



**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. Toutounchian

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.

- 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

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

RESULT:	NO ACTION	Next: 7/29/2015 5:00 PM
----------------	------------------	--------------------------------

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

RESULT:	NO ACTION	Next: 7/29/2015 5:00 PM
----------------	------------------	--------------------------------

- 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 ± 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 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