



**NOTICE OF
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
TUESDAY, AUGUST 8, 2017 AT 5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

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

Mayor Terry called the meeting to order at 5:01 p.m.

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Discussion regarding any and/or all agenda items.

No discussion took place.

III. EXECUTIVE SESSION:

The City Council adjourned into executive session at 5:02 p.m. with City Attorney (Interim City Manager) Lance Vanzant and newly appointed City Manager Jason Laumer.

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

A. Discussion regarding real property generally located north of West Pecan Street, east of North Louisiana Street and south of Malone Street.

Reconvene Into Open Session:

The City Council reconvened into open session at 5:32 p.m.

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

No action was taken on items discussed in executive session.

IV. PLEDGE OF ALLEGIANCE/INVOCATION:

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

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

VI. OPEN FORUM:

No public comment was received.

VII. CONSENT AGENDA:

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

A. Minutes Approval:

1. City Council - Regular Meeting - Jul 11, 2017 5:00 PM
2. City Council - Worksession - Jul 21, 2017 3:00 PM
3. City Council - Worksession - Jul 22, 2017 7:30 AM

B. Consider and act to execute an agreement between the Texas Department of Transportation and the City of Celina to contribute right of way funds for the widening and realignment of FM 2478 and FM 1461. (Fourmentin)

(2017-48R)

C. Consider and act upon a resolution setting a date, time, and place (Tuesday, September 12, 2017 at 5:00 p.m. and Tuesday, September 12, 2017 at 5:05 p.m.) at 112 N. Colorado St., Celina, TX 75009, for public hearings on the proposed annexation on an approximately 10.346 acre tract of land situated in the M.L. Qusley, J.C. Floyd, and J.M. Floyd Survey, Abstract No. 1053, Collin County, Texas. The property is generally located north of CR 95, west of Business 289, and south of CR 994. (Celina 10 Annexation) (Liebman)

(2017-45R)

D. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, amending its Code of Ordinances by adopting a right-of-way management ordinance; establishing regulations for construction, placement, and excavation in rights-of-way and public easements and amending the master fee schedule to adopt fees for the administration of the right-of-way management ordinance. (Liebman)

(2017-35)

E. Consider and act to authorize the mayor to execute a contract with Gaffey in the amount of \$25,501.16 to provide installation of crane at SE Sector Lift Station. (Johnson)

F. Consider and act to authorize the city manager to execute a memorandum of understanding (MOU) with the Buffalo Ridge Development. (Johnson)

- G. 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 Cooperation Agreement for use of the Richardson, Texas, City Fire Training Center. (Metdker)
- H. Consider and act upon appointment of Betsy Boudreaux to the Main Street Advisory Board. (Barton)

VIII. PUBLIC HEARING/ACTION:

- A. The City of Celina will conduct a public hearing to consider testimony on proposed assessments to be levied against the assessable property within the Cambridge Crossing Public Improvement District pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended. (Petty)

Mayor Terry opened the hearing at 5:34 p.m. No public comment was received. The hearing was closed at 5:34 p.m.

- B. The Celina City Council will conduct a public hearing to consider testimony and act upon a resolution of the City Council of the City of Celina, Texas, hereby authorizing the mayor to execute a development agreement by and between the City of Celina and the Celina Titus LLC. The property is ±105.94 acres situated in the Jonathan Westover Survey, Abstract No. 1030, and the Coleman Watson Survey, Abstract No. 945, in the City's ETJ, Collin County, Texas, and is generally located south of Choate Parkway, north of Frontier Parkway, east of Preston Road, and west of Custer Road. (Wilson Creek Meadows ETJ Development Agreement) (Petty)

(2017-47R) Mayor Terry opened the hearing at 5:35 p.m. Terry Mitchell with Contrast Development, 12689 Sunlight Drive, Dallas, Texas, gave a brief history of his company and the project. The hearing was closed at 5:44 p.m.

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

- C. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance of the City Council of the City of Celina, Texas, amending Ordinance No. 2006-57, as heretofore amended the same being the Comprehensive Zoning Ordinance, and amending the Official Zoning Map of the City by designating the zoning of a ±105.94 acre tract of land from AG, Agricultural zoning district to PD, Planned Development zoning district with base zoning designations of SF-R, single-family residential district. The property is situated in the Jonathan Westover Survey, Abstract No. 1030, and the Coleman Watson Survey, Abstract No. 945, Collin County, Texas. The property is generally located south of Choate Parkway, north of Frontier Parkway, east of Preston Road, and west of Custer Road. (Wilson Creek Meadows Zoning) (Liebman)

(2017-36) At this time Mayor Terry took IX Action Item D. He then returned to VIII Public Hearing Item C. Mayor Terry opened the hearing at 5:47 p.m. No public comment was received. The hearing was closed at 5:47 p.m.

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

- D. The Celina City Council will conduct two public hearings at 5:00 p.m. and 5:05 p.m. to consider testimony on the proposed annexation of an approximate 15.471 acre tract of land and half of adjacent right-of-way situated in the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas. The property is generally located north of Frontier Parkway to the west of the BNSF Railroad, and on the east side of Prairie Crossing. (Stelzer Annexation) (Liebman)

Mayor Terry opened the first hearing at 5:45 p.m. No public comment was received. The hearing was closed at 5:45 p.m. Mayor Terry opened the second hearing at 5:46 p.m. No public comment was received. The hearing was closed at 5:46 p.m.

- E. The Celina City Council will conduct a public hearing to consider testimony on the amendment to Reinvestment Zone Number Four, City of Celina, Texas, Final Project and Financing Plan and its benefits to the City of Celina and to provide a reasonable opportunity for any owner of property within the Reinvestment Zone to protest the amendment to the Reinvestment Zone Number Four, City of Celina, Texas, Final Project and Financing Plan generally located at the Northeast corner of FM 1385 and Parvin Road intersection, North of US 380 and within the City of Celina, Texas and as more particularly described by a Metes and Bounds description available at Celina City Hall and available for public inspection. At the Public Hearing any interested person may speak for or against the amendment to the Reinvestment Zone Number Four, City of Celina, Texas, Final Project and Financing Plan. (Sutton Fields II)

Mayor Terry recused himself and left the room at this time due to a conflict of interest. Mayor Pro Tem Anderson opened the hearing at 5:48 p.m. No public comment was received. Councilman Hopkins moved to continue the public hearing to the September 12th regular city council meeting.

RESULT:	TABLED [UNANIMOUS]	Next: 9/12/2017 5:00 PM
MOVER:	Andy Hopkins, Place 3	
SECONDER:	Wayne Nabors, Place 2	
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson, Nabors	

- F. The Celina City Council will conduct a public hearing to consider testimony on the creation of a Reinvestment Zone and its benefits to the City of Celina and to provide a reasonable opportunity for any owner of property within the proposed Reinvestment Zone to protest the inclusion of their property within the proposed Reinvestment Zone, which proposed zone consists of approximately 493.439 acres generally located North of Parvin Road, East of FM 1385, South and North of Crutchfield Road, and West of Crutchfield Road as it turns South and Parvin Road as it turns North in the City of Celina, Texas and as more particularly described by a Metes and Bounds description available at Celina City Hall and available for public inspection. At the Public Hearing, any interested person may speak for or against the inclusion of property within the Zone, the creation of the Reinvestment Zone, its boundaries, or the concept of Tax Increment Financing. (Sutton Fields II)

Mayor Pro Tem Anderson opened the hearing at 5:50 p.m. No public comment was received. Councilman Hopkins moved to continue the public hearing to the September 12th regular city council meeting.

RESULT:	TABLED [UNANIMOUS]	Next: 9/12/2017 5:00 PM
MOVER:	Andy Hopkins, Place 3	
SECONDER:	Wayne Nabors, Place 2	
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson, Nabors	

IX. ACTION ITEM:

- A. Consider and act to authorize the city manager to execute a memorandum of understanding (MOU) with the Chalk Hill Development. (Johnson)

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

- B. Consider and act on a Construction Plat for Chalk Hill Phase 1, being ± 40.769 acres of land situated in the George W. Eastes Survey, Abstract No. 299, and Wade H. Rattan Survey, Abstract No. 753 in the City of Celina, Collin County, Texas, containing 160 residential lots and four (4) open space lots. The property is generally located south of County Road 102, east of Preston Road, and north of County Road 134, and west of County Road 132. (Chalk Hill Phase 1 Construction Plat) (Liebman)

Councilman Hopkins moved to approve pending conditions to abandon CR 102 with Legacy Road to be completed to its terminus and a right of entry to be prepared to construct improvements.

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

- C. Consider and act upon a Final Plat for Creeks of Legacy Phase 2C, being a ± 22.986 acre tract of land situated in the WM Davenport Survey, Abstract No. 262, and the F.D. Gary Survey, Abstract No. 361, City of Celina, Collin County, Texas. The property is generally located north of Frontier Parkway, west of Doe Branch Boulevard, east of CR 6 and south of Clear Creek Parkway. (Creeks of Legacy Phase 2C Final Plat) (Liebman)

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

- D. Consider and act upon an ordinance annexing a ± 105.94 acre tract of land situated in the Jonathan Westover Survey, Abstract No. 1030, and the Coleman Watson Survey, Abstract No. 945, Collin County, Texas. The property is in the City of Celina's ETJ, generally located south of Choate Parkway, north of Frontier Parkway, east of Preston Road, and west of Custer Road. (Wilson Creek Meadows Annexation) (Liebman)

(2017-37)

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

- E. Consider and act to propose an ad valorem tax rate of \$.645 (M & O 0.4278, I & S 0.2172) for 2017, and set public hearing dates of Tuesday, August 22, 2017 at 5:00 p.m. and Tuesday, August 29, 2017 at 5:00 p.m. (Record Vote) (Toutouchian)

Mayor Terry returned to the meeting at 5:56 p.m. Mayor Terry called the roll for a vote. Mindy Koehne-yes; Andy Hopkins-yes; Bill Webber-yes; Carmen Roberts-yes; Chad Anderson-yes; Wayne Nabors-yes.

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

- F. Consider and act upon an ordinance of the City Council of the City of Celina, Texas authorizing the issuance of Certificates of Obligation, Series 2017 and all matters incident and related thereto. (Toutouchian)

(2017-38) Erick Macha with First Southwest Securities explained the offering and issuance of the bond.

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

- G. Consider and act upon a Final Plat for the Bobcat Kuntry Addition, being a ±.698 acre tract of land situated in the John Willock Survey, Abstract No. 975, City of Celina, Collin County, Texas. The property is generally located north of Pecan Street, south of Beech Street, west of Oklahoma Drive, and east of the St. Louis, San Francisco and Texas Railroad, containing one (1) lot. (Bobcat Kuntry Final Plat) (Liebman)

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

- H. Consider and act upon a Final Plat for Celina High School Addition, being a ±83.113 acre tract of land situated in the Wade H. Ratton Survey, Abstract No. 753, City of Celina, Collin County, Texas. The property is generally located north of CR 134, east of Preston Road, and south of CR 105, containing two (2) lots. (Celina High School Final Plat) (Liebman)

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

- I. Consider and act upon the Main Street Advisory Board's recommendation for the directional kiosk to be located at the northeast corner of FM 455/ E Pecan and Preston Road. (Barton)

Bill Webber moved to approve with the addition of the Chamber of Commerce name being added to the sign.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Webber, Place 1
SECONDER:	Mindy Koehne, Place 5
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson, Nabors

- J. Consider and act upon nominations for mayor pro tem and deputy mayor pro tem. (Terry)

Councilman Hopkins moved to appoint Chad Anderson as Mayor Pro Tem and Wayne Nabors as Deputy Mayor Pro Tem.

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

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 6:10 p.m.

Sean Terry, Mayor

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

Date Minutes Approved