



**NOTICE OF
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
TUESDAY, JUNE 13, 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 5:02 p.m.

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Planning and Development Services New Employee Introductions (Liebman)

Building Official Joel Huff introduced Building Inspectors, Johnny Carnes and Richard Faegen and Permit Technician Christina Uhl.

B. Old Town Residential Worksession Discussion (Liebman)

Senior Planner Ben Rodriguez presented various architectural styles that could be incorporated into the District.

C. Discussion regarding City Hall remodel (Toutounchian)

No discussion took place on this item.

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

No other items were discussed.

III. EXECUTIVE SESSION:

The City Council adjourned into Executive Session with City Attorney Lance Vanzant, and guest Gregg Gibbs for item A at 5:10 p.m. Mayor Terry recused himself from items F and G at which time Mr. Gibbs left and Interim City Manager Rick Chaffin, City Consultant Mary Petty and Director of Engineering Gabe Johnson joined the council.

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

pursuant to Texas Government Code 551.071, Consultation with Attorney, on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this Chapter, and

pursuant to Texas Government Code 551.072, Deliberations Regarding Real Property, to deliberate the purchase, exchange, lease or value of real property.

- A. City Manager
- B. Discussion regarding Southeast Sector Water Projects – Acquisitions and Easements. (Johnson)
- C. Discussion regarding the Marilee Special Utility District Certificate of Convenience and Necessity. (Petty)
- D. Discussion Regarding the proposed Cambridge Crossing Public Improvement District. (Cambridge Crossing)
- F. Discussion on the Amended and Restated Sutton Fields Development Agreement. (Sutton Fields II)
- G. City Council Discussion regarding the Amended Sutton Fields II Public Improvement District Service and Assessment Plan. (Sutton Fields II)
- H. Discussion regarding private developer and city joint participation in the funding of the Frontier Parkway grade separated structure. (Petty)

Reconvene into Open Session

The City Council reconvened into open session at 6:29 p.m.

- I. Consider and act upon any items discussed in executive session.

Councilman Hopkins moved to authorize the Mayor to take action as discussed in executive session (regarding item A). No other action was taken.

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

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:

Lissa Shephard of 4401 Overbrook Drive spoke in support of the resolution for a bridge on Frontier Parkway. She said her main concern was for safety at such a large intersection.

Wes Weston of 16 Hillside Drive spoke regarding the good job city workers do and noted that the pay is low for some workers.

VII. CONSENT AGENDA:

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

A. Minutes Approval:

1. City Council - Regular Meeting - May 9, 2017 5:00 PM
2. City Council - Canvass - May 17, 2017 8:30 AM
3. City Council - Worksession - May 18, 2017 5:00 PM
4. City Council - Special Meeting - May 25, 2017 4:05 PM

B. Consider and act on a Final Plat for Light Farms Way Extension and Doe Branch Regional Park, being ±87.51 acres of land situated in the John Ragsdale Survey, Abstract No. 734 and Collin County Land Survey No. 14, Abstract No. 167, Collin County, Texas, containing four (4) recreational lots, and one (1) amenity center lot. The property is generally located east of Dallas North Tollway, west of BNSF Railroad, and north of Frontier Parkway. (Light Farms Way Extension Final Plat) (Liebman)**C. Consider and act upon a Resolution setting a date, time, and place (Tuesday, July 11, 2017 at 5:00 p.m. & Tuesday, July 11, 2017 at 5:05 p.m.) at 112 N. Colorado St., Celina, TX 75009, for public hearings on the proposed annexation of an approximately 105.94 acre tract of land and half of adjacent right-of-way situated in the Jonathan Westover Survey, Abstract No. 1030, and the Coleman Watson Survey, Abstract No. 945, Collin County, Texas. The property is contiguous to and adjoining the City and is generally located south of Choate Parkway, north of Frontier Parkway, east of Preston Road, and west of Custer Road. (Wilson Creek Meadows Annexation) (Liebman)**

(2017-30R)

D. Consider and act upon appointing James Burnham to the Upper Trinity Regional Water District Board as the City of Celina's representative. (Vanzant)**E. Consider and act upon a resolution of the City Council of the Celina, Texas, authorizing the Celina Public Library to donate surplus books and circulation materials to the Friends of Celina Library, a not for profit organization, that will resell the goods as a fundraiser for the public library; and providing an effective date. (Shaw)**

(2017-31R)

F. Consider and act upon a resolution of the City Council of the City of Celina, Texas, supporting Collin County Transportation Priorities. (DeBuff)

(2017-32R)

G. Consider and act upon a contract by and between the City of Celina and Peloton for Professional Services related to the Design of Ownsby Parkway. (Johnson)

- H. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, amending the budget for the fiscal year 2016-2017. (personnel) (Toutouchian)

(2017-27)

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider testimony and take action on a zoning amendment request for a ±96.712 acre tract of land to amend PD#45 - Planned Development #45 located in the W.H. Ratton Survey, Abstract No. 753 and the L.M. Boyd Survey, Abstract No. 48, Collin County, Texas. The property is generally located east of SH 289 (Preston Road), west of CR 97, north of CR 100 and south of CR 134. (Westgate 96) (Liebman)

Mayor Terry opened the hearing at 6:42 p.m. Councilman Webber moved to continue the hearing until the July 11th regular council meeting. No public comment was received.

RESULT:	TABLED [UNANIMOUS]	Next: 7/11/2017 5:00 PM
MOVER:	Bill Webber, Place 1	
SECONDER:	Wayne Nabors, Place 2	
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson, Nabors	

- B. The Celina City Council will conduct a public hearing to consider testimony and take action on a residential replat request on an ±.389 acre piece of land situated in the Celina Original Donation, block 8, lots 1B, 2B, 3B, 4, & 5B. The property is situated at the southeast corner of W. Maple St. and N. Ohio Drive. (Maple Street Replat) (Liebman)

Mayor Terry opened the hearing at 6:43 p.m. No public comment was received. The hearing was closed at 6:43 p.m.

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

- C. The Celina City Council will conduct a public hearing at 5:00 p.m., on June 13, 2017 to consider testimony and act upon a rezoning request from C-2, General Commercial to PD #81, Planned Development with the base zoning district of I-1, Light Industrial. The property is approximately 14.471 acres situated in the Collin County School Land Survey #14, Abstract No. 167 Collin County, Texas. The property is generally located north of Pecan Street, south of County Road 95, east of Business 289, and west of the BNSF Railroad. (Staley Zoning) (Liebman)

(2017-28) Mayor Terry opened the hearing at 6:44 p.m. Shea Kirkman of 312 Walnut Street spoke on behalf of the applicant. No public comment was received. The hearing was closed at 6:52 p.m. Councilman Webber moved to approve with Option 1 as presented.

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

- D. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance amending the City of Celina's Code of Ordinances Chapter 14: Zoning, Article 14.05: Development Standards and Use Regulations, Division 5: Exterior Construction and Design Requirements, Section 14.05.152 Construction Standards (Liebman).

(2017-29) Mayor Terry opened the hearing at 6:52 p.m. No public comment was received. The hearing closed at 6:56 p.m.

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

- E. The Celina City Council will conduct a public hearing on the Cambridge Crossing Public Improvement District assessments. (Cambridge Crossing) (Petty)

Mayor Terry opened the hearing at 6:56 p.m. No public comment was received.

RESULT:	TABLED [UNANIMOUS]	Next: 8/8/2017 5:00 PM
MOVER:	Wayne Nabors, Place 2	
SECONDER:	Chad Anderson, Place 6	
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson, Nabors	

- F. The Celina City Council will conduct and continue a public hearing to consider testimony regarding an amendment to the Sutton Fields II Public Improvement District Service and Assessment Plan (SAP), dated November 10, 2015 for property within the Sutton Fields II Public Improvement District pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended. (Sutton Fields II) (Petty)

Mayor Terry recused himself at 6:56 p.m. from Public Hearing F and Action Items A through H due to a conflict of interest. Mayor Pro Tem Anderson opened the hearing at 6:56 p.m. No public comment was made. The hearing was closed at 6:57 p.m.

IX. ACTION ITEM:

- A. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, approving an amendment to the Service and Assessment Plan and Assessment Roll for public improvements for Sutton Fields II Public Improvement District in accordance with Chapter 372, Texas Local Government Code; and providing an effective date. (Sutton Fields II) (Petty)

(2017-30) Councilman Hopkins moved to approve Item A subject to review and approval of documents by city consultants.

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

- B. Consider and act upon a resolution of the City Council of the City of Celina, Texas, approving and authorizing the Mayor Pro-Tem to execute an Amended and Restated Development Agreement between the City of Celina, Texas and CADG Sutton Fields, LLC. (Sutton Fields II) (Petty)

(2017-33R) Councilman Hopkins moved to approve Item A subject to review and approval of documents by city consultants.

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

- C. Consider and act upon a resolution of the City Council of the City of Celina, Texas, setting a public hearing under sections 311.003 of the Texas Tax Code to amend the Final Project and Financing Plan for Tax Increment Reinvestment Zone Number Four, City of Celina, Texas; authorizing the issuance of notice by the city secretary of Celina, Texas regarding the public hearing; providing for an effective date; and resolving other matters incident and related thereto. (Sutton Fields II) (Petty)

(2017-34R)

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

- D. Consider and act upon a resolution of the City Council of the City of Celina, Texas, setting a public hearing under section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone Number Eight, City of Celina, Texas; authorizing the issuance of notice by the city secretary of Celina, Texas regarding the public hearing; and directing the City to prepare a Preliminary Reinvestment Zone Financing Plan. (Sutton Fields II) (Petty)

(2017-35R)

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

- E. Consider and act upon a resolution of the City Council of the City of Celina, Texas, hereby authorizing the Mayor Pro Tem of the City of Celina, Texas to execute an Interlocal Agreement for Billing Services and Provision of Retail Water Service by and between the City of Celina and Mustang Special Utility District ("MSUD"); and providing an effective date. (Sutton Fields II) (Petty)

(2017-36R)

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

- F. Consider and act on a Final Plat for Sutton Fields Right-of-Way, being a ±18.611 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, and Thomas B. Cox Survey, Abstract No. 309, City of Celina, Denton County, Texas, contained two (2) non-residential lots. The property is generally located south of Crutchfield Road, east of FM 1385, north of Parvin Road, and west of Smiley Road. (Sutton Fields ROW Final Plat) (Liebman)

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

- G. Consider and act on a Final Plat for Sutton Fields Phase 1A, being a ±74.784 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, City of Celina, Denton, County, containing 318 residential lots and 10 non-residential lots. The property is generally located south of Crutchfield Road, east of FM 1385, north of Parvin Road, and west of Smiley Road. (Sutton Fields Phase 1A Final Plat) (Liebman)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Carmen Roberts, Place 4
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson, Nabors

- H. Consider and act on a Final Plat for Sutton Fields Phase 1B, being a ±50.470 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Thomas B. Cox Survey, Abstract No. 309, Carrol Jackson Survey, Abstract No. 1546, and Jacob Rue Survey, Abstract No. 1109, City of Celina, Denton, County, containing 197 residential lots and 5 non-residential lots. The property is generally located south of Crutchfield Road, east of FM 1385, north of Parvin Road, and west of Smiley Road. (Sutton Fields 1B Final Plat) (Liebman)

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

- I. Consider and act upon a request from Watan LC for consideration of fee reimbursements under the Neighborhood Empowerment Zone policy. (Liebman)

Mayor Terry returned to the meeting at 7:05 p.m. Rhome Barnes of 1800 Valley View Lane spoke on behalf of the applicant. Applicant Assad Tazjoy spoke about permit fee costs being high. Councilman Hopkins moved to approve with a 75% reimbursement.

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

- J. Consider and act on a Final Plat for O'Dell Elementary, being a ±12 acre tract of land situated in the Shelby Glass Survey, Abstract No. 346, and the John Cahill Survey, Abstract 171, City of Celina, Collin County, containing one (1) lot. The property is generally located north of Punk Carter Parkway, and east of Palomino Lane. (O'Dell Elementary Final Plat) (Liebman)

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

- K. Consider and act on a Final Plat for Ace Hardware, being a ±1.734 acre tract of land situated in the Herrin Addition, Lot 1R, Block A and is generally located north and east of S. Oklahoma Street (Business 289), south of Cherry Wood Lane, and west of Preston Road (SH 289), Celina, Texas. (Ace Hardware) (Liebman)

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

- L. Consider and act upon a 380 Agreement by and between the City of Celina Texas and GBT Real Estate Services LLC for a 22,000 square foot Office Warehouse park situated at the southwest corner of Malone and Oklahoma Street. (Liebman)

Councilwoman Koehne recused herself from this item at 7:18 p.m. due to a conflict of interest. Councilwoman Koehne returned to the meeting at 7:19 p.m.

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

- M. Consider and act upon a resolution of the City Council of the City of Celina, Texas, setting forth its support to the construction of a grade separated structure on Frontier Parkway. (Johnson)

(2017-37R)

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

- N. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, amending the budget for the fiscal year 2016-2017. (remodel)(Toutouchian)

RESULT:	NO ACTION
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- O. Consider and act upon a resolution approving and authorizing publication of notice of intention to issue certificates of obligation. (Toutouchian)

(2017-38R)

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

X. ADJOURNMENT:

Mayor Terry noted that the city had been awarded a Distinguished Budget Presentation Award by the Government Finance Officers Association. There being no further comment Mayor Terry adjourned the meeting at 7:22 p.m.

Sean Terry, Mayor

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

Date Minutes Approved