



**NOTICE OF
CITY COUNCIL REGULAR MEETING
CITY COUNCIL CHAMBERS 112 N. COLORADO ST, CELINA, TX 75009
TUESDAY, JULY 12, 2016 AT 5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

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

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

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Library update (Shaw)
- B. Engineering update (Johnson)
- C. Employee recognition (Mayor)

Mayor Terry presented a plaque of appreciation to Parks Director Cody Webb in recognition of his 10 years of service to Celina.

- D. Gigabit City project update (Howard)

III. EXECUTIVE SESSION:

The City Council adjourned into executive session at 5:20 PM with City Attorney Trey Sargent, Interim City Manager Helen-Eve Liebman, Director of Public Works Gabe Johnson and Planner Ben Rodriguez.

- A. 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.
- B. Property generally located North of FM 455, east of Bus SH 289, east of N. Florida and south of CR 58.

Reconvene into Open Session

The City Council reconvened into open session at 6:02 PM.

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

No action was taken.

IV. PLEDGE OF ALLEGIANCE/INVOCATION:

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

Mayor Terry led the pledges of allegiance. Corbett Howard gave the invocation with a special note in support of Celina Police Officers. Chief Mark Metdker thanked the City Council for their support.

VI. OPEN FORUM:

Mayor Terry noted that the Certificates of Obligation, Series 2016 would be considered on July 19th (at 5:30 PM).

Philip Ferguson of 1344 Bateman Lane stated that he was a member of the Heritage HOA and would like the council to look at their residential parking regulations for things such as boats and RVs.

VII. CONSENT AGENDA:

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

A. Minutes Approval:

1. City Council - Regular Meeting - Jun 14, 2016 5:00 PM

B. Consider and act to authorize the City Manager to execute an agreement amendment with NTTA and Collin County for Dallas North Tollway ROW utility crossings. (Johnson)

C. Consider and act upon a resolution of the City Council of the City of Celina, Texas, setting dates, times and place (Tuesday August 9, 2016 at 5:00 p.m. and Tuesday, August 23, 2016 at 5:30 p.m.) for public hearings on the proposed involuntary annexation of Wilson Creek being 82.414 acres situated in the Coleman Watson Survey, Abstract No. 945 and comprised of thirty-one (31) residential lots. (Wilson Creek Estates Phase 2 Involuntary Annexation) (Liebman)

(2016-42R)

D. Consider and act upon a Chapter 43 Pre-Annexation Agreement between the City of Celina, Texas, Lewis Dickerson, and Dorothy Stambaugh for approximately 49.084 acres situated in the Thomas Stayton Survey, Abstract No. 0805, Tract 1. (Dickerson Pre-Annexation Agreement) (Liebman)

E. Consider and act upon a resolution of the City of Celina, Texas, establishing a time and date for regularly scheduled meetings and work sessions. (Faulkner)

(2016-43R)

- F. Consider and act upon a resolution of the City Council of the City of Celina, Texas, authorizing the Mayor, Council Members, City Manager, City Secretary and City Treasurer to sign checks and drafts on city accounts. (Toutounchian)

(2016-38R)

- G. Consider and act to authorize the City Manager to execute a contract by and between the City of Celina and Public Management, Inc., upon review and approval from the City Attorney for administrative services related to 2016 CDBG project. (Johnson)

- H. Consider and act upon an amendment to the contract for legal services between the City of Celina and Hayes, Berry, White and Vanzant. (Vanzant)

- I. Consider and act upon a resolution to support the construction of a driveway for the proposed Ace Hardware site at 1371 S Preston Road. (Johnson)

(2016-39R)

- J. Consider and act upon an ordinance of the City Council of the City of Celina, Texas amending the Code of Ordinances, Chapter I, General Provisions, Article 1.04: Boards, Commissions, and Committees, Division 4: Library Board; adding two members to the board. (Shaw)

(2016-46)

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct two public hearings at 6:00 p.m. and 6:05 p.m. on the proposed voluntary annexation of two tracts of city land within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas and described as follows: being a 4.006 acre tract of land situated in the Henry Bentley Survey, Abstract No. 124, Collin County, Texas, and generally located at the southwest corner of FM 455 and FM 428; and being a 14.974 acre tract of land situated in the Henry Bentley Survey, Abstract No. 124, Collin County, Texas and generally located on the south side of FM 455 and west of FM 428, and the rights-of-way adjacent to these properties. (City Park Land Annexation Public Hearings) (Liebman)

Mayor Terry opened the first hearing at 6:09 PM. No public comment was received. Mayor Terry closed the hearing at 6:09 PM.

Mayor Terry opened the second hearing at 6:09 PM. No public comment was received. Mayor Terry closed the hearing at 6:10 PM.

- B. The Celina City Council will conduct a public hearing on the proposed voluntary annexation of the following tracts of land within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas and described as follows: being an approximately 69.34 acre tract of land situated in the B.B.B. & C.R.R. Survey, Abstract No. 130, Tract 14 and generally located north of CR 130, and east of CR 132, and the portions of right-of-way adjacent to the O'Donnell Equestrian Tract: being a 1.31 acre strip of land in the William Stapp Survey, Abstract No. 834 (CR 128) and being a 1.14 acre strip of land in the Benjamin Haile Survey, Abstract No. 397 (CR 130), within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (O'Donnell Equestrian Tract Annexation) (Liebman)

Mayor Terry opened the hearing at 6:10 PM. No public comment was received. Mayor Terry closed the hearing at 6:12 PM.

- 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 land that is an approximately 641.3 acre tract of land situated in the John Culwell Survey, Abstract No. 208, the Hezekiah Culwell Survey, Abstract No. 186, the B.B.B. & C.R.R. Survey, Abstract Nos. 129 and 130, and the George Jay Survey, Abstract No. 488 and generally located north of CR 130, south of CR 134, and east of CR 101, and west of CR 133, 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 #58. (O'Donnell Rezoning) (Liebman)

Mayor Terry opened the hearing at 6:13 PM. No public comment was received. The hearing will be continued to August 9th.

- D. The Celina City Council will conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 4.896 acre tract of land from an AG-Agricultural zoning district to a PD-Planned Development zoning district #66 with the base zoning designation of R/O – Retail Office. The property is situated in the John Ragsdale Survey, Abstract No. 735, Collin County, Texas and generally located on the north side of FM 455 and west of CR 946. (Pakvest Rezoning) (Liebman)

(2016-47) Mayor Terry opened the hearing at 6:19 PM. No public comment was received. Mayor Terry closed the hearing at 6:19 PM.

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

- E. The Celina City Council will conduct two public hearings at 6:00 p.m. and 6:05 p.m. on the proposed involuntary annexation of a ±119.244 acre tract of land situated in the Levin Routh Survey, Tract 2, Collin County Texas The property is contiguous to and adjoining the City and are generally located on the approximate Southeast corner of CR 87 & CR 90 (Celina/Coit Road, LLC. Annexation) (Liebman)

Mayor Terry announced no hearing would be held on this item.

- F. The Celina City Council will conduct a public hearing on the proposed involuntary annexations of a ±1.39 acre tract of land situated in the Swanner Addition, Block A, Lot 1, Collin County, Texas; a ±4.563 acre tract of land situated in the Edgemon Addition Block A, Lots 1 & 2, Collin County, Texas; a ±2.5 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, Tract 39 Collin County, Texas; and a ±2.5 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, Tract 40, Collin County, Texas. The properties are contiguous to and adjoining the City and are generally located on the Northwest corner of FM 1461 (Frontier Parkway) & FM 2478 (Custer Road) (Custer Road Annexations) (Liebman)

Mayor Terry opened the hearing at 6:21 PM. No public comment was received. Mayor Terry closed the hearing at 6:22 PM.

- G. The Celina City Council will conduct a public hearing to consider and discuss the proposed assessments to be levied against the assessable property within the Glen Crossing Public Improvement District (PID), pursuant to the provisions of Chapter 372 of the Texas Local Government Code. The property is a ±109.090 acre tract of land sthe situated in the Collin County School Land Survey, Abstract No. 167 Collin County, Texas and located within the City limits of the City of Celina, Texas. The property is generally located south of CR 55, north of CR 53, east of CR 52 and west of CR 1117, on a tract of land situated in the Collin County School Land Survey, Abstract No. 167 Collin County, Texas. (Glen Crossing) (Liebman)

Mayor Terry opened the hearing at 6:23 PM. No public comment was received. Mayor Terry closed the hearing at 6:23 PM.

- H. The Celina City Council will conduct a public hearing to consider and discuss revising and or determining the amount/percentage of participation in Tax Increment Reinvestment Zone Number Six (Glen Crossing)

Mayor Terry opened the hearing at 6:24 PM. No public comment was received. Mayor Terry closed the hearing at 6:24 PM.

IX. ACTION ITEM:

- A. Consider and act upon an ordinance approving the Glen Crossing Tax Increment Reinvestment Zone Number Six, City of Celina, Texas Final Project and Finance Plan for Glen Crossing. (Glen Crossing) (Liebman)

(2016-48) Approval subject to final pricing, exhibits and Land Use Attorney approval.

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

- B. Consider and act upon a ordinance of the City Council of the City of Celina, Texas, approving and authorizing the Mayor to execute a Glen Crossing Tax Increment Reinvestment Zone Number Six Reimbursement Agreement between the City of Celina, Texas and W/J CR55 LP. (Glen Crossing) (Liebman)

(2016-49) Approval subject to final pricing, exhibits and Land Use Attorney approval.

RESULT:	APPROVED [UNANIMOUS]
SECONDER:	Carmen Roberts, Place 4
AYES:	Hopkins, Roberts, Anderson, Vaden, Nabors
ABSENT:	Webber

- C. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, accepting and approving a Service and Assessment Plan and Phase #1 Assessment Roll for Glen Crossing Public Improvement District; making a finding of Special Benefit to the property in the District, levying special assessments against property within the District and establishing a lien on such property; providing for payment of the Phase #1 Assessments, in accordance with Chapter 372, Texas Local Government Code, as amended; providing a method of assessment and the payment of Major Improvement Area assessments, and providing penalties and interest on delinquent assessments. (Glen Crossing PID) (Liebman)

(2016-50) Approval subject to final pricing, exhibits and Land Use Attorney approval.

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

- D. Consider and act upon a resolution of the City Council of the City of Celina, Texas, approving and authorizing the Mayor to execute a Glen Crossing Public Improvement District Reimbursement Agreement between the City of Celina, Texas and W/J CR55 LP. (Glen Crossing) (Liebman)

(2016-40R) Approval subject to final pricing, exhibits and Land Use Attorney approval.

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

- E. Consider and act upon of an ordinance approving and authorizing the issuance and sale of the City of Celina, Texas, special assessment revenue bonds, series 2016 (Glen Crossing Public Improvement District Phase #1 project); and approving and authorizing related agreements, and providing an effective date.

(2016-51) Approval subject to final pricing, exhibits and Land Use Attorney approval.

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

- F. Consider and act upon an ordinance amending the City's Code of Ordinances, Appendix A, Fee Schedule. (Liebman)

RESULT:	NO ACTION	Next: 8/9/2016 5:00 PM
----------------	------------------	-------------------------------

- G. Consider and act upon a resolution of the City Council of the City Of Celina hereinafter referred to as "Applicant", designating certain officials as being responsible for action for and on behalf of the "Applicant" in dealing with Collin County, hereinafter referred to as "County"; for the purpose of participating in the "County's" Parks And Open Space Project Funding Assistance Program, hereinafter referred to as the "Program"; certifying that the "Applicant" is eligible to receive program assistance; certifying that the "Applicant" matching share is readily available; and dedicating the proposed site for public recreational uses. (Montgomery)

(2016-41R)

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

- H. Consider and act upon acceptance of a letter of resignation from Lori Vaden, City Council Place 5. (Mayor)

RESULT:	ADOPTED [4 TO 0]
MOVER:	Carmen Roberts, Place 4
SECONDER:	Chad Anderson, Place 6
AYES:	Hopkins, Roberts, Anderson, Nabors
ABSTAIN:	Vaden
ABSENT:	Webber

- I. Consider and act upon appointment of a member for City Council Place 5 per Celina Home Rule Charter, Section 3.04 (c). (Mayor)

Councilwoman Roberts moved to appoint Mindy Koehne to City Council Place 5.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Carmen Roberts, Place 4
SECONDER:	Chad Anderson, Place 6
AYES:	Hopkins, Roberts, Anderson, Vaden, Nabors
ABSENT:	Webber

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 7:00 PM.

Sean Terry, Mayor

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

Date Minutes Approved