. 1030; Collin County, Texas. The property is generally located at the northeast corner of FM 1461 (Frontier Parkway) and CR 83 (Coit Road). (Wells South) (Liebman)

Background Information:

City Council accepted a petition to create a Public Improvement District (PID) for ±403.34 Acres of land (Wells South) on June 9, 2015. The proposed resolution authorizes the creation of the Wells South Public Improvement District PID and provides for items associated with the PID.

Public Notice:

The public hearing notice was published in *The Celina Record* on Friday, June 12, 2015 and notice was sent to the property owner.

Supporting Documents:

- Resolution Creating Wells South PID
- Assessment Plan

Legal Review:

The City's Land Use Attorney has reviewed the resolution and deemed it to be acceptable.

Board/Committee Recommendation:

N/A

Staff Recommendation:

Staff recommends approval.

CITY OF CELINA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF CELINA, TEXAS AUTHORIZING AND CREATING THE WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Celina, Texas (“Celina”), is authorized under Chapter 372 of the Texas Local Government Code (the “Act”), to create a public improvement district within its ETJ; and

WHEREAS, on May 21, 2015, The George White Family Limited Partnership, a Texas Limited Partnership, (the “Petitioner”) submitted and filed with the City Secretary of Celina a petition (the “Petition”) requesting the establishment of a public improvement district for property within the ETJ of Celina; and

WHEREAS, the Petition requested the creation of Wells South Public Improvement District (the “District”), which District is located within the ETJ of Celina and more particularly depicted in Exhibit A and described by metes and bounds in Exhibit B (the “Property”) each attached hereto and incorporated herein for all purposes; and

WHEREAS, the City Council of Celina (the “City Council”) has investigated and determined that the facts contained in the Petition are true and correct; and

WHEREAS, after publishing notice in the *Celina Record*, newspaper of general circulation in Celina and in the portion of the City’s ETJ in which the District is located, and mailing notice of the hearing, all as required by and in conformity with the Act, the City Council, conducted a public hearing on the advisability of the improvements and services on July 14, 2015; and

WHEREAS, the City Council of Celina closed the public hearing on the advisability of the improvements and services on July 14, 2015.

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

Section 1. The findings set forth in the recitals of this Resolution are found to be true and correct.

Section 2. The Petition submitted to Celina by the Petitioners was filed with the City Secretary and complies with Section 372.005 of the Act.

Section 3. Pursuant to the requirements of the Act, including, without limitation, Sections 372.006, 372.009(a), and 372.009(b), the City Council of Celina, after considering the Petition and the evidence and testimony presented at the public hearing on July 14, 2015, hereby finds and declares:

- (a) **Advisability of the Proposed Improvements.** It is advisable to create the District to provide the Authorized Improvements (as described below). The Authorized Improvements are feasible and desirable and will promote the interests of Celina and will confer a special benefit on the Property.
- (b) **General Nature of the Authorized Improvements.** The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by the Act (the “Authorized Improvements”) that are necessary for the development of the Property, which Authorized Improvements will include: street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, walkways, sidewalks and landscaping; acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; projects similar to those listed above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; payment of costs associated with operating and maintaining the public improvements listed above; and payment of costs associated with developing and financing the

public improvements listed above, and costs of establishing, administering, and operating the District (the “Authorized Improvements”). These Authorized Improvements shall promote the interests of Celina and confer a special benefit upon the Property.

(c) Estimated Costs of the Authorized Improvements and Apportionment of Costs.

The estimated total costs of the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is \$42,450,000 which costs shall be paid by assessment of the property owners within the proposed District. Celina will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the Property, and possible tax increment reinvestment zone revenue. No municipal property in the District shall be assessed. The developer of the property (the “Developer”) may also pay certain costs of the Authorized Improvements from other funds available to the Developer.

(d) Boundaries of the District. The District is proposed to include approximately 400.524 acres of land generally located in the area encompassed by the northeast corner of the intersection of FM 1461 and Coit Road, northwest intersection of FM 1461 and CR 84, and the southwest corner of CR 84 as it turns west, and as more particularly depicted in Exhibit A attached hereto, and as more properly described in the metes and bounds described in Exhibit B attached hereto.

(e) Proposed Method of Assessment. Celina shall levy an assessment on each parcel of the Property within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments, including interest, may be paid in full at any time, and certain assessments may be paid in annual installments, with interest. If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessments, and must continue for a

period necessary to retire the indebtedness for those Authorized Improvements (including interest).

(f) **Management of the District.** The District shall be managed by Celina, with the assistance of a consultant, who shall, from time to time, advise Celina regarding certain operations of the District.

(g) **Advisory Board.** The District shall be managed without the creation of an advisory body.

Section 4. The Well South Public Improvement District is hereby authorized and created as a public improvement district under the Act in accordance with the findings of the City Council as to the advisability of the Authorized Improvements contained in this Resolution, the nature and the estimated costs of the Authorized Improvements, the boundaries of the District, the method of assessment, and the apportionment of costs as described herein; and the conclusion that the District is needed to fund such Authorized Improvements.

Section 5. Notice of this Resolution authorizing the District shall be given by publishing such notice once in the *Celina Record*, newspaper of general circulation in Celina and in the portion of the City's ETJ in which the District is located. Effective upon the publication of such notice, the District shall be established.

Section 6. This Resolution shall take effect immediately from and after its passage and publication as required by law.

PASSED, APPROVED AND ADOPTED on the 14th day of July, 2015.

ATTEST:

SEAN TERRY, MAYOR

VICKI FAULKNER, CITY SECRETARY

EXHIBIT A **PROPERTY DEPICTION**

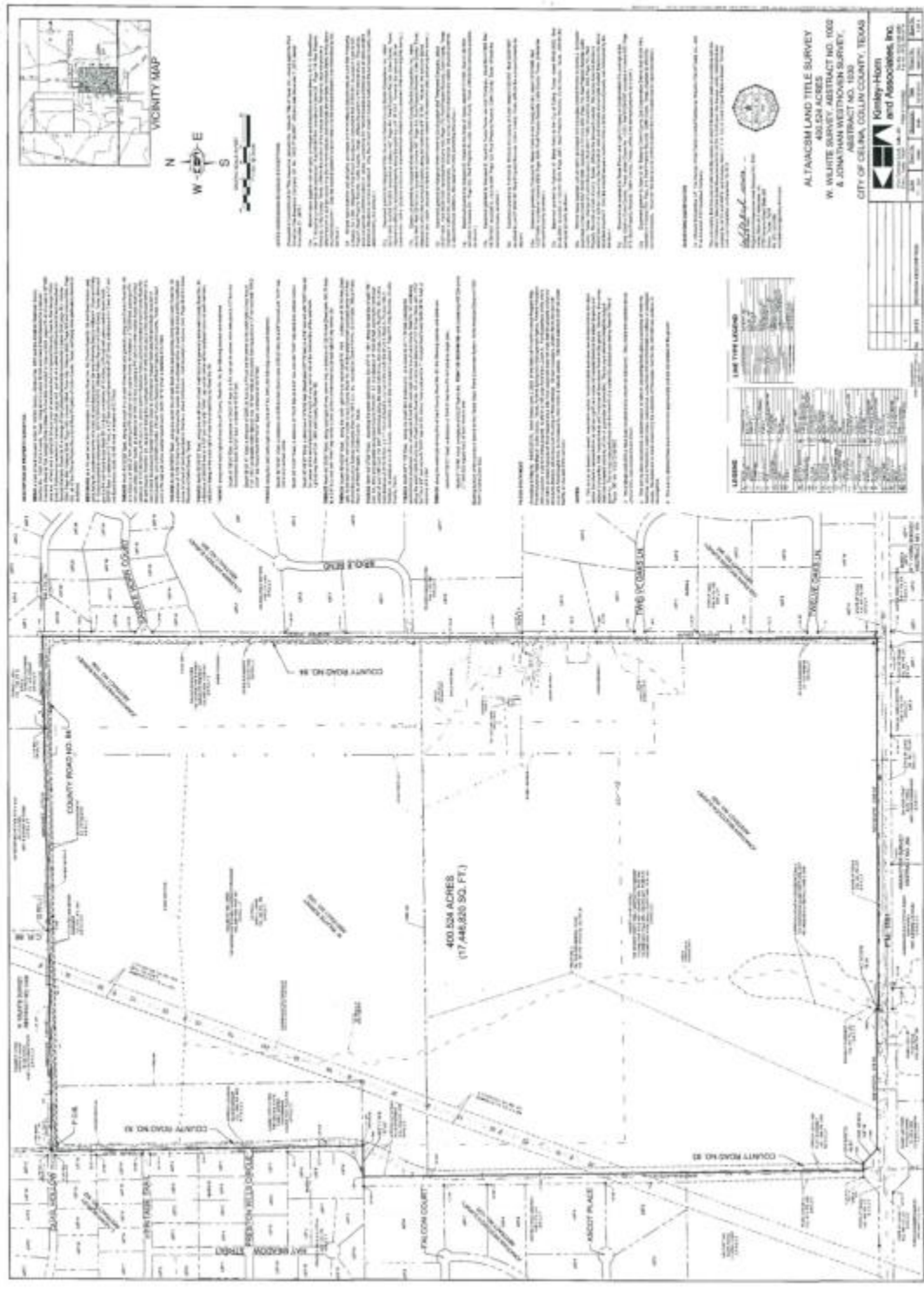


EXHIBIT B
PROPERTY METES AND BOUNDS DESCRIPTION
(400.524 Acres)

BEING a tract of land situated in the W. Wilhite Survey, Abstract No. 1002 and the Jonathan Westoven Survey, Abstract No. 1030, Collin County, Texas, being all of a called 18.531 acre tract of land described in a Special Warranty Deed to The George White Limited Partnership recorded in Volume 5834, page 478, all of a called 127.069 acre tract of land and a called 26.99 acre tract of land described in a Special Warranty Deed to The George White Limited Partnership recorded in Volume 5834, page 461, and all of a called 214.659 acre tract of land described in Special Warranty Deeds to The George White Limited Partnership recorded in Volume 5834, page 483, Volume 5834, Page 488, Volume 5834, Page 493, Volume 5834, Page 498, Volume 5834, Page 503 and Volume 5946, Page 693, all of the Official Public Records of Real Property of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a PK nail set at the intersection of County Road No. 84, County Road No. 83 and Quail Hollow; said point being the southwest corner of a tract of land described in General Warranty Deed to William K. Wood and Kathy D. Wood recorded in Instrument No. 20071029001470070, Official Public Records of Collin County, Texas; from said point a PK nail found bears North 54°13' East, a distance of 13.4 feet, a PK nail with yellow washer bears North 89°09' East, a distance of 13.7 feet, a 1/2" iron rod found bears North 48°25' West, a distance of 41.2 feet, a 1/2" iron rod found bears South 53°06' West, a distance of 37.0 feet;

THENCE North 89°09'29" East, along the south line of said Wood tract and generally along said County Road No. 84, at a distance of 360.27 feet, passing a PK nail with white washer found, at a distance of 702.60 feet, passing a PK nail with white washer found, at a distance of 1045.10 feet, passing a PK nail with white washer found, in all a total distance of 1387.45 feet to a PK nail with yellow washer found for corner at the intersection of said County Road No. 84 and County Road No. 86; said point being the southeast corner of said Wood tract and the southwest corner of a tract of land described in Special Warranty Deed to Christopher Wesson Bosh and Adrienne Bosh recorded in Instrument No. 20131001001373380, Official Public Records of Real Property of Collin County, Texas; from said point a PK nail with white washer found bears North 15°18' West, a distance of 4.3 feet;

THENCE North 89°05'03" East, along the south line of said Bosh tract and generally along said County Road No. 84, a distance of 1270.15 feet to a PK nail found for corner at the southeast corner of said Bosh tract and the southwest corner of a tract of land described in Warranty Deed to Donald L. Vest recorded in Volume 1344, Page 88 of the Deed Records of Collin County, Texas;

THENCE North 89°04'33" East, along the south line of said Vest tract and generally along said County Road No. 84, a distance of 580.02 feet to a 5/8" iron rod with "KHA" cap set for corner at the southeast corner of said Vest tract; said point being in the west right-of-way line of said County Road No. 84;

THENCE along said west right-of-way line of County Road No. 84, the following courses and distances:

South 00°08'06" East, a distance of 3039.07 feet to a PK nail set for corner; from said point a 1/2" iron rod found bears South 89°24' East, a distance of 30.0 feet;

South 00°07'47" East, a distance of 2245.96 feet to a PK nail set for corner in the north right-of-way line of F.M. 1461 (a variable width right-of-way, 90 feet wide at this point); from said point a 1/2" iron rod with "RPLS 4084" cap bears North 89°46'00" East, a distance of 40.00 feet;

THENCE along the said north right-of-way line of F.M. 1461, the following courses and distances:

South 89°46'00" West, a distance of 2338.62 feet (Deed calls 2329.27 feet) to a 5/8" iron rod with "KHA" cap set at a re-entrant corner;

North 00°14'00" West, a distance of 10.00 feet to a 5/8" iron rod with "KHA" cap set at a re-entrant corner;

South 89°46'00" West, a distance of 878.58 feet (Deed calls 877.70 feet) to a 5/8" iron rod with "KHA" cap set for corner at the southernmost end of a right-of-way corner clip at the intersection of the said north right-of-way line of F.M. 1461 and County Road No. 83;

THENCE North 45°38'30" West, along said right-of-way corner clip, a distance of 128.18 feet (Deed calls 163.70 feet) to a 5/8" iron rod with "KHA" cap set for corner at the northernmost end of said right-of-way corner clip;

THENCE South 89°46'00" West, along the north right-of-way line of said F.M. 1461, a distance of 45.00 feet (Deed calls 35.93 feet) to a PK nail set for corner in said County Road No. 83 at the easternmost southeast corner of a tract of land described in Special Warranty Deed to 1461 Coit, Inc. recorded in Clerk's File No. 93-0113804, Official Public Records of Real Property of Collin County, Texas;

THENCE North 00°57'08" West, departing the north right-of-way line of F.M. 1461, along the east line of said 1461 Coit, Inc. tract and generally along said County Road No. 83, at a distance of 1125.29 feet, passing the northeast corner of said 1461 Coit, Inc. tract, continuing along the east right-of-way line of said County Road No. 83, in all a total distance of 3170.10 feet to a 1" iron rod found for corner in the south line of Lot 8, Block A, Preston Hills II Addition, an addition to Collin County, according to the plat recorded in Cabinet F, Page 678, Map Records of Collin County, Texas;

THENCE North 89°11'16" East, along the south line of said Lot 8, at a distance of 11.59 feet, passing the southernmost southeast corner of said Lot 8 and the west right-of-way line of said County Road No. 83, continuing along the south right-of-way line of said County Road No. 83,

in all a total distance of 197.43 feet (Deed calls 178.2 feet) to a 5/8" iron rod with "KHA" cap set for corner; from said point a 1" iron pipe found bears North 88°40' East, a distance of 8.5 feet;

THENCE along the east right-of-way line of said County Road No. 83, the following courses and distances:

North 01°09'33" West, a distance of 1044.51 feet to a PK nail set at an angle point;

North 01°10'48" West, a distance of 932.07 feet to the POINT OF BEGINNING and containing 400.524 acres (17,446,820 square feet) of land, more or less.

Bearing system of this survey is based on the Texas State Plane Coordinate System, North American Datum of 1983, North Central Zone 4202.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Ben Rodriguez, Planner
 Date: August 11, 2015
 Re: FUMC Site Plan

Action Requested:

Consider and act upon a Site Plan for First United Methodist Church of Celina approximately 19.78 acres situated in the MEP and PRR Survey, Abstract No. 544 in Collin County, Texas. (Liebman)

Background Information:

The City's Zoning Code requires that an applicant submit a site plan prior to the development of property. The code allows staff to approve a site plan administratively if it meets all requirements of the City's Code of Ordinances. In the event that a site plan does not meet the City's requirements it must be brought before the Planning and Zoning Commission for approval.

The site is adjacent to the existing Tolleson Estates neighborhood, and the anticipated Parkside development will begin work on their final phase soon.

The City's screening requirements state that when a non-residential or multi-family use is adjacent to a residential use the non-residential use must construct a 6ft - 8ft masonry screening wall between the differing land uses. It is the intent of the code that this buffer measure of screening be required when the commercial user develops.

The solid masonry screening wall along the southern property boundary will be a combined effort with the Parkside development and the wall will be constructed on the property boundary. The wall height will be a minimum of 6 feet from the church property grade, portions of which may incorporate retaining walls the applicant and the developer for Parkside are researching options to eliminate any retaining walls through cooperative grading efforts.

The church has also agreed to allow connectivity at the open gas easement which is a greenbelt / hike and bike trail to the south. These trails will continue onto church property and provide pedestrian connection to the church run Preschool as well as an extension of the trails currently planned by the Parkside development. The exact timing of these trails has not been established.

The wall adjacent to the Tolleson Estates neighborhood will be 6 foot solid masonry slightly setback from the common property boundary so that the workers have ample space to construct

the wall.

Board Review/Citizen Input:

At the regularly scheduled Planning and Zoning Commission Hearing on July 21, 2015 the Commission voted to approve the site plan subject to the applicant addressing staffs comments. (3-yes; 0-no; 1-recuse, Barley)

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

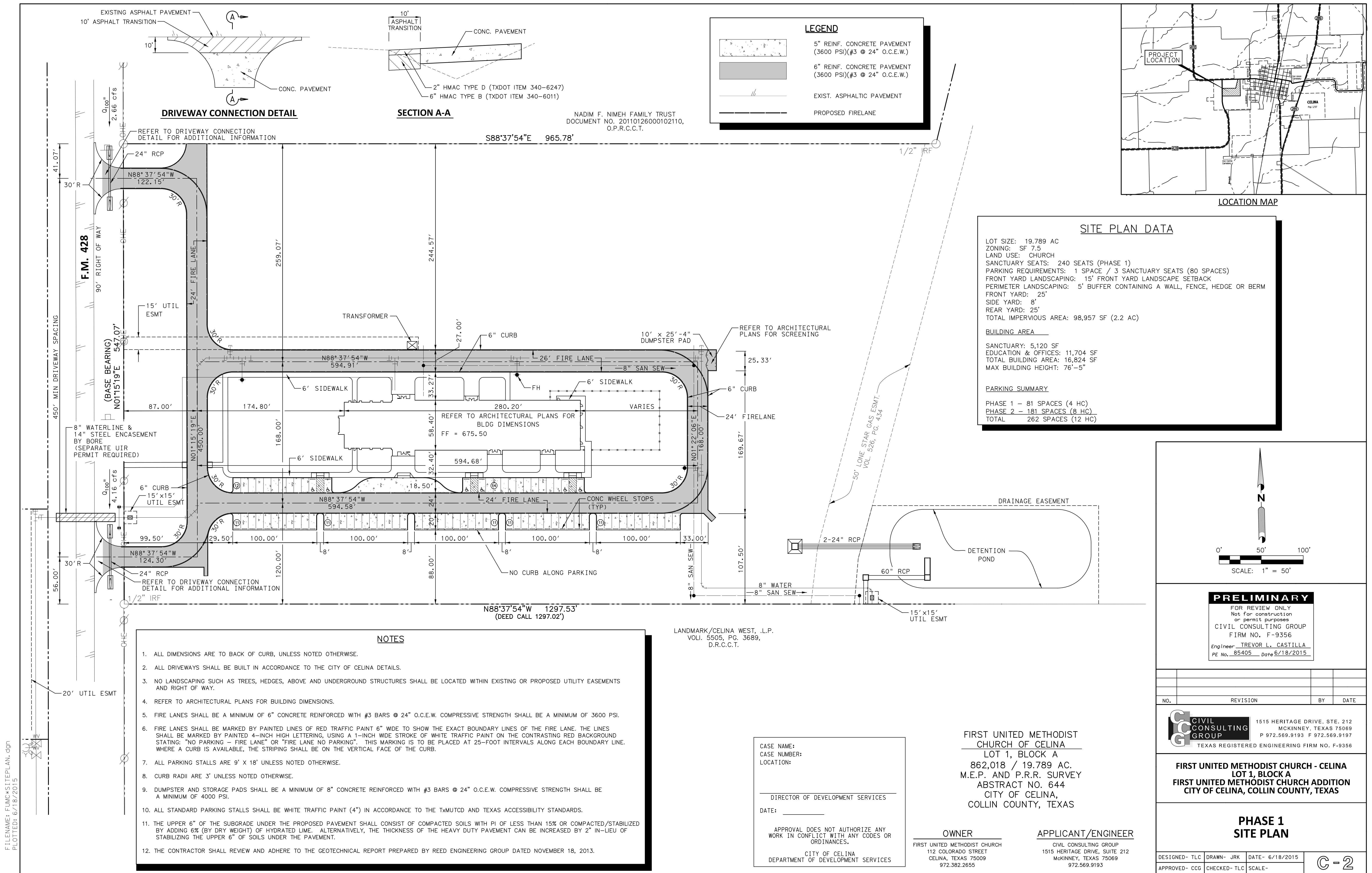
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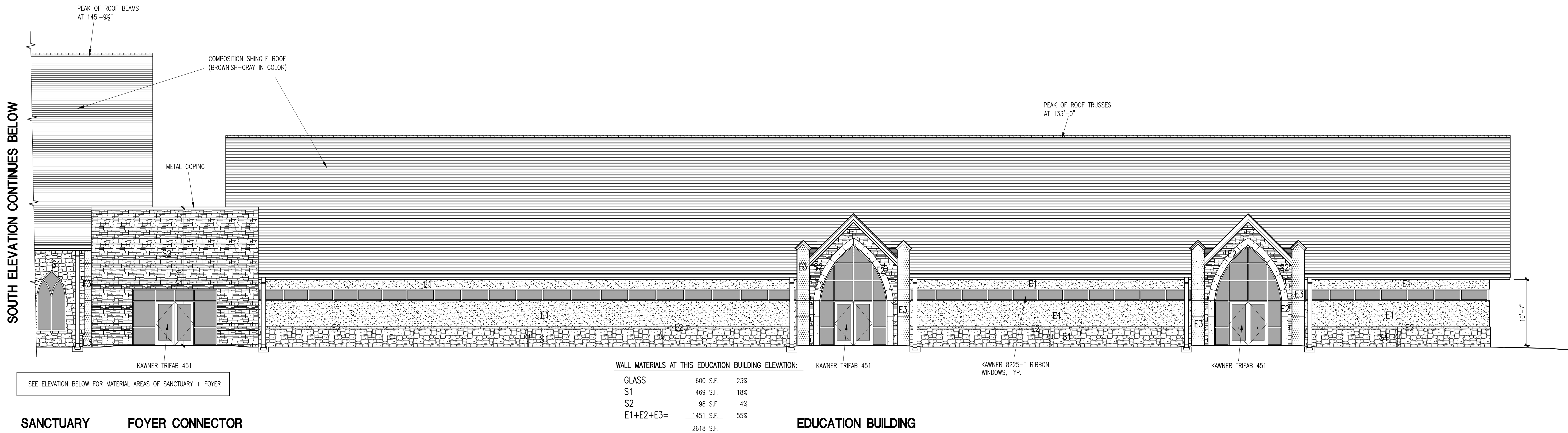
Supporting Documents:

- Proposed Site Plan

Staff Recommendation:

Staff recommends that the item be approved subject to staffs comments.

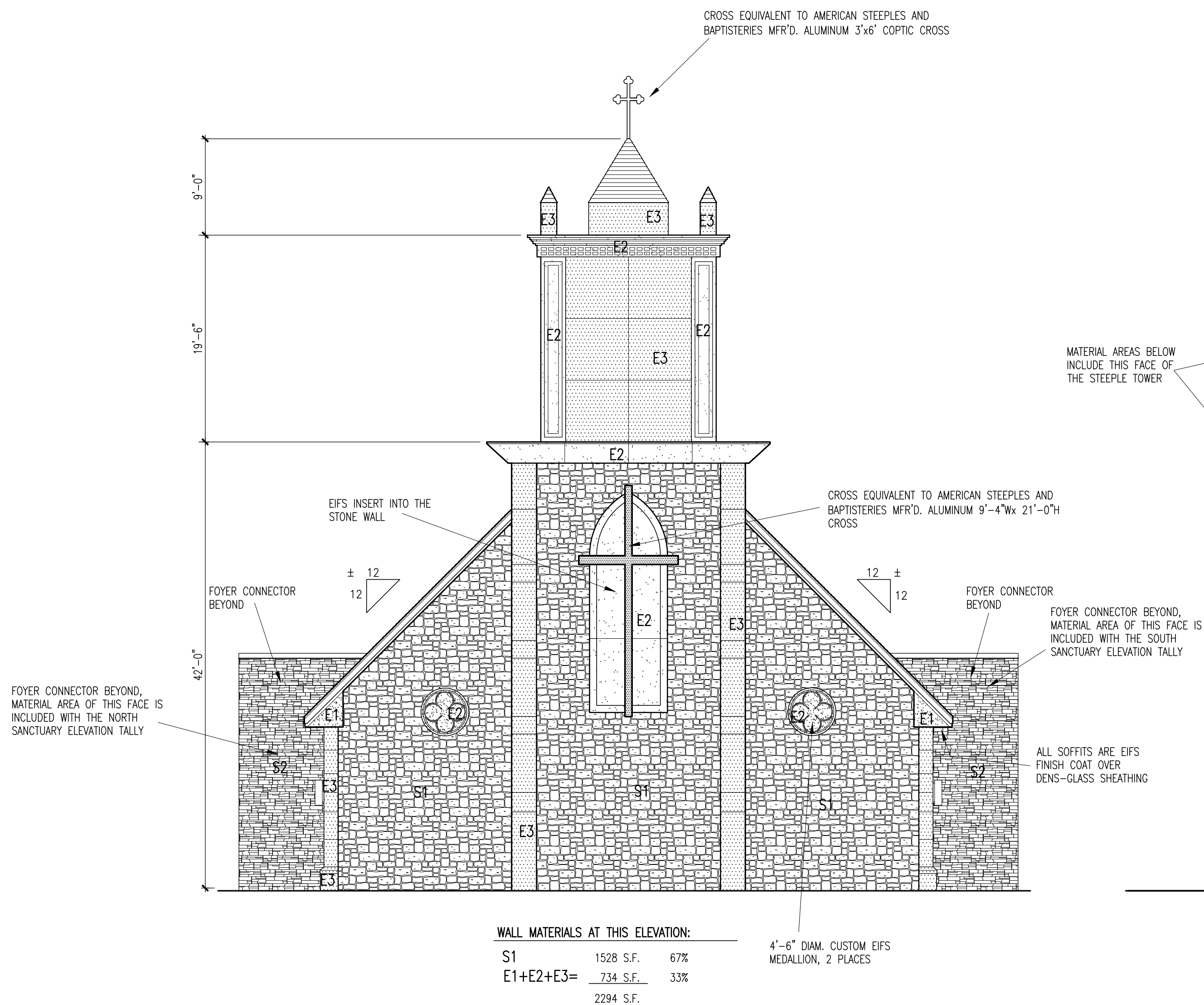




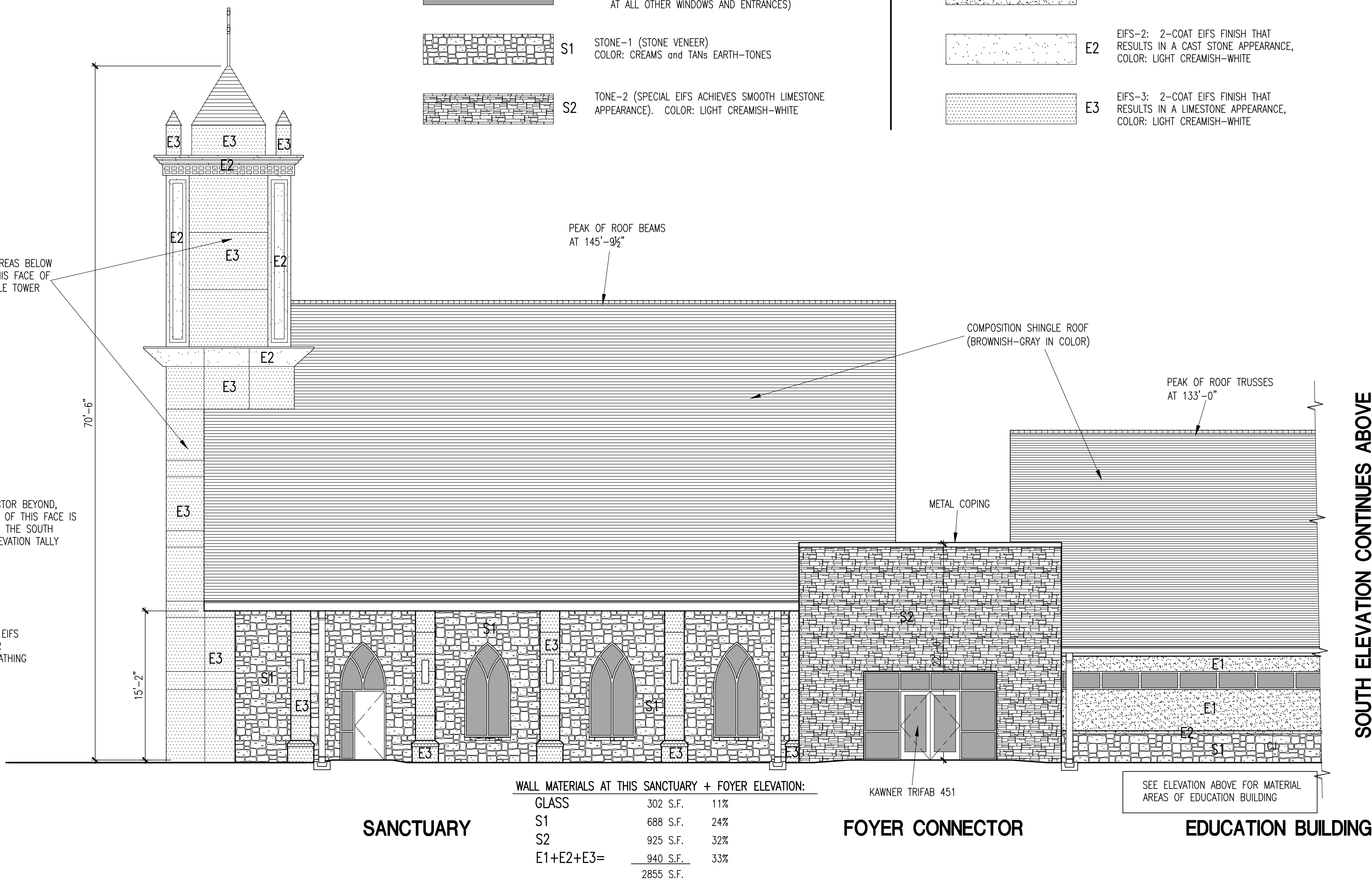
1 SOUTH BUILDING ELEVATION (CONTINUED)
SCALE: 1/8"=1'-0"

WALL FINISHES LEGEND

	GLASS	(STAINED GLASS AT SANCTUARY; LOW-E BRONZE TINTED GLASS IN DARK BRONZE ALUMINUM FRAMES AT ALL OTHER WINDOWS AND ENTRANCES)
	S1	STONE-1 (STONE VENEER) COLOR: CREAMS AND TANS EARTH-TONES
	S2	TONE-2 (SPECIAL EIFS ACHIEVES SMOOTH LIMESTONE APPEARANCE). COLOR: LIGHT CREAMISH-WHITE
	E1	EIFS-1 (SMOOTH STUCCO APPEARANCE) COLOR: LIGHT CREAMISH-WHITE
	E2	EIFS-2: 2-COAT EIFS FINISH THAT RESULTS IN A CAST STONE APPEARANCE, COLOR: LIGHT CREAMISH-WHITE
	E3	EIFS-3: 2-COAT EIFS FINISH THAT RESULTS IN A LIMESTONE APPEARANCE, COLOR: LIGHT CREAMISH-WHITE



2 SANCTUARY - WEST ELEVATION
SCALE: 1/8"=1'-0"



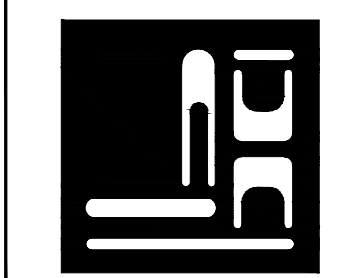
1 SOUTH BUILDING ELEVATION
SCALE: 1/8"=1'-0"

This electronic drawing file is released under the authority of J. Hardy Brown, #17799 on 3-16-2015, who maintains the original file. This electronic drawing file may be used as a background drawing. Pursuant to Rule 1.10(b) of the Rules and Regulations of the Texas Board of Architectural Examiners, the user of this electronic drawing file agrees to assume all responsibility for any modification to or use of this drawing file that is inconsistent with the requirements of the Rules and Regulations of the Texas Board of Architectural Examiners. No person may make any modification to this electronic drawing file without the Architect's express written permission.



CAMPUS RELOCATION FOR
FIRST UNITED METHODIST CHURCH
HIGHWAY 428
CELINA, TEXAS

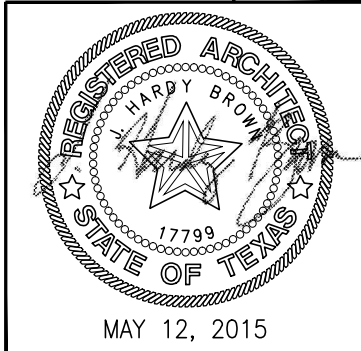
BROWN - BROWN AND ASSOCIATES - ARCHITECTS
902 WAYSIDE WAY RICHARDSON, TX. 75080 (972) 235-8379 BBA-A.COM



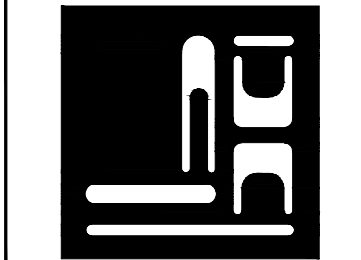
project FUMC-CELINA
drawn DRH
sheet
6.1
city
date MAY 12, 2015
checked HJB

SOUTH ELEVATION CONTINUES ABOVE

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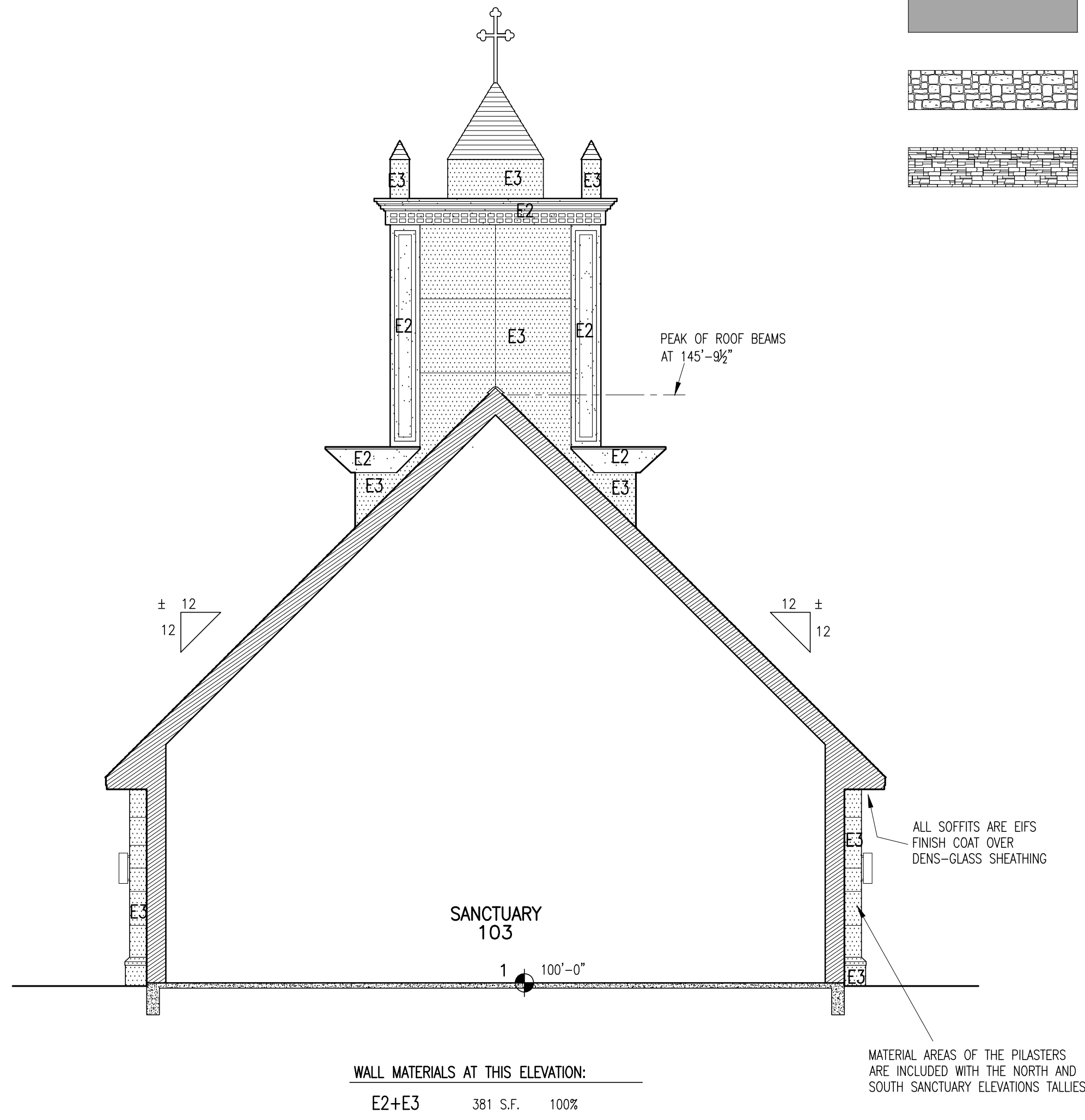
CAMPUS RELOCATION FOR
FIRST UNITED METHODIST CHURCH
HIGHWAY 428
CELINA, TEXAS
BROWN - BROWN AND ASSOCIATES - ARCHITECTS
902 WAYSIDE WAY RICHARDSON, TX. 75080 (972) 236-6379 BBA-A.COM



project FUMC-CELINA
drawn DRH
sheet
6.2
city
checked HB
date MAY 12, 2015



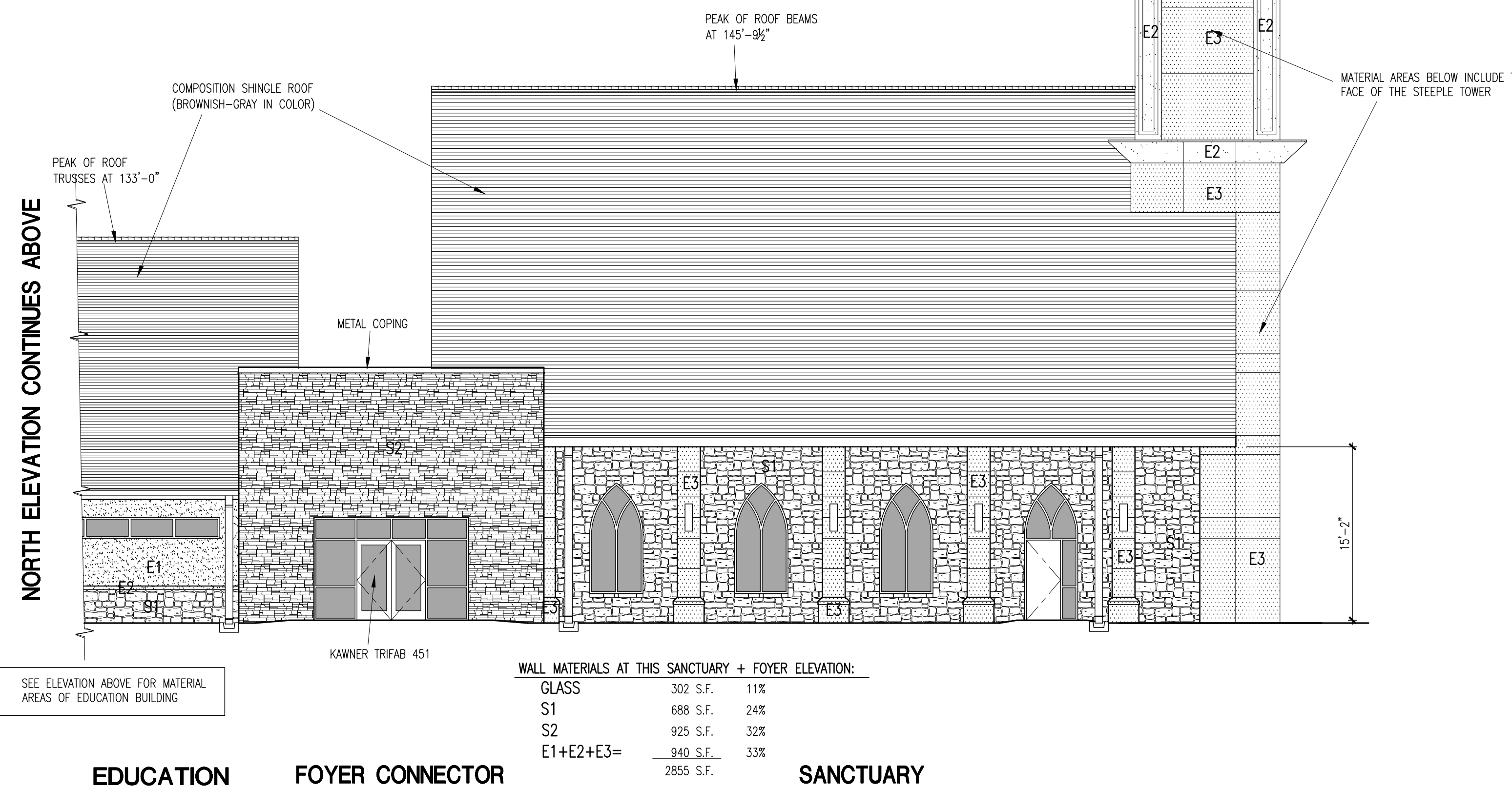
1 NORTH BUILDING ELEVATION (CONTINUED)
SCALE: 1/8"=1'-0"



2 STEEPLE - EAST ELEVATION
SCALE: 1/8"=1'-0"

WALL FINISHES LEGEND

GLASS	(STAINED GLASS AT SANCTUARY; LOW-E BRONZE TINTED GLASS IN DARK BRONZE ALUMINUM FRAMES AT ALL OTHER WINDOWS AND ENTRANCES)
S1	STONE-1 (STONE VENEER) COLOR: CREAMS and TANS EARTH-TONES
S2	TONE-2 (SPECIAL EIFS ACHIEVES SMOOTH LIMESTONE APPEARANCE). COLOR: LIGHT CREAMISH-WHITE
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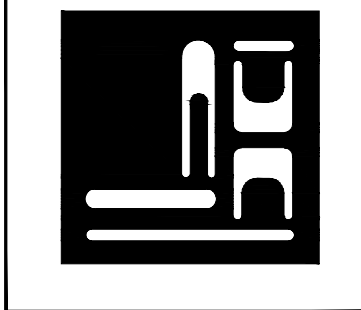


1 NORTH BUILDING ELEVATION
SCALE: 1/8"=1'-0"

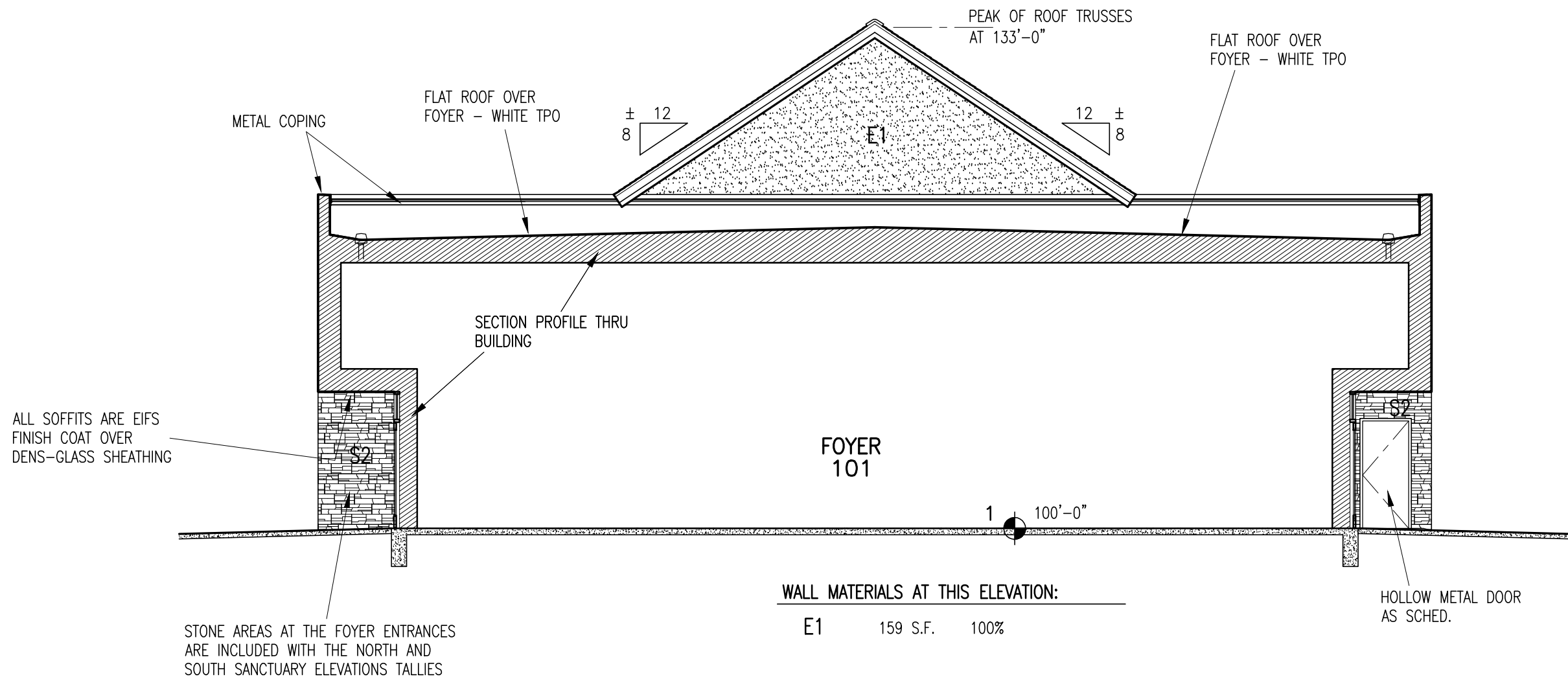
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CAMPUS RELOCATION FOR
FIRST UNITED METHODIST CHURCH
HIGHWAY 428
CELINA, TEXAS
BROWN - BROWN AND ASSOCIATES - ARCHITECTS
902 WAYSIDE WAY RICHARDSON, TX. 75080 (972) 235-8379 BBA-A.COM



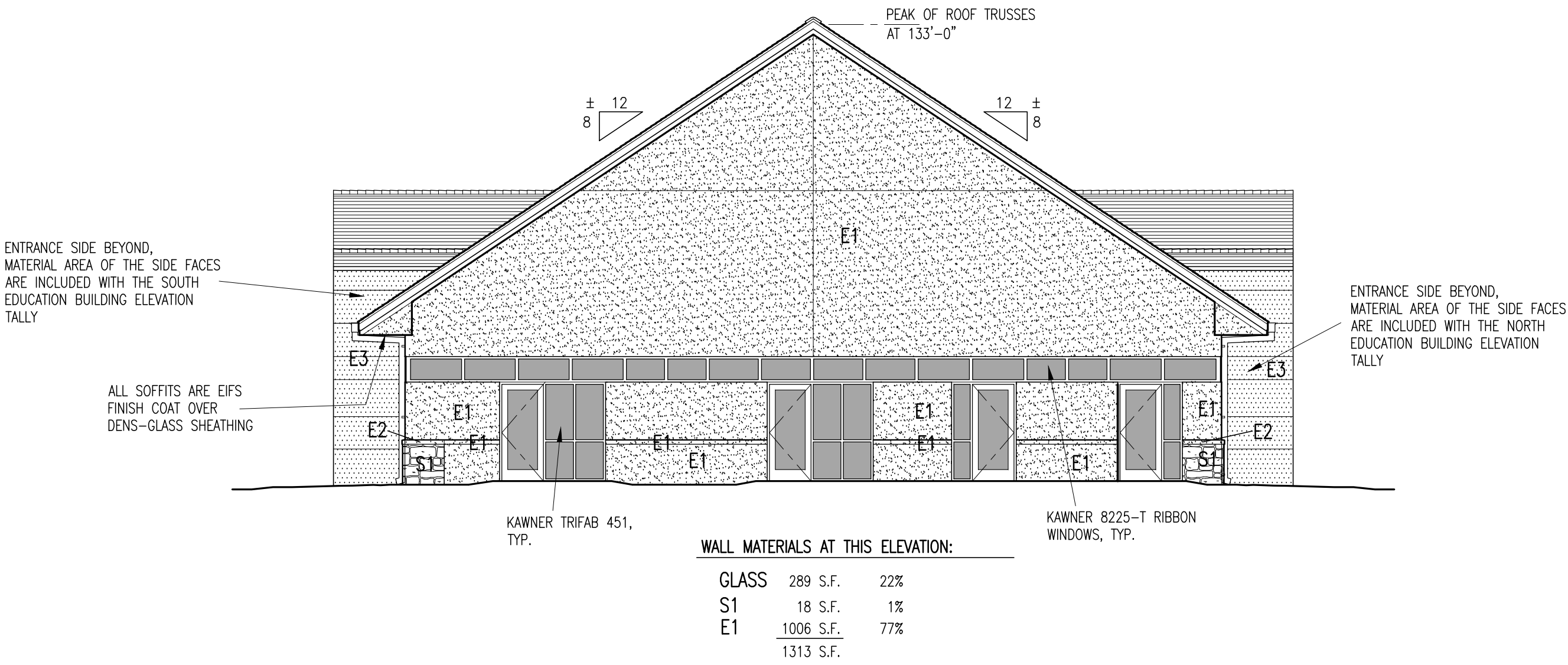
project FUMC-CELINA
drawn DRH
sheet
6.3
city
checked HB
date MAY 12, 2015



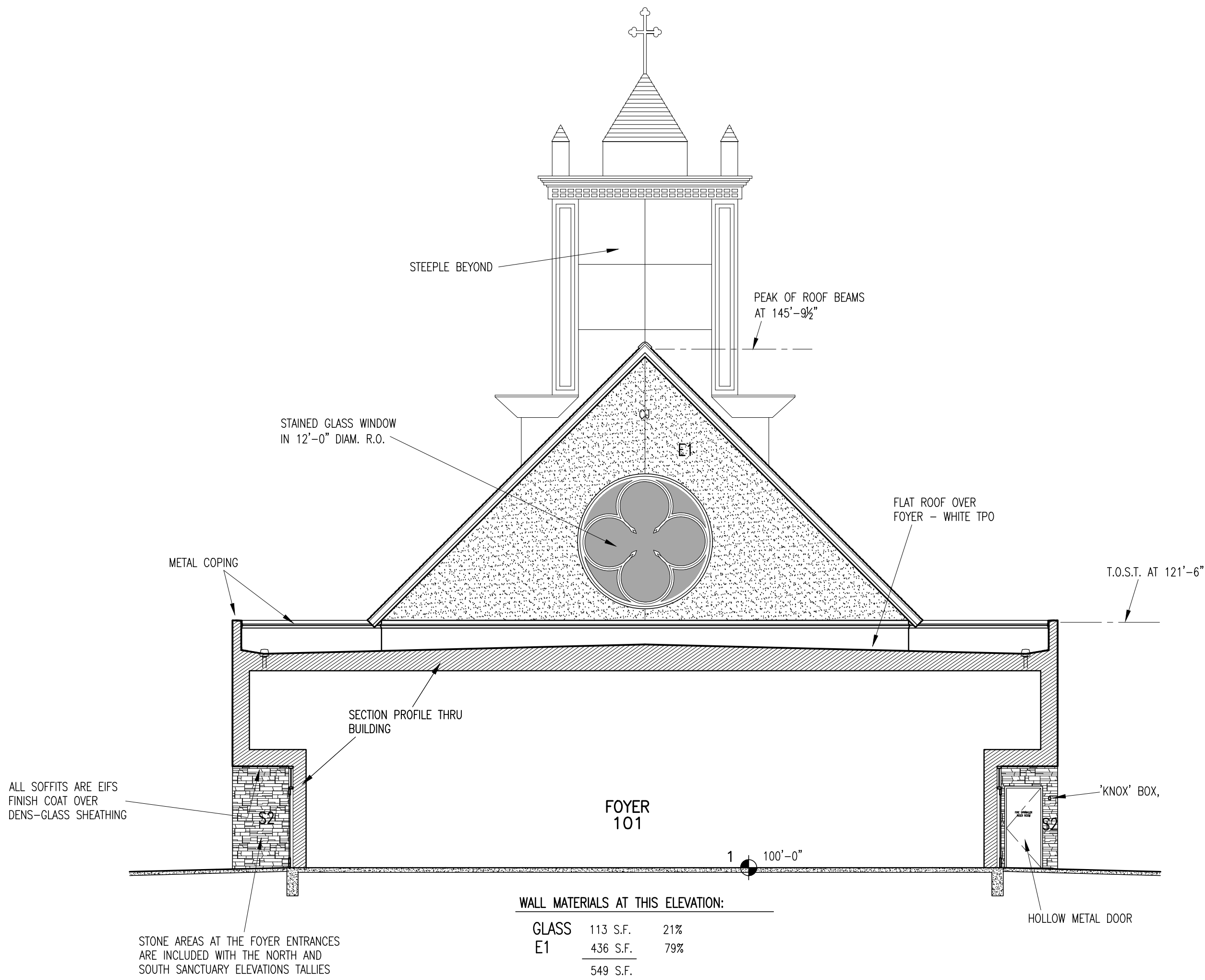
2 EDUCATION BUILDING WEST ELEVATION
SCALE: 1/8"=1'-0"

WALL FINISHES LEGEND

	GLASS	(STAINED GLASS AT SANCTUARY; LOW-E BRONZE TINTED GLASS IN DARK BRONZE ALUMINUM FRAMES AT ALL OTHER WINDOWS AND ENTRANCES)		E1	EIFS-1 (SMOOTH STUCCO APPEARANCE) COLOR: LIGHT CREAMISH-WHITE
	S1	STONE-1 (STONE VENEER) COLOR: CREAMS and TANS EARTH-TONES		E2	EIFS-2: 2-COAT EIFS FINISH THAT RESULTS IN A CAST STONE APPEARANCE, COLOR: LIGHT CREAMISH-WHITE
	S2	STONE-2 (SPECIAL EIFS ACHIEVES SMOOTH LIMESTONE APPEARANCE), COLOR: LIGHT CREAMISH-WHITE		E3	EIFS-3: 2-COAT EIFS FINISH THAT RESULTS IN A LIMESTONE APPEARANCE, COLOR: LIGHT CREAMISH-WHITE



1 EDUCATION BUILDING EAST ELEVATION
SCALE: 1/8"=1'-0"



3 SANCTUARY - EAST ELEVATION
SCALE: 1/8"=1'-0"

F.M. 428

(A VARIABLE WIDTH RIGHT-OF-WAY)

NIMEH F. NADIM FAMILY TRUST
DOCUMENT NO. 20110124000102110

TRACT 15
FIRST UNITED METHODIST
CHURCH OF CELINA
VOL. __, PG. __
DATED JUNE 13, 2006
861,765 SQ. FT. OR 19.78 ACRES

TRACT 21
LANDMARK/CELINA WEST LP
VOL. NO. 5505 PG. 3689
DRCCCT

Dwarf Burford Holly(11)

Sweet Viburnum(16)

Dwarf Burford Holly(14)

Future Parking

Denotes Phase 2 Screening to be
Constructed with Future Parking

Landscape Requirement Calculations	
Parking Area	24,641 s.f.
Required Interior Landscape Area= 24,641 x .10 =	2,465 s.f.
Interior Landscape Area Provided	2,482 s.f.
Required Number of Parking Lot Trees- 2,465 / 400 =	7
Number of Parking Lot Trees Provided	7
Required # of Min. 3" Cal/ 12' Trees Along Street Frontage Fm 428	1 per 50'
Length of Street Frontage	547'
Number of Trees Required	11
Number of Trees Provided	11
Open Space Area (Around Building)	46,087 s.f.
Number of Open Space Trees Required - 46,087 / 4,000 =	12
Number of Open Space Trees Provided	12

Proposed Landscape Material				
Symbol	Key	Name	Size	Spacing
	SRO	Oak, Shumard Red <i>Quercus shumardii</i>	3" Cal	As Scaled
	CE	Elm, Cedar <i>Ulmus crassifolia</i>	3" Cal	As Scaled
	DBH	Holly, Dwarf Burford <i>Ilex cornuta 'Dwarf Burfordii'</i>	3 Gal.	36"
	SV	Viburnum, Sweet <i>Viburnum Ordoratisium</i>	5 Gal.	48"

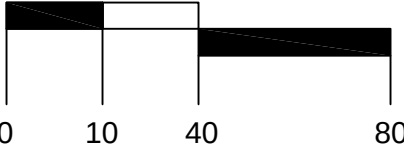
- Denotes Areas to be Landscaped with Common Bermuda Turf and or Approved Groundcover
- Denotes Phase 2 Screening

Notes

- No changes shall be made to the plans, including plant material type and location without prior approval from Landscape Architect or Owner.
- All plant material shall be guaranteed for a period of 1 year from date of installation completion. Wording to this effect shall be include in Contractor's proposal.
- The Contractor shall notify the Landscape Architect in writing of discrepancies between the plans and actual site conditions prior to commencing work. Failure to do so shall be interpreted as the Contractor accepting such conditions and responsible at no additional cost to Owner, for any future adjustments that need to be made.
- All work shall be in accordance to plans. Any defective work shall be corrected at no additional cost.
- The quality of the plant material is subject to the approval of the Landscape Architect and may be rejected before or after installation. All plant material must meet all American Standard for Nursery Stock Standards (ASNSS).
- Minor field adjustments may be made to the location of plant materials by the Landscape Architect and shall be made by the Contractor at no additional cost.
- All areas to be sodded shall first be tilled to a uniform depth of 4 inches in two, crossing directions. After the initial tilling operation, incorporate 1,500 pounds per acre of 10-20-10 fertilizer or as specified by a soil test. Apply amendments as specified by a soil test.
- Sod strips shall be pulled tightly together in a neat orderly manner. Do not overlap sod strips and do not use any strips that exhibit weak or thin soil.
- Installed sod that turns yellow shall be given 7 days to recover before it will be rejected. Replace rejected sod by completely and uniformly cutting out area to make the repair.
- After installation, the sod shall be rolled in two directions with a roller not weighing less than 100 lbs. per square foot.
- Amendments shall be added to each planting pit and bed area.
- All burlap material on balled and burlapped plants shall be the type that decomposes within two years. Synthetic or plastic type wrappings are not allowed.
- After setting balled and burlapped plants, remove the top 1/3 of the burlap and completely remove all binder twine. No burlap shall show above the surface.
- All planting areas shall be graded smooth, without the presence of low spots, depressions or irregular humps. Areas around planting beds shall be constructed to re-direct drainage around and away from planting areas. All planting areas shall be constructed and graded to ensure positive drainage away from structures.
- Cedar mulch shall be applied within 24 hours of planting of new plant material. Mulch shall be spread evenly to a settled depth of 4" around all trees and shrubs to the limits of the planting beds as shown on plans.
- All plantings shall be "watered in" by flooding the backfield hole within the same working day upon which they were planted. All plants shall be adjusted as necessary to ensure correct depth of planting, vertical alignment and/or to compensate for settling. Soil shall be firmed around around each plant as final adjustments are made.



GRAPHIC SCALE: 1" = 40'



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714 (469) 482-9121 • info@williamsdesigngroup.com



PLAN TITLE:
Landscape Plan
(Phase 1)

PROJECT TITLE:
First United Methodist Church
Celina, Texas

JOB NO.:	DESIGNED:	DRAWN:	REVISION DESCRIPTION		REV. DATE	0234
			TW	Per City Comments		
			TW		4-23-15	
			SCALE:	1"=40'		
			DATE:		3-25-15	

SHEET NO.

L-1



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: August 11, 2015
 Re: FUMC Site Plan

Action Requested:

Consider and act upon a Construction Plat for First United Methodist Church of Celina Addition, ±19.78 acres situated in the MEP and PRR Survey, Abstract No. 544 in Collin County, Texas and generally located south of FM 455 (Walnut Street), north of W. Sunset Boulevard, west of Stephanie Drive and east of FM 428. (Liebman)

Background Information:

Staff has reviewed the plat and has found that it meets the City's standards for approval. The plat is to create one commercial lot for the new First United Methodist Church facility. The property is located south of FM 455 (Walnut Street), north of W. Sunset Boulevard, west of Stephanie Drive and east of FM 428.

Board Review/Citizen Input:

At the regularly scheduled Planning and Zoning Commission Hearing on July 21, 2015 the Commission voted to approve the Construction Plat subject to the applicant addressing staffs comments.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

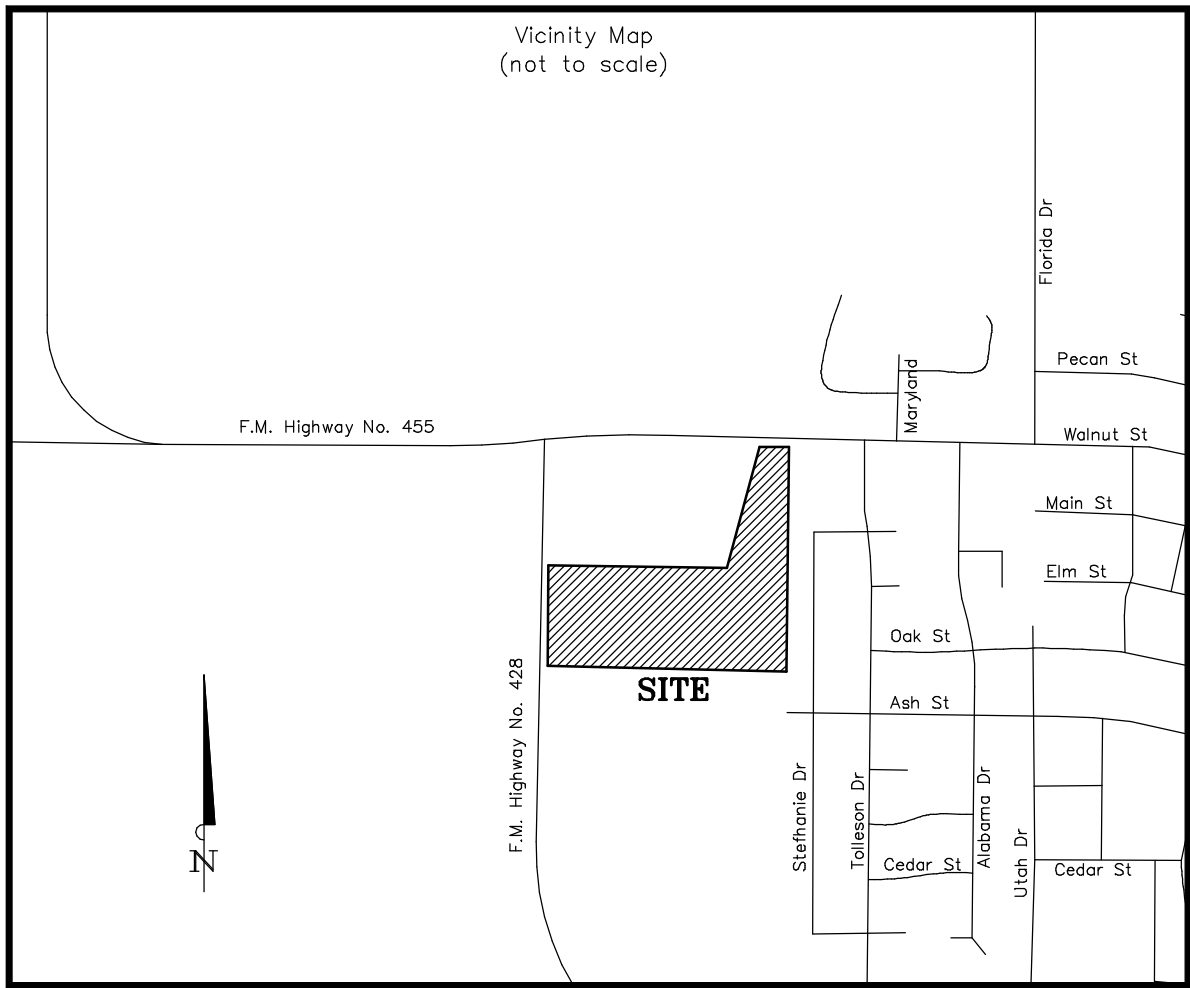
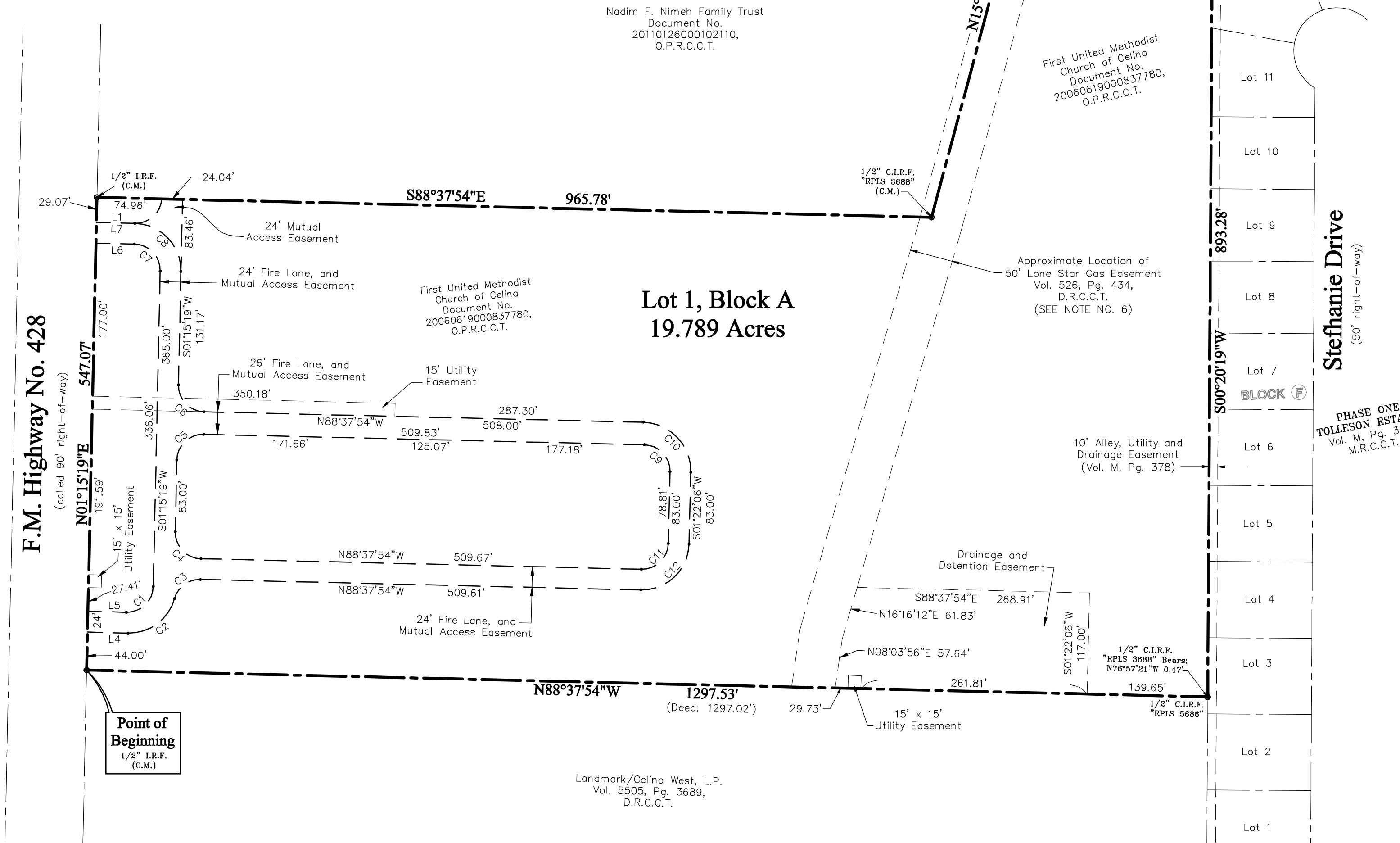
- Plat Exhibit

Staff Recommendation:

Staff recommends the item be approved as presented, contingent upon the applicant addressing the following staff comment:

Line Data Table		
No.	Bearing	Distance
L1	N88°37'54"W	44.44'
L2	N88°37'54"W	44.61'
L3	S88°37'54"E	44.56'
L4	S88°37'54"E	46.96'
L5	N88°37'54"W	44.44'

Easement Curve Data				
Curve No.	Radius	Arc Length	Delta	Chrd. Bng.
C1	30.50'	47.97'	90°06'47"	N46°18'42"E
C2	54.50'	72.00'	75°41'47"	N53°31'12"E
C3	30.50'	40.30'	75°41'47"	S53°31'12"W
C4	30.50'	47.85'	89°53'13"	S43°41'18"E
C5	30.50'	47.97'	90°06'47"	S46°18'43"W
C6	30.50'	47.85'	89°53'13"	S43°41'18"E
C7	30.50'	47.85'	89°53'13"	N43°41'17"W
C8	54.50'	85.50'	89°53'13"	N43°41'17"W
C9	30.50'	47.91'	90°00'00"	N43°37'54"W
C10	56.50'	88.75'	90°00'00"	N43°37'54"W
C11	30.50'	47.91'	90°00'00"	N46°22'06"E
C12	54.50'	85.61'	90°00'00"	N46°22'06"E



REVISED: 06/05/2015 FOR CITY COMMENTS					
REVISED: 04/23/2015 FOR CITY COMMENTS					
DATE:	03/24/2015	SCALE:	1" = 100'	DRAWN BY:	C.S.H.
				CHK'D BY:	M.B.A.
				JOB NO.:	2013-0175

Notes:

- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0110J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain".
- Bearings are based on the westerly line of that tract of land described by deed to First United Methodist Church of Celina, as recorded under Document No. 20060619000837780, of the Official Public Records, Collin County, Texas.
- The purpose of this plat is to create one lot for future construction.
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law, and is subject to withholding of utilities and building permits.
- The easement recorded in Volume 507, Page 370, of the Deed Records, Collin County, Texas, is a blanket style easement that affects the herein described property.
- The Gas Easement shown is described as being 18' west of the first pipeline installed, and as such, the exact location of said Gas Easement will need to be verified by the controlling authority.

I.R.F. = Iron Rod Found
C.M. = Controlling Monument
M.R.C.C.T. = Map Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
O.P.R.C.C.T. = Official Public Records, Collin County, Texas
C.I.R.F. = 1/2" Iron Rod With Cap Found

F.M. Highway No. 455
(called 90' right-of-way)

Approved by the City of Celina for filing at the office of the County Clerk of Collin County, Texas.

"Recommended By"

Signature of Chairperson

Planning and Zoning Commission
City of Celina, Texas

Date:

"Approved By"

Signature of Mayor

City Council
City of Celina, Texas

Date:

"Attest"

City Secretary

Date:

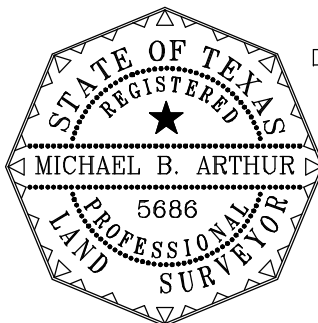
This property is located within the Corporate Limits (or extraterritorial jurisdiction) of the City of Celina, Collin County, Texas.

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Michael B. Arthur, do hereby certify that I prepared this plat from an actual on-the-ground survey of the above described property, and that the corner monuments shown hereon were found or were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Celina, Collin County, Texas.

Michael B. Arthur
Registered Professional Land Surveyor
Texas No. 5686



Date:

**COUNTY OF COLLIN)
STATE OF TEXAS)**

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared MICHAEL B. ARTHUR, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2015.

NOTARY PUBLIC in and for the State of Texas

Notes (continued):

7. The undersigned does hereby covenant and agree that he or she or they shall construct upon the fire lane easements, as dedicated as shown hereon, a hard surface in accordance with the City of Celina's paving standards for fire lane, and that he or she or they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

8. This plat is hereby adopted by the Owners and approved by the City of Celina (Called "City") subject to the following conditions which shall be binding upon the Owners, their heirs, grantees, successors and assigns: The portion of Lot 1, Block A, as shown on the plat is called "Drainage Easement." the Drainage Easement within the limits of this addition, will remain accessible at all times and will be maintained in a safe and sanitary condition by the owners of the lot or lots that are traversed by or adjacent to the Drainage Easement. The City will not be responsible for the maintenance and operation of said Easement or for any damage to private property or person that results from conditions in the Easement, or for the control of erosion. No construction of any type of building, fence or any other structure within the Drainage Easement, as herein above defined shall be permitted, unless approved by the City Engineer. Provided, however, it is understood that in the event it becomes necessary for the City to erect or consider erecting any type of drainage structure in order to improve the storm drainage that may be occasioned by drainage in or adjacent to the subdivision, then in such event, the city shall have the right to enter upon the Drainage Easement at any point, or points, to investigate, survey or to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep the Drainage Easement clean and free of debris, silt, and any substance which would result in unsanitary conditions or obstruct the flow of water, and the city shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions which may occur. The natural drainage through the Drainage Easement is subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City shall not be liable for any damages of any nature resulting from the failure of any structure or structures, within the easement.

9. The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

OWNER:
First United Methodist
Church of Celina

ENGINEER:
Trevor L. Castilla, P.E.
Civil Consulting Group, PLLC
Texas Firm No. F-9356
1515 Heritage Drive, Suite 212 | McKinney, Texas | 75069 | 972.569.9193
102 N. Shiloh Road, Suite 204 | Garland, Texas | 75042 | 972.487.8380
972.569.9197 (fax)

SURVEYOR:
North Texas Surveying, L.L.C.
Registered Professional Land Surveyors

1515 South McDonald St, Suite 110
McKinney, Tx. 75069
Ph. (469) 424-2074 Fax: (469) 424-1997
www.northtexasurveying.com

OWNER'S CERTIFICATE

**COUNTY OF COLLIN)
STATE OF TEXAS)**

WHEREAS, FIRST UNITED METHODIST CHURCH OF CELINA is the owner of a tract of a land situated in the M.E.P. and P.R.R. Survey, Abstract No. 644, in the City of Celina, Collin County, Texas, said being described by deed to First United Methodist Church of Celina (FUMC), as recorded under Document No. 20060619000837780, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the southwesterly corner of said FUMC tract, same being the northwesterly corner of a tract of land described by deed to Landmark/Celina West, L.P., as recorded in Volume 5505, Page 3689, of the Deed Record, of Collin County, Texas (D.R.C.C.T.), same being in the easterly monumented line of F.M. Highway No. 428;

THENCE North 01°15'19" East, along the easterly monumented line of said F.M. Highway No. 428, a distance of 547.07' to a 1/2" iron rod found at the most westerly northwest corner of said FUMC tract, same being the southwesterly corner of a tract of land described by deed to Nadim F. Nimeh Family Trust, as recorded under Document No. 20110126000102110, O.P.R.C.C.T.;

THENCE South 88°37'54" East, along the common line between said Nimeh and FUMC tracts, a distance of 965.78' to a 1/2" iron rod with a plastic cap stamped "RPLS 3688" found for the southeasterly corner of said Nimeh tract, same being an angle point of said FUMC tract;

THENCE North 15°06'00" East, continuing along the common line between said Nimeh and FUMC tracts, a distance of 669.13' to a 1/2" iron rod found for the northeasterly corner of said Nimeh tract, same being the most northerly northwest corner of said FUMC tract, said corner also being in the southerly monumented line of F.M. Highway No. 455;

THENCE South 88°39'54" East, along the southerly monumented line of F.M. Highway No. 455, a distance of 152.64' to a point for corner from which a 3/8" iron rod found bears, South 73°49'35" East, a distance of 1.20' and a 1/2" iron rod found bears, South 00°23'18" West, a distance of 3.97', said point for corner being the northeasterly corner of said FUMC tract, same also being the northwesterly corner of that tract of land described by deed to SPJ Holdings, LLC, as recorded under Document No. 20070503000600710, O.P.R.C.C.T.;

THENCE South 00°22'02" West, along the common line between said SPJ Holdings, LLC and FUMC tracts, a distance of 304.07' to a 1/2" iron rod found at the southwesterly corner of said SPJ Holdings, LLC tract, same being the northwesterly corner of Lot 12, Block F, of **PHASE ONE TOLLESON ESTATES**, an addition to the City of Celina, as recorded in Volume M, Page 378, of the Map Records, of Collin County, Texas (M.R.C.C.T.);

THENCE South 00°20'19" West, along the common line between said **PHASE ONE TOLLESON ESTATES** and FUMC tract, a distance of 893.28' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set at the southeasterly corner of said FUMC tract, said corner also being the northeasterly corner of the aforementioned Landmark/Celina West, L.P. tract, from which a 1/2" iron rod with a plastic cap stamped "RPLS 3688" bears, North 76°57'21" West, a distance of 0.47';

THENCE North 88°37'54" West, along the common line between said FUMC and Landmark/Celina West, L.P. tracts, a distance of 1297.53' to the **POINT OF BEGINNING** and containing 19.789 acres of land, more or less.

**COUNTY OF COLLIN)
STATE OF TEXAS)**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That we, FIRST UNITED METHODIST CHURCH OF CELINA, do hereby adopt this plat designating the herein above described property as **FIRST UNITED METHODIST CHURCH OF CELINA ADDITION**, an addition to the City of Celina, Collin County, Texas and do hereby dedicate in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown hereon. The easements shown thereon are hereby reserved for the purposes indicated. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for mutual use and accommodation of all public utilities using or desiring to use the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Celina's use thereof. The City of Celina and public utility entities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility).

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Celina, Texas.

Witness my hand, this the _____ day of _____, 2015.

By: _____
Authorized Representative

**COUNTY OF COLLIN)
STATE OF TEXAS)**

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same is his act and deed in the capacity therein stated and for the purposes therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE on this, the _____ day of _____, 2015.

NOTARY PUBLIC in and for the State of Texas

CONSTRUCTION PLAT
FIRST UNITED METHODIST
CHURCH OF CELINA
Lot 1, Block A

862,018 / 19.789 Acres
M.E.P. and P.R.R. Survey,
Abstract No. 644
City of Celina, Collin County, Texas



Finance Department
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Jay Toutounchian, Finance Director
CC: Mike Foreman, City Manager
Date: August 11, 2015
Re: Tax Rate

Action Requested:

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 25, 2015 at 6:00 p.m. and Tuesday, September 1, 2015 at 6:00 p.m. (record vote) Toutounchian

Background Information:

Annual Process to set Ad Valorem Tax rate.

Board Review/Citizen Input:

N/A

Alternatives:

Financial Considerations:

Legal Review:

Supporting Documents:

Staff Recommendation:



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Michael Montgomery, Administrative Services
Date: August 11, 2015
Re: Approve

Action Requested:

Consider and act upon an Interlocal Agreement by and between The City of Celina, Texas and the City of Weston Texas, for Municipal Court Services and authorize the City Manager to exercise the 90 day termination. (Foreman)

Background Information:

The City of Celina and City of Weston currently have an Interlocal agreement for Municipal Court Services. However, this agreement is costing the City of Celina too much due to prosecution costs. This would allow the City Manager to issue the City of Weston a 90 day notice for termination of the Interlocal agreement

Supporting Documents:

Interlocal Agreement with City of Weston

Staff Recommendation:

Approve



COPY

STATE OF TEXAS §
 §
 COUNTY OF COLLIN §

**INTERLOCAL COOPERATION AGREEMENT FOR
MUNICIPAL COURT SERVICES**

WHEREAS, the City of Celina, Texas ("Celina") and the City of Weston, Texas ("Weston") (together, the "Cities") are Type A General Law municipalities duly incorporated pursuant to the general laws of the State of Texas; and

WHEREAS, Celina and Weston are authorized and empowered pursuant to V.T.C.A. Government Code, Chapter 791, the Interlocal Cooperation Act, to agree with one another to perform governmental functions and services, including municipal court services; and

WHEREAS, Celina and Weston desire to improve the efficiency and effectiveness of municipal court services provided to the citizens of both Cities; and

WHEREAS, Weston has the authority to authorize Celina to perform the municipal court services as provided herein and Celina and has the authority to so act; and

WHEREAS, Celina and Weston desire to enter into this Agreement and agree that this Agreement is in the best interest of and serves the public health, safety and welfare of the Cities.

NOW THEREFORE, Celina and Weston, for and in consideration of the mutual promises and covenants herein made, the benefits flowing to each of the parties hereto, and other good and valuable consideration, Celina and Weston do hereby contract and agree as follows:

I.

The Effective Date of this Agreement shall be the 1st day of January, 200⁴. The term of this Agreement shall be for a period of one (1) year and will be automatically renewed on the 1st day of January of each year unless written notice to terminate or modify the terms of the Agreement are given 90 days prior to renewal date. Such written notice shall be given no later than ninety (90) days in advance of the expiration date of the Agreement, or no later than ninety (90) days in advance of the termination date of any renewal Agreement as provided herein.

II.

For the purposes and consideration herein stated and contemplated, Celina by and through its municipal court, shall provide the following necessary and appropriate services for Weston to the maximum extent authorized by this Agreement, without regard to race, sex, religion, color, age, disability, or national origin, to-wit:

The adjudication of Class C misdemeanor crimes, issuing arrest warrants, collecting and receipting fines and court costs, filing the required monthly Office of Court

Administration Reports, filing the required State Comptroller's Office reports, remitting the quarterly payments to the office of the State Comptroller, preparing and submitting reports of all moving traffic violation convictions to the Department of Public Safety, and other necessary functions. The Celina Municipal Court Clerk will serve in a like capacity for the City of Weston. Each such complaint shall be processed in the same manner as a complaint filed for a violation of a law within the corporate limits of Celina.

III.

All fines and fees collected by and through the Municipal Court (less that amount paid to the state as required by law) are credited to Celina.

IV.

Celina agrees to and accepts full responsibility for the acts, negligence, and/or omissions of all Celina employees, servants, agents and representatives doing work under this Agreement. Weston agrees to and accepts full responsibility for the acts, negligence, and/or omissions of all Weston employees, servants, agents and representatives doing work under this Agreement.

V.

Celina understands and agrees that Celina employees, servants, agents and representatives shall at no time represent themselves to be employees, servants, agents and/or representatives of Weston. Weston understands and agrees that Weston employees, servants, agents and representatives shall at no time represent themselves to be employees, servants, agents and/or representatives of Celina.

VI.

Celina is a political subdivision of the State of Texas. The address of Celina is:

City of Celina
302 W Walnut
Celina, Texas 75009

Weston is a political subdivision of the State of Texas. The address of Weston is:

City of Weston
301 Main Street
P.O. Box 248
Weston, Texas 75097

VII.

This Agreement represents the entire agreement between Celina and Weston and supersedes all prior negotiations, representations and/or agreements, either written or oral. This Agreement may be amended only by written instrument signed by the governing bodies of both Cities or those authorized to sign on behalf of those governing bodies.

VIII.

The validity of this Agreement and of any of its terms or provisions, as well as the rights and duties of the parties hereto, shall be governed by the laws of the State of Texas. This Agreement shall be performable in Collin County, Texas. Venue under this Agreement lies in Collin County, Texas.

IX.

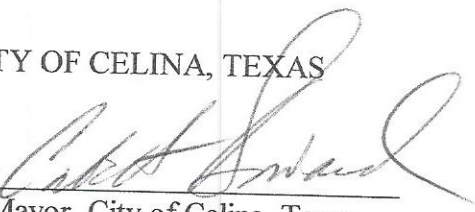
If any clause, paragraph, section or portion of this Agreement shall be found to be illegal, unlawful, unconstitutional or void for any reason, the balance of the Agreement shall remain in full force and effect and the parties shall be deemed to have contracted as if said clause, section, paragraph or portion had not been in the Agreement initially.

X.

The undersigned officers and/or agents of the parties hereto are the properly authorized official and have the necessary authority to execute this Agreement on behalf of the parties hereto, and each party hereby certified to the other that any necessary resolutions extending said authority have been duly passed and are now in full force and effect.

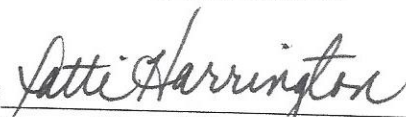
Executed in duplicate original at Collin County, Texas on the date and year first written above.

CITY OF CELINA, TEXAS

By: 

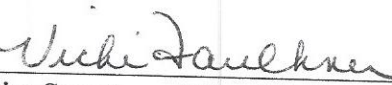
Mayor, City of Celina, Texas

CITY OF WESTON, TEXAS

By: 

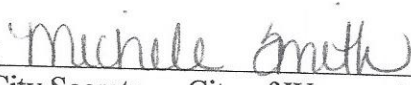
Mayor, City of Weston, Texas

ATTEST:

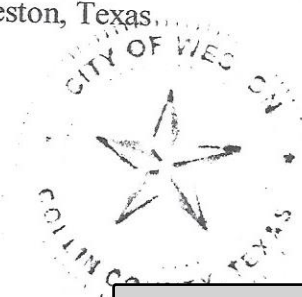
By: 

City Secretary, City of Celina, Texas

ATTEST:

By: 

City Secretary, City of Weston, Texas





Fire Department
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Kyle Mills, Deputy Fire Chief
Date: August 11, 2015
Re: Existing Medical Control Contract

Action Requested:

Consider and act upon an existing contract between the City of Celina and Tenet Frisco, LTD., A Texas Limited Partnership, doing business as Centennial Medical Center for Medical Control Services. (Mills)

Background Information:

The City of Celina Fire Department currently is in contract with Centennial Medical Center to provide Medical Control Services. The fire department re-evaluates this contract every 3 years through a committee and RFQ process. The committee has chosen a different medical director based on the qualifications criteria outlined in the RFQ and will need to send notice of intent not to renew the current contract.

Board Review/Citizen Input: RFQ Committee has met and made their recommendation

Alternatives: The only alternative is to go against committee recommendation and extend the existing contract.

Financial Considerations: None

Legal Review: Legal has been notified

Supporting Documents:

Staff Recommendation:

Staff Recommends Approval



Fire Department
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Kyle Mills, Deputy Fire Chief
Date: August 11, 2015
Re: New Medical Director Contract

Action Requested:

Consider and act upon a contract between the City of Celina and Jeff Beeson DO for Medical Control Services. (Mills)

Background Information:

The City of Celina Fire Department currently is in contract with Centennial Medical Center to provide Medical Control Services. The fire department re-evaluates this contract every 3 years through a committee and RFQ process. The committee has chosen a different medical director (Dr. Beeson) based on the qualifications criteria outlined in the RFQ. Dr. Beeson is a well known medical director on the local, state and national level. Dr. Beeson will bring a great deal of knowledge and leadership to Celina Fire Department.

Board Review/Citizen Input: The RFQ committee recommends Dr. Beeson

Alternatives:

Financial Considerations: None

Supporting Documents:

Staff Recommendation:

Staff Recommends approval



Finance Department
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Jay Toutounchian, Finance Director
 CC: Wayne Nabors, Place 2
 Date: August 11, 2015
 Re: 2015 Certificates of Obligation

Action Requested:

Consider and act upon a resolution approving and authorizing the publication of notice of intention to issue certificates of obligation and declaring expectation to reimburse expenditures with proceeds of future debt. (Toutounchian)

Background Information:

The City Council will consider the passage of one or more ordinances authorizing the issuance of certificates of obligation, in one or more series, in a principal amount not to exceed \$20,000,000 for the purpose of paying contractual obligations to be incurred (i) improving and extending the City's combined Waterworks and Sewer System, including the acquisition of land and rights-of-way therefor, (ii) constructing, improving and equipping certain municipal park and recreational facilities, including the acquisition of land and rights-of-way therefor, and (iii) constructing, improving and renovating streets, alleys, culverts and bridges, including drainage, landscaping, screening walls, curbs, gutters, sidewalks, signage and traffic signalization incidental thereto and the acquisition of land and rights-of-way therefor, and professional services rendered in connection with such projects

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

The certificates will be payable from ad valorem taxes and a limited pledge of the net revenues of the City's combined Waterworks and Sewer System.

Legal Review:

Reviewed

Supporting Documents:

Resolution

Staff Recommendation:

Refer to council

RESOLUTION NO. 2015-__R

A RESOLUTION approving and authorizing publication of notice of intention to issue certificates of obligation and declaring expectation to reimburse expenditures with proceeds of future debt.

WHEREAS, the City Council (the "Council") of the City of Celina, Texas (the "City"), has determined that certificates of obligation (the "Certificates") should be issued under and pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271, for the purpose of paying contractual obligations to be incurred for authorized need and purposes, to wit (i) improving and extending the City's combined Waterworks and Sewer System, including the acquisition of land and rights-of-way therefor, (ii) constructing, improving and equipping certain municipal park and recreational facilities, including the acquisition of land and rights-of-way therefor, and (iii) constructing, improving and renovating streets, alleys, culverts and bridges, including drainage, landscaping, screening walls, curbs, gutters, sidewalks, signage and traffic signalization incidental thereto and the acquisition of land and rights-of-way therefor (together, the "Project") and professional services rendered in connection with such projects and the financing thereof; and

WHEREAS, the City further intends to make certain capital expenditures with respect to the Project and currently desires and expects to reimburse the capital expenditures with proceeds of the Certificates; and

WHEREAS, under Treas. Reg. § 1.150-2 (the "Regulation"), to fund such reimbursement with proceeds of tax-exempt obligations, the City must declare its expectation to make such reimbursement; and

WHEREAS, the City desires to preserve its ability to reimburse the capital expenditures with proceeds of tax-exempt obligations; and

WHEREAS, prior to the issuance of such certificates, the Council is required to publish notice of its intention to issue the same in a newspaper of general circulation in the City, said notice stating (i) the time and place the Council tentatively proposes to pass the ordinance authorizing the issuance of the certificates, (ii) the maximum amount proposed to be issued, (iii) the purposes for which the certificates are to be issued and (iv) the manner in which the Council proposes to pay the certificates; now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA:

SECTION 1: The City reasonably expects to reimburse capital expenditures with respect to the Project with proceeds of debt hereafter to be incurred by the City, and this resolution shall constitute a declaration of official intent under the Regulation.

SECTION 2: The City Secretary is hereby authorized and directed to cause notice to be published of the Council's intention to issue certificates of obligation, in one or more series, in a principal amount not to exceed the amount set forth in **Exhibit A** attached hereto for the purpose of paying contractual obligations to be incurred for (i) improving and extending the City's combined Waterworks and Sewer System, including the acquisition of land and rights-of-way therefor, (ii) constructing, improving and equipping certain municipal park and recreational facilities, including the acquisition of land and rights-of-way therefor, and (iii) constructing, improving and renovating streets, alleys, culverts and bridges, including drainage, landscaping, screening walls, curbs, gutters, sidewalks, signage and traffic signalization incidental thereto and the acquisition of land and rights-of-way therefor, and professional services rendered in connection with such projects and the financing thereof, and such certificates shall be payable

from ad valorem taxes and a limited pledge of the net revenues of the City's combined Waterworks and Sewer System. The notice hereby approved and authorized to be published shall read substantially in the form and content of **Exhibit A** hereto attached and incorporated herein by reference as a part of this resolution for all purposes.

SECTION 3: The City Secretary shall cause the aforesaid notice to be published in a newspaper of general circulation in the City, once a week for two consecutive weeks, the date of the first publication to be at least thirty-one (31) days prior to the date stated therein for the passage of the ordinance authorizing the issuance of the certificates of obligation.

SECTION 4: It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Texas Government Code, Chapter 551, as amended.

SECTION 5: This Resolution shall be in force and effect from and after its passage on the date shown below.

[remainder of page intentionally left blank]

PASSED AND ADOPTED, this August 11, 2015.

CITY OF CELINA, TEXAS

ATTEST:

Mayor

City Secretary

(City Seal)

Attachment: CELINA CO 2015 - Intent Resolution - WS Phase II_adding parks land - with reimbursement declaration (1211 : 2015 CO Series)

EXHIBIT A

NOTICE OF INTENTION TO ISSUE CITY OF
CELINA, TEXAS, CERTIFICATES OF OBLIGATION

TAKE NOTICE that the City Council of the City of Celina, Texas, shall convene at 6:00 p.m. on the 17th day of September, 2015, in the City Council Chambers located at 112 N. Colorado Street, Celina, Texas, and, during such meeting, the City Council will consider the passage of one or more ordinances authorizing the issuance of certificates of obligation, in one or more series, in a principal amount not to exceed \$20,000,000 for the purpose of paying contractual obligations to be incurred (i) improving and extending the City's combined Waterworks and Sewer System, including the acquisition of land and rights-of-way therefor, (ii) constructing, improving and equipping certain municipal park and recreational facilities, including the acquisition of land and rights-of-way therefor, and (iii) constructing, improving and renovating streets, alleys, culverts and bridges, including drainage, landscaping, screening walls, curbs, gutters, sidewalks, signage and traffic signalization incidental thereto and the acquisition of land and rights-of-way therefor, and professional services rendered in connection with such projects and the financing thereof, and such certificates shall be payable from ad valorem taxes and a limited pledge of the net revenues of the City's combined Waterworks and Sewer System. The certificates are to be issued, and this notice is given, under and pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271.

Vicki Faulkner, City Secretary
City of Celina, Texas