



**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**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Attendee Name	Organization	Title	Status	Arrived
Wayne Nabors	City of Celina	Place 2	Present	
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	Present	

Mayor Terry called the meeting to order at 5:00 pm.

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Eagle Scout Project-landscape of historical marker (Matt Anderson)
- B. Kiosk Sign Program for home builders (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 October 6th (Griggs)
- G. Focused Advocacy 2015 Legislative Update (Brandon Aghamalian)
- H. Tax Rate Hearings Aug 25 and Sep 1, and Budget Hearing Sep 8 Schedule (Toutounchian)

III. EXECUTIVE SESSION:

The City Council convened into closed session at 6:00 p.m. with City Manager Mike Foreman and City Attorney Lance Vanzant.

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.

The City Council reconvened into open session at 6:30 p.m. Councilman Nabors moved to authorize the City Manager to negotiate and sign a contract for property discussed in executive session. Mayor Pro Tem Roberts seconded. Motion carried. 6-yes;0-no.

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

Mayor Terry led the pledges of allegiance. Corbett Howard gave the invocation.

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

Mayor Terry awarded the Mayor's Community Leadership Award to Melissa Cromwell, Chamber of Commerce President and Melessa Barbknecht, a Family and Consumer Sciences Teacher at Celina High School for their work with students in Celina High School's student organization Family, Career and Community Leaders of America.

VI. OPEN FORUM:

Jon Wojan of 2699 Twelve Oaks spoke regarding the Wells South Development. He believes a medium density development next to estate properties is an abrupt change. He encouraged the council to consider the current residents.

Ann Dover of 3621 Preston Hills spoke regarding the Wells South Development. She said she enjoys the large lots and would like to reiterate what Mr. Wojan said and suggest one acre lots on the perimeter of this development with the smaller lots on the interior.

VII. CONSENT AGENDA:

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

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 and Special Meeting - 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)

At 6:45 pm Mayor Terry recused himself from the meeting due to a conflict of interest. Mayor Pro Tem Anderson opened the hearing at 6:45 pm. No public comment was received. The hearing is continued to the September 8th council meeting.

- 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)

Mayor Pro Tem Anderson opened the hearing at 6:50 pm. No public comment was received. The hearing is continued to the September 8th council meeting.

- 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 Helmlinger 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)

Mayor Terry returned to the meeting at 6:50 pm. Mayor Terry opened the first hearing at 6:50 pm. No public comment was received. Mayor Terry closed the first hearing at 6:50 pm. Mayor Terry opened the second hearing at 6:50 pm. No public comment was received. Mayor Terry closed the second hearing at 6:51 pm. The Service Plan has been on file for public view.

- 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)

Mayor Terry opened the first hearing at 6:51 pm. No public comment was received. Mayor Terry closed the first hearing at 6:52 pm. Mayor Terry opened the second hearing at 6:52 pm. No public comment was received. Mayor Terry closed the second hearing at 6:52 pm. The Service Plan has been on file for public view.

- 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

Mayor Terry opened the first public hearing at 6:52 pm. No public comment was received. Mayor Terry closed the first hearing at 6:54 pm. Mayor Terry opened the second public hearing at 6:54 pm. No public comment was received. Mayor Terry closed the second hearing at 6:54 pm. The Service Plan has been on file for public view.

- 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)

City Planner Ben Rodriguez briefly explained the Service Plan for this annexation. The plan has been on file for public view. Mayor Terry opened the first public hearing at 6:54 pm. No public comment was received. Mayor Terry closed the first hearing at 6:55 pm. Mayor Terry opened the second public hearing at 6:55 pm. No public comment was received. Mayor Terry closed the second hearing at 6:56 pm.

- 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)

Mayor Terry opened the hearing at 6:56 pm. No public comment was received. Mayor Terry closed the hearing at 7:04 pm.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Carmen Roberts, Place 4
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- 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)

Mayor Terry opened the hearing at 7:04 pm. No public comment was received. Mayor Terry closed the hearing at 7:06 pm.

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

- 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)

Mayor Terry opened the hearing at 7:06 pm. No public comment was received. Mayor Terry closed the hearing at 7:07 pm.

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

- 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)

Mayor Terry opened the hearing at 7:07 pm. No public comment was received. Mayor Terry closed the hearing at 7:08 pm.

- 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)

Mayor Terry opened the hearing at 7:08 pm. No public comment was received. Mayor Terry closed the hearing at 7:10 pm.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Erik Geiger, Place 1
SECONDER:	Wayne Nabors, Place 2
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- 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 ±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)

Mayor Terry opened the hearing at 7:10 pm. Jon Wojan of 2699 Twelve Oaks asked what this TIRZ is for. Attorney Mack Reinwald explained that all the information for this project is not in yet. Dale Bainum of 3541 Heritage Trail asked if the city could require new developments like these to add local storm sirens. The hearing is continued to the September 8th council meeting.

- 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)

No public hearing was conducted and no action was taken on this item.

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)

Councilman Nabors moved to approve conditioned on changes made by staff.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Carmen Roberts, Place 4
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- 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)

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

- C. Consider and act upon authorizing the Finance and Government Committee to serve as the Charter Review Commission. (Vanzant)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lori Vaden, Andy Hopkins
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- 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

Mayor Terry called the roll for a vote: Councilwoman Roberts-yes; Councilwoman Vaden-yes; Councilman Hopkins-yes; Councilman Nabors-yes; Mayor Pro Tem Anderson-yes; Councilman Geiger-yes.

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

- 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)

No action was taken on this item.

- 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)

Councilwoman Vaden moved to approve item F (authorizing the City Manager to sign a 30 day notice of cancellation).

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

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

(At or below \$15,000 equal to the current contract)

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

- 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)

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

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 7:36 pm.

Sean Terry, Mayor

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

Date Minutes Approved