



**NOTICE OF
CITY COUNCIL REGULAR MEETING
CITY COUNCIL CHAMBERS 112 N. COLORADO ST, CELINA, TX 75009
TUESDAY, JUNE 14, 2016 AT 5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Sean Terry called the meeting to order at 5:00 P.M.

Attendee Name	Organization	Title	Status	Arrived
Andy Hopkins	City of Celina	Place 3	Present	5:20 PM
Bill Webber	City of Celina	Place 1	Present	
Carmen Roberts	City of Celina	Place 4	Present	
Chad Anderson	City of Celina	Place 6	Absent	
Lori Vaden	City of Celina	Place 5	Present	
Wayne Nabors	City of Celina	Place 2	Present	5:10 PM
Sean Terry	City of Celina	Mayor	Present	

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Police Department update (Griggs)

Assistant Police Chief Tony Griggs talked with the City Council about the new adult, junior and clergy citizen volunteer groups working with the police department.

B. Farmer's Market update (Bise)

Rachel Baty with the Farmer's Market told the council that the event name would be changed to Friday Night Market to allow more varied vendors to participate.

III. EXECUTIVE SESSION:

The City Council convened into executive session at 5:15 PM with City Attorney Lance Vanzant.

The Celina City Council will convene into Executive Session pursuant to Texas Government Code 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

A. City Manager

Reconvene into Open Session

The City Council reconvened into open session at 5:55 PM.

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

Councilman Hopkins moved to accept the resignation of Mike Foreman.

Councilman Hopkins moved to appoint Helen-Eve Liebman as Interim City Manager.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Bill Webber, Place 1
AYES:	Hopkins, Webber, Roberts, Vaden, Nabors
ABSENT:	Anderson

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

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

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. Recognitions

Michael Montgomery presented framed posters to sponsors of the Cajun Festival (Hill & Wilkinson, DFW Homes, First Southwest, Pacheco Koch, Norton Rose Fulbright, SuddenLink, Texas Municipal Law, Light Farms, Centurion American, Gentle Creek, Atmos Energy, Kirkman Engineering, Aquametric, iRoofs, Eldorado Chevrolet, Pat Lobb Toyota, Hillwood, Automation Integration, Mustang Lakes.) Mayor Terry presented a plaque of appreciation to former Councilman Erik Geiger for his service on the City Council.

VI. OPEN FORUM:

Tawnia King of West Ash Street requested drainage relief for downtown residents. She suggested alleys, cleaning out of flow areas and culverts and grates for driveways as possible solutions.

VII. CONSENT AGENDA:

Item I was pulled from the consent agenda and moved to the public hearing and action portion of the agenda. Councilman Webber moved to approve consent agenda A - H, J.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bill Webber, Place 1
SECONDER:	Carmen Roberts, Place 4
AYES:	Hopkins, Webber, Roberts, Vaden, Nabors
ABSENT:	Anderson

A. Minutes Approval:

1. City Council - Regular Meeting - May 10, 2016 5:00 PM
2. City Council - Canvass - May 18, 2016 4:00 PM
3. City Council - Special Meeting - May 31, 2016 5:30 PM
4. City Council - Special Meeting - Jun 6, 2016 5:30 PM

- B. Consider and act upon a contract by and between the City of Celina and Specialty Land Services, LLC for Professional Services related to Easement and Right-of-Way . (Johnson)**

- C. Consider and act upon a contract change order by and between the City of Celina and Freese and Nichols, Inc for a time extension of the current on-call engineering services contract. (Johnson)
- D. Consider and act to authorize the City Manager to execute a contract Change Order No. 4 with Wilson Contractor Services in the amount of \$330,214.18 for construction of the Sewer Siphon for Hillwood South Subdivision. (Johnson)
- E. Consider and act upon a Financial Advisory Agreement by and between the City of Celina and First Southwest. (Toutounchian)
- F. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, setting a date time and place (July 12, 2016 at 6:00 p.m. and July 19, 2016 at 5:30 p.m. for Public Hearings on the proposed voluntary annexation of certain properties by the City and authorizing and directing the City Secretary to publish notice of such Public Hearings and authorizing city staff to take all necessary action to fulfill the requirements of the Municipal Annexation Act. The properties are described as follows: a ±76.551 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 proposed annexation of 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 and ROW Annexation) (Liebman)

(2016-32R)

- G. Consider and act to set Public Hearing dates on July 12, 2016 at 6:00 p.m. and July 12, 2016 at 6:05 p.m. for 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. (City Land Annexations) (Liebman)
- H. Consider and act upon a Chapter 43 Pre-Annexation Agreement between the City of Celina, Texas and A.J. McKnight for approximately 62.72 acres situated in the C. P. Rice Survey, Abstract No. 771, Tract 8. (McKnight Pre-Annexation Agreement) (Liebman)
- I. Item I was moved to the Public Hearing Action Items
- J. Consider and act upon a resolution renaming G-Bar 7 Public Improvement District as Glen Crossing Public Improvement District. (Liebman)

(2016-31R)

VIII. PUBLIC HEARING/ACTION:

- A. 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 approximately 51.418 acres situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas and the approximately 30 foot wide strip of right-of-way of FM 2478 (Custer Road) adjacent to Rolling Meadows; as described in Exhibit "A" and depicted in Exhibit "B" attached hereto and incorporated herein to be zoned "SF-E" Single Family Estate Zoning District. (Rolling Meadows) (Liebman)

(2016-40) Mayor Terry opened the hearing at 6:08 PM. No public comment was received. The hearing was closed at 6:09 PM.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Andy Hopkins, Place 3
AYES:	Hopkins, Webber, Roberts, Vaden, Nabors
ABSENT:	Anderson

- B. 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 165 acres situated in the Joab H. Biggs Survey, Abstract No. 52, the George Jay Survey, Abstract No. 488, the Larkin M. Boyd Survey, Abstract No. 48, and the Samuel Queen Survey, Abstract No. 732, Collin County, Texas and the approximately 30 foot wide strip of right-of-way of adjacent to DC Ranch along CR 134 and CR 97, Collin County, Texas; as described in Exhibit "A" and depicted in Exhibit "B" attached hereto and incorporated herein to be zoned "SF-E" Single Family Estate Zoning District. (DC Ranch rezoning) (Liebman)

(2016-41) Mayor Terry opened the hearing at 6:10 PM. No public comment was received. The hearing was closed at 6:11 PM.

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

- C. The Celina City Council will conduct a public hearing to consider testimony and take action regarding a Development Agreement for Ownsby Farms, being a ±113.548 acre tract of land located in the Collin County School Land Survey #14, Abstract No. 167 Celina, Texas. The property is generally located west of SH 289 (Preston Road), north of Frontier Parkway (FM 1461), and south of CR 53. (Ownsby Farms) Liebman

Mayor Terry noted that item C will be continued to the July 12th meeting.

- D. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance amending the City's Code of Ordinances, Chapter 14: Zoning, Article 14.03.015: OT-R, Old Town Residential District, to amend the development standards for front yard setbacks. (Old Town Residential)

(2016-42) Mayor Terry opened the hearing at 6:12 PM. No public comment was received. The hearing was closed at 6:15 PM.

Councilman Hopkins moved to approve with the amendment that garages be flush with or behind the front of the house.

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

- E. The Celina City Council will conduct a public hearing to consider testimony and take action regarding an Amended and Restated Development Agreement for Glen Crossing, being an approximately 119.138 acre tract of land located in the Collin County School Land Survey, Abstract No. 167 Celina, Texas and 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. (G-Bar 7/ Glen Crossing Development Agreement) Liebman

Mayor Terry opened the hearing at 6:16 PM. No public comment was received. The hearing was closed at 6:18 PM.

Councilwoman Roberts moved to approve with the condition that the (city) attorney has final approval and recommendation.

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

- F. The Celina City Council will conduct a public hearing to provide reasonable opportunity for any owner of property within the proposed Glen Crossing Tax Increment Reinvestment Zone Number Six to protest the inclusion of their property within the proposed reinvestment zone, which consists of an approximately 41.499 acre tract of land. 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. (G-Bar 7/Glen Crossing TIRZ Public Hearing) (Liebman)

Mayor Terry opened the hearing at 6:18 PM. No public comment was received. The hearing was closed at 6:19 PM.

- G. The Celina City Council will conduct a public hearing to consider testimony and act upon a Construction Replat for Lot 1R, Block 11 of the Old Donation Addition, being a replat of Lot 1, Block 11 of the Old Donation Addition, approximately 1.855 acres situated in the JK Rice Survey, Abstract No. 767. The property is generally located at the southwest corner of Malone Street, and Oklahoma Drive. (BGREA Replat) (Liebman)

Mayor Terry opened the hearing at 6:07 PM. No public comment was received. The hearing was closed at 6:08 PM.

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

IX. ACTION ITEM:

- A. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, designating a contiguous geographic area within the City as a Tax Increment Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Six, City of Celina, (the "Zone") describing the boundaries of the zone; creating a Board of Directors for the Zone; establishing a Tax Increment Fund of the Zone; containing findings related to the creation of the Zone; providing a date for the termination of the Zone; providing that the Zone take effect immediately upon passage of the Ordinance. The zone is comprised of an approximately 41.499-acre tract of land located in the Collin County School Land Survey, Abstract No. 167 (Glen Crossing TIRZ) (Liebman)

(2016-43) Councilwoman Vaden moved to approve item A with a change to the board members named by council place and not by name.

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

- B. Consider and act upon a resolution determining the costs of authorized improvements for the Glen Crossing Public Improvement District, calling for a public hearing for July 12, 2016 on the PID Levy and Assessment, approving the preliminary Service and Assessment Plan and proposed assessment roll, and directing notice of the July 12, 2016 public hearing, for property 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; consisting of a ±109.090 acre tract of land, setting a levy and assessment date for July 12, 2016. (G-Bar 7/Glen Crossing) (Liebman)

(2016-33R)

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

- C. Consider and act upon a resolution of the City of Celina, Texas, approving the form and authorizing the distribution of a Preliminary Official Statement for the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2016 (Glen Crossing Public Improvement District Phase #1 Project); and resolving other matters incident and related thereto. (Toutounchian)

(2016-34R)

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

- D. Consider and act upon a resolution setting a public hearing to revise the percentage of Tax Increment contributed by taxing units to Reinvestment Zone Number Six, City of Celina; and directing notice of the July 12, 2016 public hearing.(G-Bar 7/Glen Crossing) (Liebman)

(2016-35R)

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

- E. Consider and act upon an ordinance annexing an approximately 10 acre tract of land situated in the McKinzie Wilhite Survey, Abstract No. 1008, Collin County, Texas and generally located north of CR 84, south of CR 88, and west of CR 86. (Farmers Bank Tract) (Liebman)

(2016-44)

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

- F. Consider and act upon a Final Plat for Light Farms, Hawthorne Phase II Neighborhood Final Plat, being approximately 7.16 acres situated in the John Ragsdale Survey, Abstract No. 734, and comprising thirty two (32) residential lots and one (1) open space lot. The property is generally located north of Frontier Parkway, south of Light Farms Way and west of the BNSF Railroad. (Light Farms)

Councilman Webber moved to approve item F with the conditions indicated in the plat notes.

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

- G. Consider and act upon a Final Plat for Light Farms, Hazel Neighborhood Phase II Final Plat, being approximately 3.69 acres situated in the John Ragsdale Survey, Abstract No. 734, and comprising fourteen (14) residential lots. The property is generally located north of Frontier Parkway, south of Light Farms Way and west of the BNSF Railroad. (Light Farms)

Councilman Hopkins moved to approve item G with conditions indicated in the plat notes.

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

- H. Consider and act upon a Final Plat for Mustang Lakes Phase 1, approximately 172.521 acres situated in the Coleman Watson Survey, Abstract No. 945, containing 335 residential lots and twenty (20) common area lots, and generally located north of FM 1461 (Frontier Parkway) and west of FM 2478 (Custer Road). (Mustang Lakes Phase 1 Final Plat) (Liebman)

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

- I. Consider and act upon a Final Plat for Celina Village, being approximately 3.596 acres situated in the John Willock Survey, Abstract No. 1055, and comprising eighteen (18) residential lots and one (1) HOA lot, the property is generally located north of FM 455, south of CR 994, east of North Florida Dr., and west of Business 289. (Celina Village)

Councilman Nabors moved to approve item I with the condition that improvements are inspected before filing.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Lori Vaden, Place 5
AYES:	Hopkins, Webber, Roberts, Vaden, Nabors
ABSENT:	Anderson

- J. Consider and act upon a resolution setting a date, time and place (Tuesday, July 12, 2016 at 6:00 PM & Tuesday, July 12, 2016 at 6:05 PM @ 112 N. Colorado Dr., Celina, TX 75009) for public hearings 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

(2016-36R)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Andy Hopkins, Place 3
AYES:	Hopkins, Webber, Roberts, Vaden, Nabors
ABSENT:	Anderson

- K. Consider and act upon a resolution setting a date, time and place (Tuesday, July 12, 2016 at 6:00 PM & Tuesday, July 19, 2015 at 5:30 PM at 112 N. Colorado Dr., Celina, Tx 75009) for public hearings 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, Collin County, Texas; and a ± 2.5 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas. The property is 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

(2016-37R)

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

- L. Consider and act upon an ordinance amending the City's Code of Ordinances,; Chapter 1, Article 1.11, Parks and Recreation, Division 2, Park Rules, Section 1.11.035, Unlawful Acts; Chapter 4, Business Regulations, Article 4.02, Alcoholic Beverages; and Chapter 8, Offenses and Nuisances, to amend and consolidate the City's alcohol regulations (Liebman).

(2016-42)

1) Councilman Nabors moved to remove the section for permanent buildings on the square within 300' of a church. Councilman Hopkins seconded. Motion *failed*. 2-yes;3-no (Roberts, Vaden, Webber)

2) Councilman Webber moved to approve item L (as presented). Councilman Hopkins seconded. Motion carried.

RESULT:	APPROVED [4 TO 1]
MOVER:	Bill Webber, Place 1
SECONDER:	Andy Hopkins, Place 3
AYES:	Hopkins, Webber, Roberts, Vaden
NAYS:	Nabors
ABSENT:	Anderson

- M. Consider and act upon offers from Gene Grimes to purchase the following delinquent tax properties: 1) 601 W. Elm Street for \$5,000.00 and, 2) 204 S. Arkansas for \$15,000.00. (Toutouchian)

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

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 6:43 PM.

Sean Terry, Mayor

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

Date Minutes Approved