NOTICE OF
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
TUESDAY, JULY 11, 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	Absent	
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 5:00 p.m.

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Tax rate/budget adoption schedule update (Toutounchian)

Director of Finance Jay Toutounchian presented the upcoming tax rate and budget adoption meeting schedule.

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

No other items were discussed at this time.

III. EXECUTIVE SESSION:

The Celina City Council convened into Executive Session at 5:01 p.m. with City Attorneys Trey Sargent and Spencer Bryson. Director of Finance Jay Toutounchian and City Manager candidate Jason Laumer joined the City Council for discussion on item A.

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;

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

A. City Manager

Councilman Hopkins moved to authorize the Mayor to sign a contract with new City Manager Jason Laumer.

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

B. Discussion regarding a resolution related to property generally located north of West Pecan Street, east of North Louisiana and south of Malone Street.

(2017-44R) Councilman Hopkins moved to adopt a resolution authorizing the mayor to sign for property generally located north of West Pecan Street, east of North Louisiana Street and south of Malone Street.

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

Reconvene Into Open Session

The Celina City Council reconvened into Open Session at 5:36 p.m.

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

IV. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Terry led the pledges of allegiance. Corbett Howard gave the invocation.

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

VI. OPEN FORUM:

No public comment was received.

VII. CONSENT AGENDA:

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

A. Minutes Approval:

1. City Council - Regular Meeting - Jun 13, 2017 5:00 PM
2. City Council - Special Meeting - Jun 23, 2017 5:00 PM
3. City Council - Special Meeting - Jun 29, 2017 6:00 PM

B. Consider and act upon a resolution setting a date, time, and place (Tuesday, August 8, 2017 at 5:00 p.m. & Tuesday, August 8, 2017 at 5:05 p.m.) at 112 N. Colorado St., Celina, TX 75009, for public hearings on the proposed annexation on an approximately 15.471 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas. The property is generally located north of Frontier Parkway to the west of the BNSF Railroad, and on the east side of CR 51 (Prairie Crossing). (Stelzer Annexation)

(2017-40R)

C. Consider and act upon the renewal of the miscellaneous professional land surveying services agreements between Pacheco Koch Consulting Engineers, Inc. (PKCE) and the City of Celina, Texas. (Liebman)

D. Consider and act upon a resolution of the City of Celina, Texas, finding that Oncor Electric Delivery Company LLC's application to change rates within the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the company.

(2017-41R)

E. Consider and act upon appointment of Philip Ferguson to the Main Street Advisory Board. (Barton)

F. Consider and act upon an agreement by and between the City of Celina and PIDWorks LLC for administrative services related to Public Improvement Districts. (Vanzant)

VIII. PUBLIC HEARING/ACTION:

A. The Celina City Council will conduct two Public Hearings at 5:00 and 5:05 p.m. to consider testimony on the proposed annexation of an approximate 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)

Mayor Terry opened the first hearing at 5:38 p.m. No public comment was received. The hearing was closed at 5:39 p.m.
Mayor Terry opened the second hearing at 5:39 p.m. No public comment was received. The hearing was closed at 5:40 p.m.

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 an approximately 108.3 acres situated in the F.D. Gray Survey, Abstract 361, City of Celina, Collin County, Texas as PD, Planned Development, with base zoning of MU-2, Mixed Use Regional. The property is generally located north of Frontier Parkway, east and west of Dallas Parkway (Future Dallas North Tollway), and south of County Road 970. (Celina Gateway Zoning) (Liebman)

(2017-31) Mayor Terry opened the hearing at 5:40 p.m. No public comment was received. The hearing was closed at 5:45 p.m. Councilwoman Roberts moved to approved based on providing a legal description for each tract.

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

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 an ±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)

(2017-32) Mayor Terry opened the hearing at 5:46 p.m. No public comment was received. Councilmen Nabors and Hopkins expressed concerns over density and traffic issues. Councilwoman Koehne recused herself due to a conflict of interest at 5:53 p.m. Representing the applicant, Shea Kirkman of 312 W. Walnut, presented the proposal. The hearing was closed at 6:04 p.m. Councilman Nabors moved to deny the proposed 44 acres of Multi-Family and approve up to 30 acres of Multi-Family. Councilwoman Koehne returned to the meeting at 6:05 p.m.

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

D. 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 an ±6.017 acre tract of land zoned PD, Planned Development #59 with a base zoning designation of RO, Retail Office. The property is situated in the Collin County School Land Survey, Abstract No. 167, Celina, Texas, generally located north of Frontier Parkway, south of Ownsby Parkway, east of the BNSF Railroad and west of Preston Road. (PD 59 Cell Tower Amendment) (Liebman)

Mayor Terry opened the hearing at 6:05 p.m. Vince Huebinger of T-mobile presented the proposal and answered questions. Pat Pedro of 1234 Homestead Court represented Light Farms stated the need for cell phone coverage. Philip Ferguson of 1344 Bateman suggested the tower be disguised like in Vegas (as palm trees), and in California. The hearing was closed at 6:27 p.m.

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

E. 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 an ±193.77 acre tract of land from MU-2, Mixed-Use Regional District to PD, Planned Development zoning district with a base zoning designations of RO, Retail Office, and MU-2, Mixed-Use Regional District. The property is situated in the John Ragsdale Survey, Abstract No. 734, City of Celina, Collin County, Texas. The property is generally located south of CR 51, east of Dallas Parkway, north of Light Farms Way, and west of the BNSF Railroad. (The Columns Rezoning) (Liebman)

(2017-33) Mayor Terry recused himself at 6:29 p.m. due to a conflict of interest. Mayor Pro Tem Anderson opened the hearing at 6:30 p.m. Thomas Fletcher of 5750 Genesis Court, Frisco, was present to represent the applicant. No public comment was received. The hearing was closed at 6:38 p.m.

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

IX. ACTION ITEM:

A. Consider and act on a Construction Plat for Sutton Fields North Phase 1 being a ±43.5 acre tract of land situated in the Thomas H. McIntyre Survey, Abstract No. 903, City of Celina, Denton County, containing 162 residential lots and six (6) non-residential lots. The property is generally located east of Farm-to-Market 1385, north of Crutchfield Road, south County Road 428, and west of Smiley Road. (Sutton Fields North Phase 1 Construction Plat) (Liebman)

Councilman Hopkins moved to approve pending final staff approval.

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

B. 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)

(2017-42R)

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

C. 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)

(2017-43R)

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

D. Consider and act on a Construction Plat for Chalk Hill Phase 1, being ±40.769 acres of land situated in the George W. Eastes Survey, Abstract No. 299, and Wade H. Rattan Survey, Abstract No. 753 in the City of Celina, Collin County, Texas, containing 160 residential lots and four (4) open space lots. The property is generally located south of County Road 102, east of Preston Road, and north of County Road 134, and west of County Road 132. (Chalk Hill Phase 1 Construction Plat) (Liebman)

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

E. Consider and act upon a resolution of the City Council 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 2017 (Cambridge Crossing Public Improvement District Phase 1 Project) and approving the form and authorizing the distribution of a preliminary official statement for the City of Celina, Texas Special Assessment Revenue Bonds, Series 2017 (Cambridge Crossing Public Improvement District Major Improvement Area Project); and resolving other matters incident and related thereto. (Cambridge Crossing) (Petty)

Mayor Terry returned to the meeting at 6:42 p.m.

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

F. Consider and act upon a Construction Plat for Lilyana Phase 2B, being a ±36.728 acre tract of land situated in the Jonathan Westover Survey, Abstract No. 1030 and W. Wilhite Survey, Abstract No. 1002, City of Celina, Collin County, Texas. The property is generally located north of Frontier Parkway, south and west of CR 84, and east of CR 83, containing 135 residential lots and two (2) open space lots. (Lilyana Phase 2B Construction Plat)

Councilman Hopkins moved to approve pending final staff approval.

RESULT:	**APPROVED [UNANIMOUS]**
SECONDER:	Chad Anderson, Place 6
AYES:	Koehne, Hopkins, Roberts, Anderson, Nabors
ABSENT:	Webber

G. Consider and act upon a Construction Plat for Lilyana Phase 2A, being a ±48.720 acre tract of land situated in the Jonathan Westover Survey, Abstract No. 1030 and W. Wilhite Survey, Abstract No. 1002, City of Celina, Collin County, Texas. The property is generally located north of Frontier Parkway, south and west of CR 84, and east of CR 83, containing 207 residential lots and 10 open space lots. (Lilyana Phase 2A Construction Plat) (Liebman)

Councilman Hopkins moved to approve pending final staff approval.

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

H. Consider and act upon a Construction Plat for Light Farms Brenham, being a ±26.15 acre tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, and generally located north of County Road 5, south of County Road 51, east of the Burlington Northern Santa Fe Railroad, and west of Preston Road, containing 127 residential lots, and six (6) open space lots. (Light Farms Brenham Construction Plat) (Liebman)

Councilman Hopkins moved to approve pending final staff approval.

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

I. Consider and act upon a Construction Plat for Light Farms Elementary School #2, Bidgewater Boulevard and Montgomery Lane, being a ±15.27 acre tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, and generally located north of Frontier Parkway, south of Light Farms Way, west of the Burlington Northern Santa Fe Railroad, and east of Dallas North Tollway, containing one (1) non-residential lot, (Light Farms Elementary School Plat) (Liebman)

Councilman Hopkins moved to approve pending final inspection.

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

J. Consider and act upon a Final Plat for Bluewood Phase 1, being a ±103.03 acre tract of land situated in the John Cahill Survey, Abstract No. 171 and the Shelby Glass Survey, Abstract No. 346, and generally located on the north side of Ownsby Parkway, south of Choate Parkway and east of Carter Ranch, containing 337 residential lots, one (1) school lot, one (1) amenity center lot, and thirty-three (33) open space lots. (Bluewood Phase 1 Final Plat) (Liebman)

Councilman Hopkins moved to approve pending final inspection.

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

K. Consider and act upon a Final Plat for Glen Crossing Phase 1, being a ±41.814 acre tract of land situated in the Collin County School Land Survey, Abstract No. 167, Collin County, Texas, comprised of 159 residential lots, and four (4) open space/common areas. The property is located south of County Road 55 (Glendenning Parkway), and west of the BNSF Railroad, and east of Dallas North Tollway. (Glen Crossing Phase 1 Final Plat) (Liebman)

Councilman Hopkins moved to approve pending final inspection.

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

L. Consider and act upon acceptance of bids for delinquent property tax parcels at Block 59, Lot 3, and 601 W. Elm and from Syeda Haque. (Toutounchian)

Councilman Anderson moved to reject the Block 59, Lot 3 offer. Councilman Hopkins seconded. Motion carried. 5-yes;0-no.
Councilman Nabors moved to approve the 601 W. Elm Street offer. Councilman Anderson seconded. Motion carried. 5-yes;0-no.

M. Consider and act upon acceptance of a bid for a delinquent property tax parcel at 204 Arkansas from Kashif Riaz. (Toutounchian)

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

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 6:52 p.m.

_____
Sean Terry, Mayor

_____ _____
Vicki Faulkner, TRMC Date Minutes Approved
City Secretary, City of Celina, Texas