NOTICE OF
CITY COUNCIL SPECIAL MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
THURSDAY, MAY 25, 2017 AT 4:05 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	Absent	
Chad Anderson	City of Celina	Place 6	Present	
Wayne Nabors	City of Celina	Place 2	Present	
Sean Terry	City of Celina	Mayor	Absent	

Mayor Pro Tem Anderson called the meeting to order at 4:15 p.m.

II. OATHS OF OFFICE:

III. CONSENT AGENDA:

1. Consider and act upon a resolution 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 2017 rate review mechanism filings; 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 reconciliation and rate adjustments if federal income tax rates change; terminating the RRM process for 2018 pending renegotiation of RRM terms and conditions; requiring the company to reimburse ACSC's reasonable ratemaking expenses.

(2017-28R)

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

IV. EXECUTIVE SESSION:

The City Council convened into Executive Session at 4:15 p.m. with City Attorneys Lance Vanzant and Julie Fort, and Consultant Mary Petty.

The City Council reconvened into open session at 5:06 p.m. and took a short recess. Mayor Pro Tem Anderson called the meeting back to order at 5:07 p.m.

The Celina City Council will convene into Executive Session 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.

1. Discussion regarding amendment to Sutton Fields II Development Agreement, amendment to City of Celina TIRZ #4 Project and Finance Plan, and amendment to Sutton Fields II Service and Assessment Plan.

No action was taken out of Executive Session.

V. PUBLIC HEARING:

1. The Celina City Council will conduct and continue a public hearing to consider testimony regarding an amendment to the Reinvestment Zone Number Four Final Project and Financing Plan and the enlargement of the zone. (Sutton Fields II) (Petty)

Mayor Pro Tem Anderson opened the hearing at 5:07 p.m. No public comment was received. The hearing was closed at 5:08 p.m.

2. 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 Pro Tem Anderson opened the hearing at 5:08 p.m. No public hearing was received. The hearing was closed at 5:09 p.m.

VI. ACTION ITEMS:

1. 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)

(2017-29R)

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

2. Consider and act upon a resolution 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)

No action was taken on item #2.

RESULT:	**NO ACTION**

3. 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)

No action was taken on item #3. Councilman Hopkins moved to direct staff to publish public notice on or after a date an amended SAP is approved by staff and filed with the City Secretary. Councilman Nabors seconded. Motion carried. 4-yes;0-no.

RESULT:	**NO ACTION**

4. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, amending ordinance No. 2015-52 to modify the boundaries of Tax Increment Reinvestment Zone Number Four, City of Celina (Sutton Fields) to enlarge the boundaries of the existing Zone to include an additional 493.439 acres; describing the boundaries of the Zone; containing findings related to enlarging the Zone; amending and updating the Final Project and Finance Plan adopted by Ordinance No. 2015-59; providing a date for the termination of the Zone; Providing a severability clause; and providing an effective date. (Sutton Fields II) (Petty)

No action was taken on item #4. Councilman Hopkins moved to direct staff to publish public notice on or after a date the TIRZ Plan is filed with the City Secretary. Councilman Nabors seconded. Motion carried. 4-yes;0-no.

RESULT:	**NO ACTION**

5. Discuss, consider and take action on 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 a First Amended Interlocal Agreement for Billing Services, Fee Collection and provision of Retail Water and Wastewater Service by and between the City of Celina and Mustang Special Utility District ("MSUD") for the Sutton Fields property; providing for related items and providing and effective date. (Sutton Fields II) (Johnson)

No action was taken on item #5

RESULT:	**NO ACTION**

VII. ADJOURNMENT:

There being no further comment Mayor Pro Tem Anderson adjourned the meeting at 5:11 p.m.

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Sean Terry, Mayor

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

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Date Minutes Approved