



**CITY COUNCIL SPECIAL MEETING & PUBLIC HEARING
CELINA COUNCIL CHAMBERS**

302 W. WALNUT ST.

CELINA, TEXAS

WEDNESDAY, JUNE 18, 2014

8:00 A.M.

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Pro Tem Carmen Roberts called the meeting to order at 8:00 a.m. and announced a quorum was present. Councilmembers present were George Kendrick, Wayne Nabors, Lori Vaden and Chad Anderson. Mayor Sean Terry and Councilman Vincent Ramos were absent.

II. PUBLIC HEARING:

- A. The Celina City Council will re-convene the public hearing to consider proposed assessments to be levied against the assessable property within the Creeks of Legacy Public Improvement District pursuant to the provisions of Chapter 372 of the Texas Local Government Code as amended that was opened and recessed at the June 11, 2014 special meeting/public hearing of the Celina City Council.

Mayor Pro Tem Roberts opened the hearing at 8:01 a.m. No public comment was received. Mayor Pro Tem Roberts closed the hearing at 8:03 a.m.

III. CONSENT AGENDA:

- A. Consider and act upon a resolution (2014-30R) of the City Council of the City of Celina, Texas, hereby authorizing the City Manager of the City of Celina, Texas, to execute a License, Indemnification and Hold Harmless Agreement by and between the City of Celina and Rex and Sherese Glendenning for setting up and launching a fireworks display for Celina and its guests, patrons and invitees.
- B. Consider and act upon a resolution (2014-31R) of the City of Celina, Texas, scheduling a public hearing to consider adoption of Land Use Assumptions and Capital Improvements Plan under which an impact fee may be imposed for roadways within the city; directing the city secretary to publish notice of said public hearing; and directing the Capital Improvements Advisory Committee to consider and make recommendations on the Land Use Assumptions and Capital Improvements Plan.

Councilman Kendrick moved to approve the Consent Agenda. Councilman Anderson seconded. Motion carried. 5-yes;0-no.

IV. ACTION ITEMS:

- A. Consider and act to approve a Development Agreement by and among the Board of Tax Increment Reinvestment Zone No. 2, the City of Celina and CTMGT Frontier 80 LLC.

City Land Use Attorney Julie Fort noted to the Council that this agreement is the same agreement recommended by the TIRZ #2 Board and that there is a typo on Page 9, Section 5.3 with a dollar amount of \$147,000,000.00 that needs to be changed to \$147,000.00. Councilman Anderson moved to approve Item A as noted. Councilman Nabors seconded. Motion carried. 5-yes;0-no.

- B. Consider and act upon approval of an ordinance (2014-26) of the City Council of the City of Celina accepting and approving a final Service and Assessment Plan, including a final Assessment Roll for Phase #1 Assessed Property, for the Creeks of Legacy Public Improvement District; making a finding of special benefit to the assessable property within Phase #1 of the District; levying special assessments against property within Phase #1 of 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 for the method of assessment and the payment of the Phase #1 Assessments, providing penalties and interest on delinquent assessments, providing for severability, and providing an effective date.

Councilwoman Vaden moved to approve Item B. Councilman Anderson seconded. Motion carried. 5-yes;0-no.

- C. Consider and act upon approval of an ordinance (2014-27) of the City Council of the City of Celina accepting and approving a final Service and Assessment Plan, including a final Assessment Roll for Phases #2-3 Assessed Property, for the Creeks of Legacy Public Improvement District; making a finding of special benefit to the assessable property within Phases #2-3 of the District; levying special assessments against property within Phases #2-3 of the District and establishing a lien on such property; providing for payment of the Phases #2-3 Major Improvement Assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of assessment and the payment of the Phases #2-3 Major Improvement Assessments, providing penalties and interest on delinquent assessments, providing for severability, and providing an effective date.

Councilman Kendrick moved to approve Item C. Councilman Nabors seconded. Motion carried. 5-yes;0-no.

- D. Consider and act upon approval of an ordinance (2014-28) of the City Council of the City of Celina, Texas, approving the Final Project and Reinvestment Zone Financing Plan for Reinvestment Zone Number Two, City of Celina, Texas.

Councilman Kendrick moved to approve Item D. Councilman Anderson seconded. Motion carried. 5-yes;0-no.

- E. Consider all matters incident and related to the issuance and sale of "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2014 (Creeks of Legacy Public Improvement District Phase #1 Project)", including the adoption of an ordinance (2014-29) authorizing the issuance of such bonds and approving and authorizing related agreements.

City Financial Advisor Jim Sabonis noted a change to the documents from the one in the packet regarding the call protection. He recommended approval of both bond issuances. He and Developer Representative Kirk Wilson answered questions related to the start of project, builders, price of homes and the reason for conservative aspects built into the project estimates. Mark Curran with Jefferies told the Council how the bonds were marketed. Councilman

Anderson moved to approve Item E. Councilman Nabors seconded. Motion carried. 5-yes;0-no.

- F. Consider all matters incident and related to the issuance and sale of "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2014 (Creeks of Legacy Public Improvement District Phases #2-3 Major Improvement Project)", including the adoption of an ordinance (2014-30) authorizing the issuance of such bonds and approving and authorizing related agreements.

Councilman Nabors moved to approve Item F. Councilman Anderson seconded. Motion carried. 5-yes;0-no.

- G. Consider and act upon approval of an ordinance (2014-31) of the City Council of the City of Celina approving a Reimbursement Agreement by and between the City of Celina and CTMGT Frontier 80 LLC for Phase #1 of the Creeks of Legacy Public Improvement District.

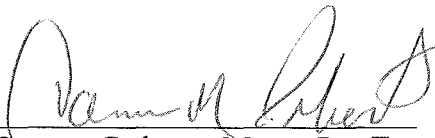
Councilman Kendrick moved to approve Item G. Councilman Anderson seconded. Motion carried. 5-yes;0-no.

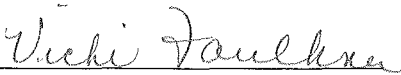
- H. Consider and act on approval of an Agreement for Administrative Services between the City of Celina and MuniCap, Inc. related to administrative services for the Creeks of Legacy Public Improvement District.

No action was taken on Item H as this agreement is made a part of the bond ordinances.

V. ADJOURNMENT:

There being no further comment Mayor Pro Tem Roberts adjourned the meeting at 8:37 p.m.


Carmen Roberts, Mayor Pro Tem


Vicki Faulkner, City Secretary

07/08/14
Date Minutes Approved

