



**NOTICE OF
CITY COUNCIL REGULAR MEETING
FIRST UNITED METHODIST CHURCH 112 N. COLORADO ST, CELINA, TX 75009
TUESDAY, JUNE 9, 2015 AT 5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Attendee Name	Organization	Title	Status	Arrived
Wayne Nabors	City of Celina	Place 2	Present	
Carmen Roberts	City of Celina	Place 4	Present	
Lori Vaden	City of Celina	Place 5	Present	
Chad Anderson	City of Celina	Place 6	Present	
Andy Hopkins	City of Celina	Councilman	Present	
Erik Geiger	City of Celina	Councilman	Present	
Sean Terry	City of Celina	Mayor	Present	

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Oaths of Office for newly elected councilmembers - Faulkner

Newly elected councilmen Erik Geiger, Place 1, Wayne Nabors, Place 2, and Andy Hopkins, Place 3 took their oaths of office.

B. Employee Introductions - Johnson, Metdker

Public Works Director Gabe Johnson introduced Assistant Public Works Director Alan Fourmentin. Public Safety Director Mark Metdker introduced officer Kyle Peck.

C. Digital Radio equipment for the Fire Department - Metdker

D. Department Update for Engineering and Public Works - May 2015

E. Events update - Ricketts

F. Collin County Parks and Open Space Grant - Montgomery

G. City Hall remodel - Montgomery

H. Old Celina Limited Incentive Agreement - Kirk Wilson, David Pettit

Asked the council for entitlements, for approval of a Development Agreement, appointing of a Municipal Management District Board and to create a Tax Increment Reinvestment Zone on behalf of the Glendenning family.

- I. Public Improvement Districts, Tax Increment Reinvestment Zones, and Municipal Management Districts - Jim Sabonis of First Southwest

- J. Discussion regarding any and all agenda items

No other items were discussed.

III. EXECUTIVE SESSION:

City Council convened into executive session at 6:13 pm with City Manager Mike Foreman and City Attorney Lance Vanzant.

City Council will convene into Executive Session pursuant to Texas Government Code Section 551.074 Personnel, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, 551.072 Deliberation Regarding Real Property, to deliverate the purchase, exchange, lease or value of real property, and 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.

- A. City Manager contract review
- B. Property generally located north of Frontier Parkway, south of FM 455, west of SH 289, east of Dallas North Parkway.
- C. Dynavest Joint Venture
- D. Lease agreement with First United Methodist Church
- E. Reconvene into Open Session and act upon any items discussed in Executive Session

Item A. Councilman Anderson moved to extend the contract under the terms discussed in executive session. Mayor Pro Tem Roberts seconded. Motion carried. 6-yes;0-no.

Item B. No action taken

Item C. No action taken

Item D. Councilman Hopkins moved to amend the lease as discussed in executive session. Councilman Anderson seconded. Motion carried. 6-yes;0-no.

IV. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Terry led the pledges of Allegiance. Councilman Nabors gave the invocation.

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

Mayor Terry presented City Secretary Vicki Faulkner with a plaque recognizing twenty years of service to the City of Celina.

VI. OPEN FORUM:

No comments were received.

VII. CONSENT AGENDA:

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

Minutes Approval:

- A. City Council - Regular Meeting - May 12, 2015 5:00 PM
- B. City Council - Canvass - May 19, 2015 4:30 PM
- C. Consider and act upon a petition for annexation and set public two hearing dates on July 14, 2015 at 6:05 p.m. and July 14, 2015 at 6:05 p.m. for a 403.1 acre tract of land generally located north of FM 1461, south and west of County Road 84, and east of CR 83 (Coit Road), within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Wells South) Liebman
- D. Consider and act upon a petition for annexation and set public two hearing dates on July 14, 2015 at 6:00 p.m. and July 14, 2015 at 6:05 p.m. for a 114.1 acre tract of land generally located east of CR 6, (Legacy Drive) north of CR 7, and west of CR 50, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Cambridge Crossing) Liebman
- E. Consider and act to authorize the City Manager to sign a Chapter 43 Pre-Annexation agreement by and between the City of Celina and Stephen and Cynthia Sharrock. Liebman
- F. Consider and act to authorize the City Manager to sign a Chapter 43 Pre-Annexation agreement by and between the City of Celina and Martinek Farming LLC. Liebman
- G. Consider and act upon a resolution of the City Council of the City of Celina, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-tex Division regarding the company's 2014 and 2015 rate review mechanism filings; approving a settlement agreement with attached rate tariffs and proof of revenues; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the settlement tariffs to be just and reasonable and in the public interest; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this resolution to the company and the ACSC's legal counsel. Toutouchian
- H. Consider and act to authorize the Mayor to execute a contract with Wilson Contractor Services in the amount of \$2,935,000 for the construction of the Southeast Sector Water Lines W1 and W2. Johnson
- I. Consider and act upon an engineering consultant change order with Pacheco Koch, LLC. in the maximum amount of \$113,630, for Engineering Services for the Southeast Sector Sewer Line Survey and Route Alignment. Johnson
- J. Consider and act upon an ordinance amending the City's Code of Ordinances, Appendix A, Fee Schedule. Liebman

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing and take action regarding a zoning amendment request on a ±86.64 acre tract of land located in the John Morton Survey, Abstract Number 791, and the Anthony Thomasson Survey, Abstract Number 1265, Denton County, Texas. The property is generally located on the south of Carey Road, east of Smiley Road, west of CR 6 (Legacy Drive) and north of Parvin Road. (West Celina 86) Liebman

Mayor Terry opened the hearing at 7:45 pm. No public comment was received. Mayor Terry closed the hearing at 7:48 pm.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Erik Geiger, Councilman
SECONDER:	Carmen Roberts, Place 4
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- B. The Celina City Council will conduct a public hearing at 6:00 pm and 6:05 pm to consider testimony regarding the voluntary annexation of a ±58.46 acre tract of land located in the Collin County School Land Survey No. 15, Abstract Number 170, Collin County, Texas. The property is generally located east of Business 289 (S. Oklahoma Street), north of CR 95 and south of CR 99. (Huddleston Tract 1) Liebman

Mayor Terry opened the hearing at 7:48 pm. No public comment was received. Mayor Terry closed the hearing at 7:50 pm.

Mayor Terry opened the second hearing at 7:50 pm. No public comment was received. Mayor Terry closed the hearing at 7:51 pm.

RESULT:	NO ACTION
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- C. The Celina City Council will conduct a public hearing at 6:00 pm and 6:05 pm to consider testimony regarding the voluntary annexation of a ±60.13 acre tract of land located in the Gabriel Chenoweth Survey, Abstract Number 140, Collin County, Texas. The property is generally located at the intersection of CR 58 and CR 59 and NWC of Business 289 and CR58. (Huddleston Tract 2) Liebman

Mayor Terry opened the hearing at 7:51 pm. No public comment was received. Mayor Terry closed the hearing at 7:52 pm.

Mayor Terry opened the second hearing at 7:52 pm. No public comment was received. Mayor Terry closed the hearing at 7:53 pm.

- D. The City Council will conduct a public hearing at 6:00 pm and 6:05 pm to consider testimony on the proposed annexations of a 7 acre tract of land located in Abstract A0167, Collin County School Land #14 Survey, Blk 2, Tract 39; a 4.115 acre tract of land located in Abstract A0167, Collin County School Land #14 Survey, Blk 2, Tract 89; and a 107.207 acre tract of land located in Abstract A0132 B B B & C Ry Co Survey, Tract 6. Liebman

Mayor Terry opened the hearing at 7:53 pm. No public comment was received. Mayor Terry closed the hearing at 7:53 pm.

Mayor Terry opened the second hearing at 7:53 pm. No public comment was received. Mayor Terry closed the hearing 7:54 pm.

- E. The City Council will conduct a public hearing to consider testimony and act upon a resolution regarding the creation of a Public Improvement District (PID) for Ownsby Farms, a ±113.548 acre tract of land. The property is generally located west of SH 289 (Preston Road), north of CR 5 (Frontier Parkway), south and east of CR 53. (Ownsby Farms) Liebman

Mayor Terry recused himself and left the room at 7:54 pm before discussion of this item. Mayor Pro Tem Roberts opened the hearing at 7:54 pm. Councilman Nabors asked about the financial aspects of the project. Jim Sabonis with First Southwest answered that there were strategies to fast track this project and that would be coming later. No other comments were received. Mayor Pro Tem Roberts closed the hearing at 7:57 pm.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lori Vaden, Place 5
SECONDER:	Chad Anderson, Place 6
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- F. Conduct a public hearing to consider testimony and act upon a resolution regarding the creation of a Public Improvement District (PID) for Sutton Fields, a ±494.883 acre tract of land. The property is generally located at the northeast corner of Parvin Road and FM1385. (Sutton Fields) Liebman

Mayor Pro Tem Roberts opened the hearing at 7:58 pm. No public comment was received. Mayor Pro Tem Roberts closed the hearing at 7:59 pm.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lori Vaden, Place 5
SECONDER:	Chad Anderson, Place 6
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

IX. ACTION ITEM:

- A. Consider and act upon a resolution of the City Council of the City of Celina, Texas setting a public hearing under Sec. 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone within the City of Celina, Texas generally located west of SH 289 (Preston Road), north of CR 5 (Frontier Parkway), south and east of CR 53 and consisting of approximately 113.548 acres of land; 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. (Ownsby Farms) Liebman

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

- B. Consider and act upon a resolution of the City Council of the City of Celina, Texas setting a public hearing under Sec. 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone within the City of Celina, Texas generally located at the northeast corner of Parvin Road and FM1385 and consisting of approximately 494.883 acres of land; 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) Liebman

Mayor Terry returned after the vote on this item at 8:03 pm.

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

- C. Consider and act upon a resolution of the City Council of the City of Celina, Texas, accepting a petition to create a Public Improvement District in the Extraterritorial Jurisdiction, calling for a public hearing and directing the statutory notices to be given. The property, Wells South, is approximately 403.1 acres generally located north of 1461, east of CR 83, and south and west of CR 84, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Wells South) Liebman

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

- D. Consider and act upon a resolution of the City Council of the City of Celina, Texas setting a public hearing under Sec. 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone within the City of Celina, Texas generally located at the northeast corner of CR83 and FM1461 and consisting of approximately 403.1 acres of land; 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. (Wells South) Liebman

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Councilman
SECONDER:	Lori Vaden, Place 5
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- E. Consider and act upon an ordinance adopting the annexation of a ±90.285 acre tract of land located in the L.M. Boyd Survey, Abstract Number 48, Tract 2-9, Collin County, Texas, the property is generally located east of SH289 (Preston Road), west of CR 97, south of CR 104 and north of CR 100. (Littell Tract) Liebman

RESULT:	TABLED [UNANIMOUS]	Next: 7/14/2015 5:00 PM
MOVER:	Wayne Nabors, Place 2	
SECONDER:	Chad Anderson, Place 6	
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger	

- F. Consider and act upon a Subdivision Ordinance variance request to allow a cul-de-sac within the Wellspring development to exceed the maximum allowed length of 600 feet. The property is generally located north of FM 1461, west of FM 2478, east of CR 84, and south of Brinkmann Ranch Road. (Wellspring, PD #51) Liebman

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

- G. Consider and act upon a Development Agreement between the City of Celina and Frasier Capital to determine Roadway Proportionality Fees. The property is ±112.286 acres situated in the Coleman Watson Survey, Block 4, Tract 51, Abstract No. 945 in Collin County, Texas. The property is generally located north of FM 1461, west of FM 2478, east of CR 84, and south of Brinkmann Ranch Road. (Wellspring, PD #51) Liebman

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

- H. Consider and act upon an ordinance adopting the annexation of a ±16.85 acre tract of land located in the Collin County School Land Survey, Abstract Number 167, Block 1, Tract 85 Collin County, Texas. The property is generally located north and east of Oklahoma Street (Business 289), west of Preston Road (SH289) and south of Ash Street. (Eland Energy Tract) (Liebman)

RESULT: TABLED [UNANIMOUS] **Next: 7/14/2015 5:00 PM**
MOVER: Wayne Nabors, Place 2
SECONDER: Carmen Roberts, Place 4
AYES: Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- I. Consider and act to ratify a construction contract with SYB Construction Company for the Emergency Repair of Preston Hills Circle in the Amount of \$69,950. Johnson

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

- J. Consider and act to authorize the City Manager to approve the purchase of digital radio equipment not to exceed \$435,000. Metdker

Councilwoman Vaden moved to approve the purchase in an amount not to exceed \$444,000.00.

RESULT: APPROVED [UNANIMOUS]
MOVER: Lori Vaden, Place 5
SECONDER: Chad Anderson, Place 6
AYES: Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- K. Consider and act upon award of a proposal and qualifications for the City Hall Remodel and authorize the city manager to negotiate and execute a contract.

Councilman Nabors moved to award the contract to Hill and Wilkinson.

RESULT: APPROVED [UNANIMOUS]
MOVER: Wayne Nabors, Place 2
SECONDER: Andy Hopkins, Councilman
AYES: Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- L. 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, herein after 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

RESULT: APPROVED [UNANIMOUS]
MOVER: Chad Anderson, Place 6
SECONDER: Lori Vaden, Place 5
AYES: Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- M. Consider and act upon a resolution approving and authorizing publication of notice of intention to issue certificates of obligation and declaring expectation to reimburse expenditures with proceeds of future debt. Toutounchian

Jim Sabonis with First Southwest noted the not to exceed amount of \$27,500,000.00 for water and sewer projects.

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

- N. Consider and act to appoint a Mayor Pro Tem.

Councilman Nabors moved to nominate Chad Anderson for Mayor Pro Tem. Councilman Hopkins seconded. Motion carried. 6-yes;0-no.

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 8:22 pm.

Sean Terry, Mayor

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

Date Minutes Approved