



**NOTICE OF
CITY COUNCIL REGULAR MEETING
FIRST UNITED METHODIST CHURCH 112 N. COLORADO ST, CELINA, TX 75009
TUESDAY, MAY 12, 2015 AT 5:00 PM**

AGENDA

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Public Improvement District petitions for Ownsby Farms and Sutton Fields - Fort
- B. 2nd Quarter Financials - Toutounchian
- C. Engineering update - Johnson
- D. Annexation update - Liebman
- E. Any and/or all agenda items

III. EXECUTIVE SESSION:

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

Reverend John Baldwin

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

- A. Cajun Festival sponsor recognitions
- B. Motorcycle Safety proclamation
- C. Oscar Mejia recognition
- D. Director of the year
- E. Employee of the year

VI. OPEN FORUM:

Open Forum is for information only. If you wish to speak, please sign the "Speaker List" with the City Secretary. Speakers are limited to three (3) minutes. The Council can take no action. No charges and/or complaints will be heard against any elected official or employee of the city.

Please note Anyone wishing to furnish the City Council with copies/handouts regarding their item of interest must provide 9 copies and present them to the City Secretary for distribution to the City Council.

VII. CONSENT AGENDA: Items are considered self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the City Council.

A. Minutes Approval:

City Council - Regular Meeting - Apr 14, 2015 5:00 PM

City Council - Special Meeting - Apr 28, 2015 6:00 PM

- B. Consider and act upon on a Replat for the Sandlot Addition, Lot 1R, being a Replat of the Smiley Acres Addition, Tracts 1 & 2. Liebman
- C. Consider and act upon a resolution of the City Council of the City of Celina, Texas, hereby authorizing the city manager of the City of Celina, Texas, to execute a License, Indemnification and Hold Harmless Agreement by and between the City of Celina and Rex and Sherese Glendenning for setting up and launching a fireworks display for Celina and its guests, patrons and invitees. Montgomery
- D. Consider and Act on a Petition for Annexation and Set Public Hearing Dates on June 9, 2015 at 6:00 P.M. and June 9, 2015 at 6:05 P.M. for a 58.458 Acre Tract of Land Situated in the Collin County School Land #15 Survey, Abstract No. 0170, Block 1, Tract 7 Collin County, Texas, and for a 60.133 Acre Tract Situated in the Gabriel Chenoweth Survey, Abstract No. 0140, Block 2, Tract 16 in Collin County, Texas. Liebman
- E. Consider and act upon an ordinance annexing an ±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 south of Carey Road, north of Parvin Road and west of CR 6 (Legacy Drive). Liebman
- F. Consider and act upon an ordinance annexing a ±4.518 acre tract of land located in the John Ragsdale Survey, Abstract Number 735, Collin County, Texas. the property is generally located north and east of FM 455, west of CR 946 and south of the Grayson/Collin County Line. (Pakvest) Liebman
- G. Consider and act upon an agreement between the City of Celina, Texas and Pakvest LLC to extend the time frame in which the City is required to provide certain services to an annexed tract. Liebman
- H. Consider and act upon an ordinance of the City of Celina, Texas amending the City's Code of Ordinances; Chapter 3: Building Regulations; Article 3.02 Technical and Construction Codes and Standards; Division 2: Residential Code; Section 3.02.051: Adopted, Amendments. Liebman
- I. Consider and act upon setting the date for the 2016 Celina Cajun Festival event as Friday, April 8th and Saturday, April 9th, 2016.
- J. Consider and act upon an Interlocal agreement by and between the City of Celina and Collin County regarding participation in Collin County Purchaser's Forum. Toutouchian

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct two public hearings at 6:30 P.M. and 6:35 P.M. regarding an involuntary 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
- B. The Celina City Council will conduct two public hearings at 6:30 P.M. and 6:35 P.M. regarding an involuntary annexation for ±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

IX. ACTION ITEM:

- A. Consider and act upon a Meritorious Exception request for signage from Nordic Pure, 2500 N. Louisiana Drive. Liebman
- B. Consider and act on a resolution to amend the City's Street Naming Policy, to adopt an Official Map relating to the Thoroughfare Plan to hold historic place-names for State and County Roads with numeric designations, and to re-name Settlers Ridge Road as "J Fred Smith Parkway," Carthage Road (Business 289) to "Legacy Drive," Carter Ranch Road to "Punk Carter Parkway," and east and west Sunset Boulevard as east and west "Carl Darnall Parkway." Liebman
- C. 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)
- D. Consider and act upon an ordinance adopting the annexation of an 8.931 acre tract of land located in the Tri Dal Survey, Lot 1, Block A; a 7.370 acre tract of land located in the MEP and P Ry Co Survey, Abstract Number 653, Tract 12; a 1.025 acre tract of land located in the MEP and P Ry Co Survey, Abstract Number 653, Tract 13.; and a 10.0 acre tract of land located in the MEP and P Ry Co Survey, Abstract Number 653, Tract 14. the properties are contiguous to and adjoining the City and are generally located on the west side of Preston Road, east of the BNSF Railroad, north of East Carthage Road, and south of Mark Alexander Court. Liebman
- E. Consider and act upon a resolution of the City Council of the City of Celina, Texas, setting a date, time and place (Tuesday, June 9, 2015 at 6:00 PM & June 9, 2015 at 6:05 PM) for public hearings 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; a 34.815 acre tract of land located in Abstract A0132, B B B & C Ry Co Survey, Tract 12; a 107.207 acre tract of land located in Abstract A0132 B B B & C Ry Co Survey, Tract 6; a 15.0016 acre tract of land located In Abstract A0488, George Joy Survey, Tract 7; and authorizing and directing the City Secretary to publish notice of such public hearings and authorizing city staff to take all necessary actions to fulfill the requirements of the Municipal Annexation Act. Liebman

- F. 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, calling for a public hearing and directing the statutory notices to be given. The property, Ownsby Farms, is ± 113.548 acres and is comprised of Lots 14, 15 and 17 of Subdivision 14 of the Collin County School Land Survey, Abstract Number 167, Collin County, State of Texas. The property is generally located west of SH 289 (Preston Road), north of Frontier Parkway (FM 1461), south and east of CR 53. (Ownsby Farms) Liebman
- G. 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, calling for a public hearing and directing the statutory notices to be given. The property, Sutton Fields, is a ± 494.883 acre tract of land located in the F. Wilkerson Survey, Abstract No. 1411, H. Rue Survey, Abstract No. 1111, T. Cox Survey, Abstract No. 309, J. Rue Survey, Abstract No. 1109, and the C. Jackson Survey, Abstract No. 1546, Denton County, Texas the property is generally located at the northeast corner of Parvin Road and FM1385. (Sutton Fields) Liebman

X. ADJOURNMENT:

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551. "I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: _____ at ____ p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

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

Date Notice Removed



Finance Department
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Jay Toutounchian, Finance Director
CC: Mike Foreman, City Manager
Date: May 12, 2015
Re: 2nd Quarter Financial

Action Requested:

2nd Quarter Financial

Background Information:

N/A

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

N/A

Staff Recommendation:

Thank you for your consideration of this item. If I can be of any support, please contact me at 972-382-2682 x 1071 or by email at vfaulkner@celina-tx.gov.



CITY OF CELINA
FINANCIAL REPORTS
AS OF
MARCH 31, 2015

Attachment: 2nd Qtr Financials (1092 : 2nd Qtr Financials)

Prepared by: Jay Toutounchian



CITY OF CELINA BALANCE SHEET

FOR PERIOD ENDING MARCH 31, 2015

Prepared by: Jay Toutounchian

**CITY OF CELINA
BALANCE SHEET
AS OF MARCH 31, 2015**

ASSETS		
Short Term Assets:		
Cash and cash equivalents	7,813,791	
Investment in Texpool and Local Bank	5,548	
Restricted cash and cash equivalents	15,921,683	
Court Receivable	333	
Water and Sewer Receivable (Net)	245,367	
EMS Receivable (Net)	33,695	
EDC Receivable	0	
Sales Tax Receivable	96,030	
Property Tax Delenqueint	53,277	
<i>Propety Tax Bad Debt Allowance</i>	(5,328)	
Due from Capital Project Fund	2,378,019	
Due from Water and Sewer Fund	400,000	
Amount Available from I & S	113,659	
Sub-Total Short Term Assets		27,056,074
Long Term Assets:		
Parks	9,059,669	
Lands	1,600,000	
Building & Building Improvement	25,667,841	
Streets	11,351,971	
Sewer Plant	3,084,890	
CCN Services Area Acquisitions	262,974	
Water & Sewer Lines	16,567,948	
Vehicles	1,422,761	
Offices Equipment	49,563	
Other Equipment	1,082,042	
Accumulated Depreciation	(13,171,602)	
Sub-Total Long Term Assets		56,978,057
TOTAL ASSETS		84,034,132
LIABILITIES		
Short Term Liabilities:		
Accounts Payable	544,287	
Accrued Payroll	80,806	
Accrued Compensated Absences	146,705	
Other accrued expenses	3,453	
Court costs due to state	65,559	
Developers Escrow	1,131,960	
Due to EDC	0	
Due to CDC	(0)	
Due to Other Funds	2,798,763.46	
Deferred Income Water Impact	867,525	
Deferred Income Sewer Impact	902,426	
Bonds Payable	1,550,796	
Sub-Total Short Term Liabilities		8,092,280
Long Term Liabilities:		
Bonds Payable - Long Term		27,529,999
Lease Payable - Long Term		0
Sub-Total Long Term Liabilities		27,529,999
TOTAL LIABILITIES		35,622,279
FUND BALANCE / EQUITY		
Fund Equity		25,173,203
Invested in GFA		21,612,195
YTD Surplus / (Deficit)		1,626,455
Total Equity and Surplus / (Deficit)		48,411,852
Total Liabilities, Equity and Surplus / (Deficit)		84,034,132

Attachment: 2nd Qtr Financials (1092 : 2nd Qtr Financials)



CITY OF CELINA

REVENUES & EXPENSES

FOR PERIOD ENDING MARCH 31, 2015

Performance at a glance

Prepared by: Jay Toutounchian

QUARTERLY FINANCIAL REPORT
MARCH 31, 2015



Performance At A Glance

Positive = Positive variance or negative variance < 2% compared to seasonal trends.
Warning = Negative variance of 2-4% compared to seasonal trends.
Negative = Negative variance of > 4% compared to seasonal trends.

GENERAL FUND	YEAR TO DATE	% OF BUDGET RECEIVED	% OF BUDGET FORECASTED TO RECEIVE	VARIANCE %	FY 2015 BUDGET	Notes
GENERAL FUND REVENUES						
FINES & FEES	Positive	71.15%	53.45%	17.70%	1,642,150	
PROPERTY, SALES & FRANCHISE TAXES	Positive	86.50%	85.50%	1.00%	3,216,711	1
GRANTS	Positive	100.00%	51.23%	100.00%	0	2
DONATIONS	Positive	90.39%	49.65%	40.74%	117,266	
PENALTIES AND INTEREST	Warning	49.10%	51.25%	-2.15%	35,000	
OTHER REVENUES	Positive	64.78%	50.00%	14.78%	196,662	
TRANSFERS	Positive	15.77%	16.55%	-0.78%	1,252,000	
TOTAL	Positive	68.31%	51.09%	17.22%	6,459,789	
	YEAR TO DATE	% OF BUDGET USED	% OF BUDGET FORECASTED TO BE USED	VARIANCE %	FY 2015 BUDGET	
GENERAL FUND EXPENDITURES						
PAYROLL EXPENSES	Positive	45.73%	51.30%	-5.57%	4,095,389	3
LEGAL & PROFESSIONAL EXPENSES	Positive	35.49%	43.21%	-7.72%	557,974	
MATERIAL AND SUPPLIES EXPENSES	Positive	34.64%	36.18%	-1.54%	327,724	
MAINTENANCE EXPENSES	Positive	21.04%	25.00%	-3.96%	472,643	
UTILITIES EXPENSES	Positive	40.36%	41.85%	-1.49%	255,360	
OTHER OPERATING EXPENSES	Positive	57.28%	58.25%	-0.97%	750,421	
TOTAL	Positive	43.61%	42.63%	0.98%	6,459,511	
UTILITY FUND	YEAR TO DATE	% OF BUDGET RECEIVED	% OF BUDGET FORECASTED TO RECEIVE	VARIANCE %	FY 2015 BUDGET	
WATER AND SEWER REVENUES						
WATER TOWER RENTAL FEES	Positive	65.76%	55.80%	9.96%	41,903	4
WATER IMPACT FEES/DEBT RETIRE	Positive	0.00%	0.00%	0.00%	0	
SEWER IMPACT FEES/DEBT RETIRE	Positive	0.00%	0.00%	0.00%	0	
WATER/SEWER TAPS	Positive	44.59%	48.65%	-4.06%	668,800	7
PENALTIES	Positive	87.09%	85.00%	2.09%	45,000	
INTEREST INCOME	Positive	90.96%	46.18%	44.78%	9,500	
WATER SALES	Negative	37.82%	48.65%	-10.83%	2,875,745	5
SEWER SALES	Warning	47.50%	48.65%	-1.15%	1,159,500	5
GARBAGE BILLING	Negative	43.44%	48.65%	-5.21%	414,761	6
RADIO READ RESERVE	Negative	44.87%	51.23%	-6.36%	62,700	7
MISCELLANEOUS INCOME	Positive	114.22%	55.69%	58.53%	17,450	8
TRANSFERS IN FOR DEBT SERVICE	Positive	0.00%	0.00%	0.00%	0	
TOTAL	Positive	48.02%	40.71%	7.31%	5,295,359	
	YEAR TO DATE	% OF BUDGET USED	% OF BUDGET FORECASTED TO BE USED	VARIANCE %	FY 2015 BUDGET	
W/S AND GARBAGE EXPENDITURES						
PAYROLL EXPENSES	Positive	46.86%	49.11%	-2.25%	523,762	
LEGAL & PROFESSIONAL EXPENSES	Positive	44.22%	43.21%	1.01%	407,699	
MATERIALS & SUPPLIES EXPENSES	Positive	51.50%	50.82%	0.68%	152,900	
MAINTENANCE EXPENSES	Positive	27.58%	33.00%	-5.42%	172,034	9
UTILITY EXPENSES	Positive	45.12%	49.12%	-4.00%	265,400	10
OTHER OPERATING EXPENSES	Positive	44.89%	48.76%	-3.87%	3,428,984	11
TOTAL	Positive	44.66%	44.84%	-0.18%	4,950,779	

Attachment: 2nd Qtr Financials (1092 : 2nd Qtr Financials)

QUARTERLY FINANCIAL REPORT
MARCH 31, 2015



Report Highlights

Positive = Positive variance or negative variance < 2% compared to seasonal trends.

Warning = Negative variance of 2-4% compared to seasonal trends.

Negative = Negative variance of > 4% compared to seasonal trends.

General Fund:

A Revenue:

- 1** As of 03/31/2015 sales tax collections are up by 25% or \$27,735.18 in comparison to the same period last year.
 As of 03/31/2015 property tax collection are totaling \$2,386,926 or 98.21% of the budgeted amount.

Fire has received \$12,500.00 grant from COSERV and Police Department has received \$1,164.11 Grant from DOJ.
 Although during the year we apply for numerous grants, we do not budget for the them.

In conclusion, as of 03/31/2015 city's overall general revenues increased by 17.22% in comparison to forecasted amount.

B Expenses:

As of 03/31/2015, all of the city departments' expenditures are running below projected amount for every category.
 Payroll is running below the projected amount mainly due to positions that has not been filled yet.
 Maintenance Expense category includes line item for annual Maintenance Agreement. Majority of these agreements are due and payable at the later part of the Fiscal Year. Lower fuel cost also contributes to this reduction.

In conclusion, as of 12/31/2014 city's overall General Fund Expenditures are below our forecasted amount by 0.98%.

Water & Sewer Fund:

A Revenue:

- 4** Increase in this line is due to the advance tower rental payment. Company pays entire annual payment in January.

- 5** Substantial decrease in water and sewer sales in 2nd quarter is mainly due to an extraordinary wet year.
 The goal for W/S fund is to have 120 days of cash reserve in this fund. Currently we have 97 days of cash reserve.

- 6** Decrease in Garbage Billing is due to the new collection contract which is lower than the previous one.

- 7** Decrease in Water & Sewer taps as well as Radio Read line (cost of new water meter), in part is due to decrease number of new building permits.

These revenue lines are calculated based on fix amount times number of building permits.

- 8** Increase in this revenue line is due mainly to sale of old water meters which have been replaced with the new system.

In conclusion, as of 03/31/2015 city's overall water and sewer revenues are higher by 7.31% in comparison to forecasted amount.

B

Expenses:

- 9** Decrease in this line item is mainly due to reduction in fuel cost.

- 10** During first and second quarter we did not pump water from our wells as much which in turn reduces the cost of utility

- 11** During second quarter we have purchased the budgeted equipment which will not be repeated.

In conclusion, as of 03/31/2015 city's overall Water & Sewer Fund Expenditures are lower than our forecasted amount by 0.18%.



CITY OF CELINA REVENUES & EXPENSES

SECOND FISCAL QUARTER

BUDGET V. ACTUAL

GENERAL FUND DETAILS

FOR PERIOD ENDING MARCH 31, 2015

Prepared by: Jay Toutounchian

CITY OF CELINA
CONSOLIDATED
QUARTERLY REVENUE & EXPENSE REPORT
FY 2014-2015

ACCOUNT NUMBER/NAME	ANNUAL BUDGET	QTD As of 12/31/2014				QTD As of 03/31/2015				YTD As of 09/30/2015			
REVENUES		1ST QTR.	BELOW (ABOVE) BUDGET			2ND QTR.	BELOW (ABOVE) BUDGET			YTD	BELOW (ABOVE) BUDGET		
		ACTUAL	\$ Remains	% Remains	% Received	ACTUAL	\$ Remains	% Remains	% Received	ACTUAL	\$ Remains	% Remains	% Received
General Fund													
FINES & FEES	1,642,150	509,275	1,132,875	69%	31%	659,036	983,114	60%	71%	1,168,311	473,839	29%	71%
TAXES	3,216,711	1,673,850	1,542,861	48%	52%	1,108,652	434,210	13%	87%	2,782,501	434,210	13%	87%
GRANTS	0	12,500	(12,500)	0%	100%	0	1,164	(13,664)	0%	13,664	(13,664)	0%	100%
DONATIONS	117,266	4,657	112,609	96%	4%	101,344	11,266	10%	90%	106,000	11,266	10%	90%
PENALTIES & INTEREST	35,000	5,505	29,495	81%	19%	10,679	17,817	51%	49%	17,183	17,817	51%	49%
MISCELLANEOUS REVENUE	196,662	74,259	122,403	62%	38%	53,131	69,272	35%	65%	127,390	69,272	35%	65%
TRANSFERS	1,252,000	98,750	1,153,250	92%	8%	98,750	1,054,500	84%	16%	197,500	1,054,500	84%	16%
TOTAL GF REVENUES	6,459,789	2,379,795	4,079,994	63%	37%	2,032,755	2,047,239	32%	68%	4,412,550	2,047,239	32%	68%
Water & Sewer Fund													
CREDIT CARD FEES	0.00	5,556	(5,556)	0%	100%	5,527	(11,063)	0%	100%	11,063	(11,063)	0%	100%
WATER TOWER RENTAL FEES	41,903.00	22,027	19,876	47%	53%	5,527	14,349	0%	100%	27,554	14,349	34%	66%
WATERSEWER TAPS	682,750.00	159,645	523,105	77%	23%	144,775	378,330	55%	45%	304,420	378,330	55%	45%
PENALTIES	45,000.00	22,247	22,753	51%	49%	16,942	5,811	13%	87%	39,189	5,811	13%	87%
INTEREST INCOME	9,500.00	3,657	5,843	62%	38%	4,984	859	9%	91%	8,641	859	9%	91%
WATER SALES	2,875,745.00	584,861	2,290,884	80%	20%	502,687	1,788,197	62%	38%	1,087,548	1,788,197	62%	38%
SEWER SALES	1,159,500.00	275,088	884,412	76%	24%	275,655	608,757	53%	47%	550,743	608,757	53%	47%
GARBAGE BILLING	414,761.00	86,152	328,609	79%	21%	94,025	234,584	57%	43%	180,177	234,584	57%	43%
RADIO READ RESERVE	62,700.00	15,285	47,415	76%	24%	12,870	34,565	55%	45%	28,139	34,565	55%	45%
MISCELLANEOUS INCOME	3,500.00	3,311	189	5%	95%	686	(488)	-14%	114%	3,998	(488)	-14%	114%
TOTAL W&S REVENUES	5,295,359	1,177,810	4,117,549	78%	22%	1,063,678	3,053,871	58%	42%	2,241,488	3,053,871	58%	42%
TOTAL REVENUES	11,755,148	3,557,605	8,197,543	70%	30%	1,954,585	6,242,958	53%	47%	6,654,038	5,101,110	43%	57%
EXPENSES													
General Fund													
PAYROLL EXPENSES	4,095,389.00	1,005,317	3,090,072	75%	25%	867,461	2,222,612	54%	46%	1,872,777	2,222,612	54%	46%
LEGAL & PROFESSIONAL EXPENSES	557,974.00	82,063	475,911	85%	15%	115,965	359,946	65%	35%	198,028	359,946	65%	35%
MATERIALS & SUPPLIES EXPENSES	327,724.00	44,167	283,557	87%	13%	69,371	214,186	65%	35%	113,538	214,186	65%	35%
MAINTENANCE EXPENSES	472,643.00	69,980	402,663	85%	15%	29,474	373,188	79%	21%	99,455	373,188	79%	21%

Attachment: 2nd Qtr Financials (1092 : 2nd Qtr Financials)

UTILITY EXPENSES	255,360.00	44,247	211,113	83%	17%	58,809	152,305	60%	103,055	152,305	60%	40%
OTHER OPERATING EXPENSES	750,421.00	209,117	541,304	72%	28%	220,710	320,593	43%	429,828	320,593	43%	57%
TOTAL GF EXPENDITURES	6,459,511	1,454,891	5,004,620	77%	23%	1,361,791	3,642,829	56%	2,816,682	3,642,829	56%	44%
Water & Sewer Fund												
PAYROLL EXPENSES	523,762.00	121,901	401,861	77%	23%	123,546	278,315	53%	245,447	278,315	53%	47%
LEGAL & PROFESSIONAL EXPENSES	407,699.00	85,895	321,804	79%	21%	94,404	227,400	56%	180,299	227,400	56%	44%
MATERIALS & SUPPLIES EXPENSES	152,900.00	26,941	125,959	82%	18%	51,802	74,156	48%	78,744	74,156	48%	52%
MAINTENANCE EXPENSES	172,034.00	25,671	146,363	85%	15%	21,774	124,590	72%	47,444	124,590	72%	28%
UTILITY EXPENSES	265,400.00	51,065	214,335	81%	19%	68,689	145,646	55%	119,754	145,646	55%	45%
OTHER OPERATING EXPENSES	3,428,984.00	782,680	2,646,304	77%	23%	756,534	1,889,770	55%	1,539,214	1,889,770	55%	45%
TOTAL W&S EXPENSES	4,950,779	1,094,154	3,856,625	78%	22%	1,116,748	2,739,877	55%	2,210,902	2,739,877	55%	45%
TOTAL REVENUES	11,410,290	2,549,044	8,861,246	78%	22%	2,233,496	6,627,749	58%	5,027,583	6,382,707	56%	44%

CITY OF CELINA
GENERAL REVENUE DETAIL
QUARTERLY REVENUE & EXPENSE REPORT
FY 2014-2015

ACCOUNT NUMBER/NAME	ANNUAL BUDGET	QTD As of 03/31/2014				QTD As of 03/31/2015				YTD As of 09/30/2015			
		1ST QTR. ACTUAL	BELOW (ABOVE)		BUDGET	2ND QTR. ACTUAL	BELOW (ABOVE)		BUDGET	YTD ACTUAL	BELOW (ABOVE)		BUDGET
			\$ Remains	% Remains			\$ Remains	% Remains			\$ Remains	% Remains	
REVENUE													
FINE & FEES													
102-400-01-4020 COURT FINES	125,000.00	19,557	105,443	84%	16%	26,535	78,908	63%	37%	46,092	78,908	63%	37%
102-400-01-4021 COURT FINES-SECURITY	3,500.00	605	2,895	83%	17%	924	1,971	56%	44%	1,529	1,971	56%	44%
102-400-01-4022 COURT FINES-TECHNOLOGY	4,700.00	807	3,893	83%	17%	1,231	2,662	57%	43%	2,038	2,662	57%	43%
102-400-01-4023 COURT FINES-TIME PAY	1,200.00	389	811	68%	32%	425	386	32%	68%	814	386	32%	68%
102-400-01-4024 COURT FINES-DEF. DISPOSITION	17,000.00	15,125	1,875	11%	89%	15,913	(14,039)	-83%	183%	31,039	(14,039)	-83%	183%
102-400-01-4025 CREDIT CARD FEES	0.00	823	(823)	0%	100%	1,004	(1,827)	0%	100%	1,827	(1,827)	0%	100%
102-400-01-4026 TRUANCY PREVENTION FUNDS	750.00	333	417	56%	44%	508	(91)	0%	100%	841	(91)	0%	100%
102-400-01-4030 PERMITS AND REGISTRATIONS	1,235,000.00	363,814	871,186	71%	29%	331,708	539,477	44%	56%	695,523	539,477	44%	56%
102-400-01-4060 EMS REVENUES	175,000.00	44,214	130,786	75%	25%	40,128	90,658	52%	48%	84,342	90,658	52%	48%
102-400-04-4080 DEVELOPMENT FEES	80,000.00	63,608	16,392	20%	80%	240,659	(224,267)	-280%	380%	304,267	(224,267)	-280%	380%
TOTAL FINE & FEES	1,642,150	509,275	1,132,875	69%	31%	659,036	473,839	29%	71%	1,168,311	473,839	29%	71%
TAXES													
102-400-02-4010 SALES TAX	494,891.00	126,927	367,964	74%	26%	154,210	213,754	43%	57%	281,137	213,754	43%	57%
102-400-02-4050 PROPERTY TAX-CURRENT	2,405,445.00	1,487,513	917,932	38%	62%	849,557	68,375	3%	97%	2,337,070	68,375	3%	97%
102-400-02-4060 PROPERTY TAX-DELINQUENT	25,000.00	21,191	3,809	15%	85%	28,665	(24,855)	-99%	199%	49,855	(24,855)	-99%	199%
102-400-02-4071 FRANCHISE TAXES (Electricity)	201,600.00	0	201,600	100%	0%	63,370	138,230	69%	31%	63,370	138,230	69%	31%
102-400-02-4072 FRANCHISE TAXES (Gas)	47,250.00	36,039	11,211	24%	76%	0	11,211	24%	76%	36,039	11,211	24%	76%
102-400-02-4073 FRANCHISE TAXES (Phone)	15,750.00	2,062	13,688	87%	13%	4,131	9,558	61%	39%	6,192	9,558	61%	39%
102-400-02-4074 FRANCHISE TAXES (Cable)	19,950.00	0	19,950	100%	0%	7,097	12,853	64%	36%	7,097	12,853	64%	36%
102-400-02-4075 UTILITIES PEG FEES (peg)	6,825.00	0	6,825	100%	0%	1,419	5,406	79%	21%	1,419	5,406	79%	21%
102-400-02-4076 HOTEL OCCUPANCY TAX	0.00	118	(118)	0%	100%	202	(320)	0%	100%	320	(320)	0%	100%
TOTAL TAXES	3,216,711	1,673,850	1,542,861	48%	52%	1,108,652	434,210	13%	87%	2,782,501	434,210	13%	87%
GRANTS													
102-400-03-4039 FIRE DEPARTMENT COSERV GRANT	0.00	12,500	(12,500)	0%	100%	0	(12,500)	0%	100%	12,500	(12,500)	0%	100%
102-400-03-4057 POLICE TRAINING GRANT	0.00	0	0	0%	100%	1,164	(1,164)	0%	100%	1,164	(1,164)	0%	100%
TOTAL GRANTS	0	12,500	(12,500)	0%	100%	1,164	(13,664)	0%	100%	13,664	(13,664)	0%	100%
DONATIONS & EVENTS													
102-400-04-4051 MAIN STREET SPECIAL EVENT	5,500.00	594	4,906	89%	11%	9,455	(4,549)	-83%	183%	18,049	(4,549)	-83%	183%
102-400-04-4052 MAIN STREET GOLF-TORNAM	30,000.00	0	30,000	100%	0%	18,275	11,725	39%	61%	18,275	11,725	39%	61%
102-400-04-4059 FIRE DEPT DONATIONS	0.00	200	(200)	0%	100%	200	(400)	0%	100%	400	(400)	0%	100%
102-400-04-4705 COUNTY LIBRARY FUNDS	16,266.00	0	16,266	100%	0%	4,124	12,142	75%	25%	4,124	12,142	75%	25%
102-400-04-4711 CITY SPONSORED EVENTS REVENUE	32,000.00	160	31,840	100%	1%	42,710	(10,870)	-34%	134%	42,870	(10,870)	-34%	134%
102-400-04-4712 CITY/CHAMBER RAIL TOWN FESTIVAL	33,500.00	3,703	29,797	80%	11%	26,580	3,218	9%	109%	30,283	3,218	9%	109%

Jay:
GROUPON FOR
2014 EVENT

Jay:
\$20,579.50 FROM 2014
AND \$6,000.00 FOR
2015 Balloon Festival

Attachment: 2nd Qtr Financials (1092 : 2nd Qtr Financials)

PENALTY & INTEREST												
102-400-09-4800 INTEREST INCOME	35,000.00	6,505	28,495	81%	19%	10,679	17,817	51%	17,183	17,817	51%	49%
TOTAL PENALTY & INTEREST	35,000	6,505	28,495	81%	19%	10,679	17,817	51%	17,183	17,817	51%	49%
MISCELLANEOUS REVENUE												
102-400-09-4090 POLICE REPORTS	750.00	99	651	87%	13%	111	540	72%	210	540	72%	28%
102-400-09-4091 POLICE SEIZURES	0.00	0	0	0%	100%	-245	(245)	0%	(245)	(245)	0%	100%
102-400-09-4092 COUNTY REBATE OF CHILD SAFETY	5,200.00	0	5,200	100%	0%	1,798	3,402	65%	1,798	3,402	65%	35%
102-400-09-4093 COLLIN COUNTY FIREMAN'S FUND	48,512.00	27,063	21,449	44%	56%	0	21,449	44%	27,063	21,449	44%	56%
102-400-09-4094 DENTON COUNTY FIREMAN'S FUND	10,950.00	0	10,950	100%	0%	10,000	950	9%	10,000	950	9%	91%
102-400-09-4700 SALE OF FIXED ASSETS	0.00	0	0	0%	100%	0	0	0%	0	0	0%	100%
102-400-09-4720 PROPERTY RENTAL	0.00	4,000	(4,000)	0%	100%	2,000	(6,000)	0%	6,000	(6,000)	0%	100%
102-400-09-4730 PARK FACILITIES USAGE FEES	65,000.00	19,577	45,423	70%	30%	28,027	17,386	27%	47,604	17,386	27%	73%
102-400-09-4731 PARK CONCESSION REVENUE	35,000.00	6,005	28,995	83%	17%	3,440	25,555	73%	9,445	25,555	73%	27%
102-400-09-4840 HEALTH INSPECTION FEES	12,000.00	3,425	8,575	71%	29%	3,025	5,550	46%	6,450	5,550	46%	54%
102-400-09-4841 FIRE INSPECTION FEES	1,750.00	800	950	54%	46%	900	50	3%	1,700	50	3%	97%
102-400-09-4842 ALARM PERMITS	2,500.00	1,025	1,475	59%	41%	1,000	475	19%	2,025	475	19%	81%
102-400-09-4850 MISCELLANEOUS INCOME	15,000.00	11,999	3,001	20%	80%	2,654	347	2%	14,654	347	2%	98%
102-400-09-4852 LIBRARY SERVICES CONTRACT	0.00	265	(265)	0%	100%	420	(685)	0%	685	(685)	0%	100%
TOTAL MISCELLANEOUS REV.	196,662	74,259	122,403	62%	38%	53,131	69,272	35%	127,390	69,272	35%	65%
TRANSFERS												
102-400-99-4600 TRANSFERS IN	395,000.00	98,750	296,250	75%	25%	98,750	197,500	50%	197,500	197,500	50%	50%
102-400-99-4750 TRANSFER FROM RESERVE FUND	857,000.00	0	857,000	100%	0%	0	857,000	0%	0	857,000	0%	100%
TOTAL TRANSFERS	1,252,000	98,750	1,153,250	92%	8%	98,750	1,054,500	84%	197,500	1,054,500	84%	16%
TOTAL REVENUES	6,459,789	2,379,795	4,079,994	63%	37%	2,032,755	2,047,239	32%	4,412,550	2,047,239	32%	68%

**CITY OF CELINA
LIBRARY**

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**QUARTERLY BUDGET V. ACTUAL
FY 2014-2015**

ACCOUNT NUMBER/NAME	ANNUAL BUDGET	QTD As of 12/31/2014				QTD As of 03/31/2015				YTD As of 09/30/2015			
		1ST QTR.		BELOW (ABOVE)		BUDGET		2ND QTR.		BELOW (ABOVE)		BUDGET	
		ACTUAL		\$ Remains	% Remains	% Used		ACTUAL		\$ Remains	% Remains	% Used	
EXPENDITURES													
PAYROLL EXPENSES													
102-508-01-5100 SALARIES	84,022.00	22,388		61,634	73%	27%		20,318		41,316	49%	49%	51%
102-508-01-5110 PIR TAX EXPENSE	6,428.00	1,746		4,682	73%	27%		1,554		3,128	49%	49%	51%
102-508-01-5111 SUTA	810.00	70		740	91%	9%		15		725	89%	89%	11%
102-508-01-5115 GROUP HEALTH INSURANCE	6,000.00	1,500		4,500	75%	25%		1,500		3,000	50%	50%	50%
102-508-01-5116 RETIREMENT-TMRS	3,218.00	579		2,639	82%	18%		743		1,896	59%	59%	41%
102-508-01-5117 WORKMAN'S COMPENSATION	370.00	192		178	48%	52%		0		178	48%	48%	52%
102-508-01-5120 LONGEVITY PSY	679.00	432		247	36%	64%		0		247	36%	36%	64%
102-508-01-5122 SCHOOL, REGISTRATION & TUITION	915.00	15		900	98%	2%		0		900	98%	98%	2%
102-508-01-5123 TRAVEL, MEALS & LODGING	1,172.00	0		1,172	100%	0%		0		1,172	100%	100%	0%
TOTAL PAYROLL EXP.	103,614	26,923		76,691	74%	26%		24,130		52,561	51%	51%	49%
LEGAL & PROFESSIONAL EXPENSES													
TOTAL LEGAL & PROFESSIONAL EXP.	0	0		0				0		0			
MATERIAL & SUPPLIES EXPENSES													
102-508-03-5208 COMPUTER SWHW	2,825.00	0		2,825	100%	0%		656		2,169	77%	77%	23%
102-508-03-5209 OFFICE SUPPLIES	750.00	123		627	84%	16%		46		581	77%	77%	23%
102-508-03-5210 MATERIAL / SUPPLIES	1,750.00	696		1,054	60%	40%		102		951	54%	54%	46%
TOTAL MAT. & SUP. EXP.	5,325	820		4,505	85%	15%		804		3,701	70%	70%	30%
MAINTENANCE EXPENSES													
102-508-04-5205 MAINTENANCE, AGREEMENTS	6,000.00	3,127		2,873	48%	52%		956		1,917	32%	32%	68%
102-508-04-5225 FACILITY MAINTENANCE	500.00	0		500	100%	0%		0		500	100%	100%	0%
102-508-04-5230 EQUIPMENT REPAIRS	0.00	0		0	0%	100%		0		0	0%	0%	100%
102-508-04-5231 EQUIPMENT O&M	0.00	0		0	0%	100%		0		0	0%	0%	100%
TOTAL MAINT. EXP.	6,500	3,127		3,373	52%	48%		956		2,417	37%	37%	63%
UTILITY EXPENSES													
102-508-05-5400 LAND PHONE LINES	2,250.00	271		1,979	88%	12%		450		1,529	68%	68%	32%
102-508-05-5401 CELL PHONES	0.00	0		0	0%	100%		0		0	0%	0%	100%
102-508-05-5403 INTERNET DSL	2,775.00	601		2,174	78%	22%		598		1,576	57%	57%	43%
102-508-05-5419 NATURAL GAS	850.00	194		656	77%	23%		319		337	40%	40%	60%
102-508-05-5420 ELECTRICITY	4,000.00	410		3,590	90%	10%		860		2,730	68%	68%	32%
TOTAL UTILITY EXP.	9,875	1,477		8,398	85%	15%		2,227		6,171	62%	62%	38%

Attachment: 2nd Qtr Financials (1092 : 2nd Qtr Financials)

OTHER OPERATING EXPENSES									
102-508-09-5220 POSTAGE/COURIER	400.00	0	400	100%	0%	0	400	100%	0%
102-508-09-5240 GENERAL INSURANCE	431.00	431	0	0%	100%	0	0	0%	100%
102-508-09-5250 MEMBERSHIP & DUES	391.00	597	(206)	-53%	153%	195	(401)	-102%	202%
102-508-09-5285 HIRING EXPENSES FOR NEW EMP.	0.00	0	0	0%	100%	110	(110)	0%	100%
102-508-09-5440 OFFICE CLEANING	3,400.00	846	2,554	75%	25%	846	1,708	50%	50%
102-508-09-5445 EQUIPMENT RENTAL	1,400.00	227	1,173	84%	16%	464	709	51%	51%
102-508-09-5700 EQUIPMENT	0.00	0	0	0%	100%	0	0	0%	100%
102-508-09-5710 LIBRARY BOOKS - CAPITAL OUTLAY	15,000.00	6,020	8,980	60%	40%	4,313	4,667	31%	69%
TOTAL OTHER OPERATING EXP.	21,022	8,121	12,901	61%	39%	5,928	6,974	33%	67%
TOTAL LIBRARY EXPENDITURES	146,336	40,467	105,869	72%	28%	34,045	71,824	49%	51%

**CITY OF CELINA
CITY SECRETARY OFFICE
QUARTERLY BUDGET V. ACTUAL
FY 2014-2015**

ACCOUNT NUMBER/NAME	ANNUAL BUDGET	QTD As of 12/31/2014					QTD As of 03/31/2015					YTD As of 09/30/2015				
		1ST QTR. ACTUAL	BELOW (ABOVE) BUDGET		2ND QTR. ACTUAL	BELOW (ABOVE) BUDGET		3RD QTR. ACTUAL	BELOW (ABOVE) BUDGET		YTD ACTUAL	BELOW (ABOVE) BUDGET		4TH QTR. ACTUAL	BELOW (ABOVE) BUDGET	
			\$ Remains	% Used		\$ Remains	% Used		\$ Remains	% Used		\$ Remains	% Used		\$ Remains	% Used
EXPENDITURES																
PAYROLL EXPENSES																
102-509-01-5100 SALARIES	74,863.00	20,019	54,844	73%	17,277	37,587	50%		37,587	50%	37,296	37,567	50%		37,567	50%
102-509-01-5110 PIR TAX EXPENSE	5,727.00	1,603	4,124	72%	1,322	2,803	49%		2,803	49%	2,924	2,803	49%		2,803	49%
102-509-01-5111 SUTA	270.00	0	270	100%	9	261	97%		261	97%	9	261	97%		261	97%
102-509-01-5115 GROUP HEALTH INSURANCE	6,000.00	1,500	4,500	75%	1,500	3,000	50%		3,000	50%	3,000	3,000	50%		3,000	50%
102-509-01-5116 RETIREMENT-TMRS	3,923.00	727	3,196	81%	905	2,291	58%		2,291	58%	1,632	2,291	58%		2,291	58%
102-509-01-5117 WORKMAN'S COMPENSATION	329.00	171	158	48%	0	158	48%		158	48%	171	158	48%		158	48%
102-509-01-5120 LONGEVITY PAY	932.00	932	0	0%	0	0	0%		0	0%	932	0	0%		0	0%
102-509-01-5122 SCHOOL, REGISTRATION & TUITION	635.00	15	620	98%	0	620	98%		620	98%	15	620	98%		620	98%
102-509-01-5123 TRAVEL, MEALS & LODGING	800.00	20	780	98%	60	720	90%		720	90%	80	720	90%		720	90%
TOTAL PAYROLL EXP.	93,479	24,987	68,492	73%	21,073	47,418	51%		47,418	51%	46,061	47,418	51%		47,418	51%
LEGAL & PROFESSIONAL EXPENSES																
102-509-02-5154 CODEBOOK	6,500.00	0	6,500	100%	1,880	4,620	71%		4,620	71%	1,880	4,620	71%		4,620	71%
TOTAL LEGAL & PROFESSIONAL EXP.	6,500	0	6,500	100%	1,880	4,620	71%		4,620	71%	1,880	4,620	71%		4,620	71%
MATERIAL & SUPPLIES EXPENSES																
102-509-03-5208 COMPUTER SWHW	450.00	0	450	100%	0	450	100%		450	100%	0	450	100%		450	100%
102-509-03-5209 OFFICE SUPPLIES	750.00	446	304	41%	66	238	32%		238	32%	512	238	32%		238	32%
102-509-03-5210 MATERIAL / SUPPLIES	400.00	25	375	94%	142	233	58%		233	58%	167	233	58%		233	58%
TOTAL MAT. & SUP. EXP.	1,600	470	1,130	71%	208	921	58%		921	58%	679	921	58%		921	58%
MAINTENANCE EXPENSES																
102-509-04-5205 MAINTENANCE AGREEMENTS	2,625.00	348	2,277	87%	119	2,158	82%		2,158	82%	467	2,158	82%		2,158	82%
TOTAL MAINT. EXP.	2,625	348	2,277	87%	119	2,158	82%		2,158	82%	467	2,158	82%		2,158	82%
UTILITY EXPENSES																
102-509-05-5400 LAND PHONE LINES	750.00	183	567	76%	196	371	49%		371	49%	379	371	49%		371	49%
102-509-05-5403 INTERNET DSL	1,400.00	326	1,074	77%	328	746	53%		746	53%	654	746	53%		746	53%
102-509-05-5419 NATURAL GAS	500.00	40	460	92%	82	378	76%		378	76%	122	378	76%		378	76%
102-509-05-5420 ELECTRICITY	3,300.00	410	2,890	88%	860	2,030	62%		2,030	62%	1,270	2,030	62%		2,030	62%
TOTAL UTILITY EXP.	5,950	959	4,991	84%	1,466	3,525	59%		3,525	59%	2,425	3,525	59%		3,525	59%

OTHER OPERATING EXPENSES												
102-509-09-5145 ELECTION EXPENSE	8,500.00	0	8,500	100%	0%	3,284	5,216	61%	39%	3,284	5,216	61%
102-509-09-5145 RECORD MANAGEMENT	800.00	198	602	75%	25%	0	602	75%	25%	198	602	75%
102-509-09-5180 LICENSES/PERMITS/FILING	500.00	284	216	43%	57%	1,352	(1,136)	-227%	327%	1,636	(1,136)	-227%
102-509-09-5200 MAPS & PRINTING	0.00	0	0	0%	100%	0	0	0%	100%	0	0	0%
102-509-09-5220 POSTAGE/COURIER	300.00	27	273	91%	9%	4	268	89%	11%	32	268	89%
102-509-09-5240 GENERAL INSURANCE	350.00	350	0	0%	100%	0	0	0%	100%	350	0	0%
102-509-09-5250 MEMBERSHIPS & DUES	150.00	125	25	17%	83%	0	25	17%	83%	125	25	17%
102-509-09-5290 LEGAL PUBLICATIONS	2,400.00	952	1,448	60%	40%	713	735	31%	69%	1,665	735	31%
102-509-09-5410 OFFICE CLEANING	1,200.00	228	972	81%	19%	228	744	62%	38%	456	744	62%
102-509-09-5415 EQUIPMENT RENTAL	0.00	0	0	0%	100%	0	0	0%	100%	0	0	0%
102-509-09-5750 CAPITAL OUTLAY	9,600.00	0	9,600	100%	0%	0	9,600	0%	100%	0	9,600	0%
TOTAL OTHER OPERATING EXP.	23,800	2,164	21,636	91%	9%	5,582	16,054	67%	33%	7,746	16,054	67%
TOTAL CITY SEC. EXPENDITURES	133,954	28,929	105,025	78%	22%	30,328	74,697	56%	44%	59,257	74,697	56%

Jay Toutounchian:
\$1,106.00 is PID related
which will be paid in
April.

CITY OF CELINA
DEVELOPMENT SERVICES
QUARTERLY BUDGET V. ACTUAL
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ACCOUNT NUMBER/NAME	ANNUAL BUDGET	QTD As of 12/31/2014						QTD As of 03/31/2015						YTD As of 09/30/2015					
		1ST QTR.		BELOW (ABOVE)		BUDGET		2ND QTR.		BELOW (ABOVE)		BUDGET		YTD		BELOW (ABOVE)		BUDGET	
		ACTUAL		\$ Remains	% Remains	% Used		ACTUAL		\$ Remains	% Remains	% Used		ACTUAL		\$ Remains	% Remains	% Used	
EXPENDITURES																			
PAYROLL EXPENSES																			
102-510-01-5100 SALARIES	444,872.00	79,029		365,843	82%	18%		78,383		287,460	65%	35%		157,412		287,460	65%	35%	
102-510-01-5105 OVERTIME	1,000.00	681		319	32%	68%		134		185	18%	82%		815		185	18%	82%	
102-510-01-5106 SPANISH ALLOWANCE	600.00	150		450	75%	25%		150		300	50%	50%		300		300	50%	50%	
102-510-01-5110 PIR TAX EXPENSE	34,155.00	6,166		27,989	82%	18%		6,018		21,971	64%	36%		12,184		21,971	64%	36%	
102-510-01-5111 SUTA	2,295.00	0		2,295	100%	0%		53		2,242	98%	2%		53		2,242	98%	2%	
102-510-01-5115 GROUP HEALTH INSURANCE	51,000.00	8,000		43,000	84%	16%		7,500		35,500	70%	30%		15,500		35,500	70%	30%	
102-510-01-5116 RETIREMENT-TMRS	23,395.00	2,797		20,598	88%	12%		4,122		16,476	70%	30%		6,919		16,476	70%	30%	
102-510-01-5117 WORKMAN'S COMPENSATION	2,351.00	1,223		1,128	48%	52%		0		1,128	48%	52%		1,223		1,128	48%	52%	
102-510-01-5120 LONGEVITY PAY	788.00	736		52	7%	93%		0		52	7%	93%		736		52	7%	93%	
102-510-01-5122 SCHOOL, REGISTRATION & TUITION	6,000.00	3,510		2,490	42%	58%		450		2,040	34%	66%		3,960		2,040	34%	66%	
102-510-01-5123 TRAVEL, MEALS & LODGING	2,500.00	408		2,092	84%	16%		407		1,885	67%	33%		815		1,885	67%	33%	
102-510-01-5124 UNIFORMS	2,400.00	0		2,400	100%	0%		0		2,400	100%	0%		0		2,400	100%	0%	
TOTAL PAYROLL EXP.	571,356	102,699		468,657	82%	18%		97,218		371,440	65%	35%		199,916		371,440	65%	35%	
LEGAL & PROFESSIONAL EXPENSES																			
102-510-02-5140 CONTRACT LABOR	15,000.00	0		15,000	100%	0%		0		15,000	100%	0%		0		15,000	100%	0%	
102-510-02-5141 CONTRACT INSPECTION	0.00	0		0	0%	100%		0		0	0%	100%		0		0	0%	100%	
102-510-02-5144 HEALTH INSPECTIONS	10,000.00	900		9,100	91%	9%		1,700		7,400	74%	26%		2,600		7,400	74%	26%	
102-510-02-5149 ENGINEERING	20,000.00	0		20,000	100%	0%		0		20,000	100%	0%		0		20,000	100%	0%	
102-510-02-5151 CELINA PARKWAY ENGINEERING	0.00	5,300		(5,300)	0%	100%		0		(5,300)	100%	0%		5,300		(5,300)	100%	0%	
102-510-02-5161 ANNEX, PLAN & PRE-ANNEX, AGREEM	25,000.00	0		25,000	100%	0%		7,985		17,015	68%	32%		7,985		17,015	68%	32%	
TOTAL LEGAL & PROFESSIONAL EXP.	70,000	6,200		63,800	91%	9%		9,685		54,115	77%	23%		15,885		54,115	77%	23%	
MATERIAL & SUPPLIES EXPENSES																			
102-510-03-5208 COMPUTER SW/HW	22,670.00	0		22,670	100%	0%		456		22,214	98%	2%		456		22,214	98%	2%	
102-510-03-5209 OFFICE SUPPLIES	4,200.00	272		3,928	94%	6%		846		3,083	73%	27%		1,117		3,083	73%	27%	
102-510-03-5210 MATERIAL / SUPPLIES	6,000.00	1,083		4,917	82%	18%		1,051		3,866	64%	36%		2,134		3,866	64%	36%	
TOTAL MAT. & SUP. EXP.	32,870	1,354		31,516	96%	4%		2,353		29,163	89%	11%		3,707		29,163	89%	11%	
MAINTENANCE EXPENSES																			
102-510-04-5205 MAINTENANCE AGREEMENTS	10,000.00	4,992		5,008	50%	50%		594		4,414	44%	56%		5,586		4,414	44%	56%	
102-510-04-5279 FLEET FUEL	17,000.00	744		16,256	96%	4%		485		15,771	93%	7%		1,229		15,771	93%	7%	
102-510-04-5280 VEHICLE O&M	3,000.00	97		2,903	97%	3%		700		2,203	73%	27%		797		2,203	73%	27%	
102-510-04-5281 VEHICLE REPAIR	4,000.00	874		3,126	78%	22%		0		3,126	78%	22%		874		3,126	78%	22%	
TOTAL MAINT. EXP.	34,000.00	6,707		27,293	80%	20%		1,779		25,515	75%	25%		8,485		25,515	75%	25%	

Attachment: 2nd Qtr Financials (1092 : 2nd Qtr Financials)

UTILITY EXPENSES															
102-510-05-5400 LAND PHONE LINES	4,000.00	712	3,288	82%	18%	777	2,511	63%				1,489	2,511		
102-510-05-5401 CELL PHONES	8,500.00	473	6,027	93%	7%	393	5,635	87%				865	5,635		37%
102-510-05-5403 INTERNET DSL	10,000.00	2,285	7,715	77%	23%	2,295	5,420	54%				4,580	5,420		13%
102-510-05-5419 NATURAL GAS	500.00	40	460	92%	8%	82	378	76%				122	378		46%
102-510-05-5420 ELECTRICITY	5,000.00	610	4,390	88%	12%	1,260	3,130	63%				1,870	3,130		24%
TOTAL UTILITY EXP.	25,000	4,119	21,881	84%	16%	4,806	17,074	66%				8,926	17,074		37%
OTHER OPERATING EXPENSES															
102-510-09-5162 CREDIT CARD FEES	600.00	337	263	44%	56%	219	44	7%				556	44		93%
102-510-09-5180 LICENSES/PERMITS/FILING	500.00	367	133	27%	73%	141	(9)	-2%				508	(8)		102%
102-510-09-5200 MAPS & PRINTING	1,000.00	0	1,000	100%	0%	307	693	69%				307	693		31%
102-510-09-5220 POSTAGE/COURIER	1,000.00	56	944	94%	6%	55	889	89%				111	889		11%
102-510-09-5240 GENERAL INSURANCE	800.00	800	0	0%	100%	0	0	0%				800	0		100%
102-510-09-5250 MEMBERSHIPS & DUES	4,000.00	55	3,945	99%	1%	1,095	2,850	71%				1,150	2,850		29%
102-510-09-5285 HIRING EXP. FOR NEW EMP.	160.00	55	105	66%	34%	0	105	66%				55	105		34%
102-510-09-5290 LEGAL PUBLICATIONS	2,800.00	728	2,072	74%	26%	485	1,587	57%				1,213	1,587		43%
102-510-09-5340 RENT	0.00	0	0	0%	100%	0	0	100%				0	0		0%
102-510-09-5410 OFFICE CLEANING	2,500.00	453	2,047	82%	18%	453	1,594	64%				906	1,594		36%
TOTAL OTHER OPERATING EXP.	13,360	2,852	10,509	79%	21%	2,755	7,754	58%				5,606	7,754		42%
TOTAL DEV. SERVICES EXPENDITURE	747,586	123,931	623,655	83%	17%	118,595	505,060	68%				242,526	505,060		32%

**CITY OF CELINA
ADMINISTRATION
QUARTERLY BUDGET V. ACTUAL
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ACCOUNT NUMBER/NAME	ANNUAL BUDGET	QTD As of 12/31/2014				QTD As of 03/31/2015				YTD As of 09/30/2015						
		1ST QTR. ACTUAL	BELOW (ABOVE) BUDGET		2ND QTR. ACTUAL	BELOW (ABOVE) BUDGET		YTD ACTUAL	BELOW (ABOVE) BUDGET							
			\$ Remains	% Remains		% Used	\$ Remains		% Remains	% Used	\$ Remains	% Remains	% Used			
EXPENDITURES																
PAYROLL EXPENSES																
102-511-01-5100 SALARIES	510,561.00	124,425	386,136	76%	24%	114,558	271,578	53%	47%	238,983	271,578	53%	47%			
102-511-01-5110 PIR TAX EXPENSE	39,058.00	6,362	32,696	84%	16%	8,774	23,922	61%	39%	15,136	23,922	61%	39%			
102-511-01-5111 SUTA	1,890.00	7	1,883	100%	0%	54	1,829	97%	3%	61	1,829	97%	3%			
102-511-01-5115 GROUP HEALTH INSURANCE	40,500.00	9,000	31,500	78%	22%	9,000	22,500	56%	44%	18,000	22,500	56%	44%			
102-511-01-5116 RETIREMENT-TMRS	26,753.00	4,400	22,353	84%	16%	6,010	16,343	61%	39%	10,410	16,343	61%	39%			
102-511-01-5117 WORKMAN'S COMPENSATION	2,246.00	361	1,885	84%	16%	0	1,885	84%	16%	361	1,885	84%	16%			
102-511-01-5120 LONGEVITY PAY	916.00	896	20	2%	98%	0	20	2%	98%	896	20	2%	98%			
102-511-01-5122 SCHOOL, REGISTRATION & TUITION	5,000.00	375	4,625	93%	7%	1,925	2,700	54%	46%	2,300	2,700	54%	46%			
102-511-01-5123 TRAVEL, MEALS & LODGING	3,500.00	1,639	1,861	53%	47%	2,596	(735)	-21%	121%	4,235	(735)	-21%	121%			
TOTAL PAYROLL EXP.	630,424	147,465	482,959	77%	23%	142,917	340,042	54%	46%	290,382	340,042	54%	46%			
LEGAL & PROFESSIONAL EXPENSES																
102-511-02-5140 CONTRACT LABOR	6,504.00	720	5,784	89%	11%	360	5,424	83%	17%	1,080	5,424	83%	17%			
102-511-02-5150 LEGAL	125,000.00	22,959	102,041	82%	18%	28,982	73,059	58%	42%	51,941	73,059	58%	42%			
102-511-02-5151 AUDIT	21,300.00	0	21,300	100%	0%	17,300	4,000	19%	81%	17,300	4,000	19%	81%			
102-511-02-5215 TAX COLLECTION-COLLIN CO	3,200.00	2,550	650	20%	80%	0	650	20%	80%	2,550	650	20%	80%			
TOTAL LEGAL & PROFESSIONAL EXP.	156,004	26,229	129,775	83%	17%	46,642	83,133	53%	47%	72,871	83,133	53%	47%			
MATERIAL & SUPPLIES EXPENSES																
102-511-03-5207 OFFICE FURNITURE EXP.	5,000.00	498	4,502	90%	10%	0	4,502	90%	90%	498	4,502	90%	90%			
102-511-03-5208 COMPUTER HW/SH	2,500.00	649	1,851	74%	26%	1,125	726	29%	71%	1,774	726	29%	71%			
102-511-03-5209 OFFICE SUPPLIES	1,800.00	622	1,178	65%	35%	531	647	36%	64%	1,153	647	36%	64%			
102-511-03-5210 MATERIAL / SUPPLIES	3,500.00	805	2,695	77%	23%	923	1,772	51%	49%	1,728	1,772	51%	49%			
TOTAL MAT. & SUP. EXP.	12,800	2,573	10,227	80%	20%	2,579	7,648	60%	40%	5,152	7,648	60%	40%			
MAINTENANCE EXPENSES																
102-511-04-5205 MAINTENANCE AGREEMENTS	14,002.00	3,523	10,479	75%	25%	1,819	8,660	62%	38%	5,342	8,660	62%	38%			
102-511-04-5225 FACILITY MAINTENANCE	100,000.00	1,669	98,311	98%	2%	1,157	97,154	97%	3%	2,846	97,154	97%	3%			
102-511-04-5230 EQUIPMENT REPAIRS	250.00	0	250	100%	0%	0	250	100%	100%	0	250	100%	100%			
102-511-04-5279 FLEET FUEL	5,100.00	0	5,100	100%	0%	0	5,100	100%	0%	0	5,100	100%	0%			
102-511-04-5280 VEHICLE O&M	1,200.00	0	1,200	100%	0%	0	1,200	100%	0%	0	1,200	100%	0%			
102-511-04-5281 VEHICLE REPAIR	1,500.00	0	1,500	100%	0%	0	1,500	100%	0%	0	1,500	100%	0%			
TOTAL MAINT. EXP.	122,052	5,213	116,839	96%	4%	2,975	113,864	93%	7%	8,188	113,864	93%	7%			

Attachment: 2nd Qtr Financials (1092 : 2nd Qtr Financials)

2.B.a

Attachment: 2nd Qtr Financials (1092 : 2nd Qtr Financials)

**CITY OF CELINA
MUNICIPAL COURT
QUARTERLY BUDGET V. ACTUAL
FY 2014-2015**

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ACCOUNT NUMBER/NAME	ANNUAL BUDGET	QTD As of 12/31/2014						QTD As of 03/31/2015						YTD As of 09/30/2015			
		1ST QTR.		BELOW (ABOVE)		BUDGET		2ND QTR.		BELOW (ABOVE)		BUDGET		YTD	BELOW (ABOVE)		BUDGET
		ACTUAL		\$ Remains	% Remains	% Used		ACTUAL		\$ Remains	% Remains	% Used			\$ Remains	% Remains	
EXPENDITURES																	
PAYROLL EXPENSES																	
102-512-01-5100 SALARIES	32,760.00	8,760		24,000	73%	27%		7,560		16,440	50%	50%		16,320	16,440	50%	50%
102-512-01-5105 OVERTIME	3,000.00	399		2,601	87%	13%		118		2,482	83%	17%		518	2,482	83%	17%
102-512-01-5110 PIR TAX EXPENSE	2,736.00	705		2,031	74%	26%		587		1,444	53%	47%		1,292	1,444	53%	47%
102-512-01-5111 SUTA	270.00	0		270	100%	0%		8		262	97%	3%		8	262	97%	3%
102-512-01-5115 GROUP HEALTH INSURANCE	6,000.00	1,500		4,500	75%	25%		1,500		3,000	50%	50%		3,000	3,000	50%	50%
102-512-01-5116 RETIREMENT-TMRS	1,874.00	320		1,554	83%	17%		402		1,152	61%	39%		722	1,152	61%	39%
102-512-01-5117 WORKMAN'S COMPENSATION	157.00	82		75	48%	52%		0		75	48%	52%		82	75	48%	52%
102-512-01-5120 LONGEVITY PAY	52.00	52		0	0%	100%		0		0	0%	100%		52	0	0%	100%
102-512-01-5122 SCHOOL, REGISTRATION & TUITION	750.00	65		685	91%	9%		50		635	85%	15%		115	635	85%	15%
102-512-01-5123 TRAVEL, MEALS & LODGING	729.00	0		729	100%	0%		67		662	91%	9%		67	662	91%	9%
TOTAL PAYROLL EXP.	48,328	11,882		36,446	75%	25%		10,293		26,153	54%	46%		22,175	26,153	54%	46%
LEGAL & PROFESSIONAL EXPENSES																	
102-512-02-5150 LEGAL (PROSECUTOR)	9,000.00	2,146		6,854	76%	24%		1,987		4,867	54%	46%		4,133	4,867	54%	46%
102-512-02-5152 MUNICIPAL JUDGE FEES	8,000.00	1,838		6,162	77%	23%		1,838		4,324	54%	46%		3,676	4,324	54%	46%
TOTAL LEGAL & PROFESSIONAL EXP.	17,000	3,984		13,016	77%	23%		3,825		9,191	54%	46%		7,809	9,191	54%	46%
MATERIAL & SUPPLIES EXPENSES																	
102-512-03-5208 COMPUTER SW/HW	500.00	0		500	100%	0%		0		500	100%	100%		0	500	100%	100%
102-512-03-5209 OFFICE SUPPLIES	814.00	169		645	79%	21%		158		487	60%	40%		327	487	60%	40%
102-512-03-5210 MATERIAL / SUPPLIES	500.00	42		458	92%	8%		214		244	49%	51%		256	244	49%	51%
TOTAL MAT. & SUP. EXP.	1,814	210		1,604	88%	12%		372		1,231	68%	32%		583	1,231	68%	32%
MAINTENANCE EXPENSES																	
102-512-04-5205 MAINTENANCE AGREEMENTS	4,849.00	348		4,501	93%	7%		2,351		2,150	44%	56%		2,699	2,150	44%	56%
TOTAL MAINT. EXP.	4,849	348		4,501	93%	7%		2,351		2,150	44%	56%		2,699	2,150	44%	56%
UTILITY EXPENSES																	
102-512-05-5400 TELEPHONE	1,200.00	183		1,017	85%	15%		196		821	68%	32%		379	821	68%	32%
102-512-05-5403 INTERNET DSL	1,700.00	326		1,374	81%	19%		328		1,046	62%	38%		654	1,046	62%	38%
102-512-05-5419 NATURAL GAS	175.00	40		135	77%	23%		82		53	30%	70%		122	53	30%	70%
102-512-05-5420 ELECTRICITY	2,000.00	410		1,590	80%	20%		860		730	37%	63%		1,270	730	37%	63%
TOTAL UTILITY EXP.	5,075	959		4,116	81%	19%		1,465		2,650	52%	48%		2,425	2,650	52%	48%

2.B.a

Attachment: 2nd Qtr Financials (1092 : 2nd Qtr Financials)

OTHER OPERATING EXPENSES									
102-512-09-5161 JURY FEES	0.00	0	0	0%	100%	0	0	0%	100%
102-512-09-5162 CREDIT CARDS FEES	0.00	226	(226)	0%	100%	327	(553)	0%	100%
102-512-09-5220 POSTAGE	750.00	121	629	84%	16%	194	435	58%	42%
102-512-09-5240 GENERAL INSURANCE	235.00	235	0	0%	100%	0	0	0%	100%
102-512-09-5250 MEMBERSHIP & DUES	150.00	0	150	100%	0%	40	110	73%	27%
102-512-09-5410 OFFICE CLEANING	1,250.00	228	1,022	82%	18%	228	794	64%	36%
102-512-09-5415 EQUIPMENT RENTAL	0.00	0	0	0%	100%	68	(68)	0%	100%
TOTAL OTHER OPERATING EXP.	2,385	809	1,576	66%	34%	857	718	30%	70%
TOTAL COURT EXPENDITURES	79,451	18,194	61,257	77%	23%	19,163	42,094	53%	47%

**CITY OF CELINA
FIRE / EMS**

**QUARTERLY BUDGET V. ACTUAL
FY 2014-2015**

ACCOUNT NUMBER/NAME	ANNUAL BUDGET	QTD As of 12/31/2014						QTD As of 03/31/2015						YTD As of 09/30/2015					
		1ST QTR.		BELOW (ABOVE)		BUDGET		2ND QTR.		BELOW (ABOVE)		BUDGET		YTD		BELOW (ABOVE)		BUDGET	
		ACTUAL		\$ Remains	% Remains	% Used		ACTUAL		\$ Remains	% Remains	% Used		ACTUAL		\$ Remains	% Remains	% Used	
EXPENDITURES																			
PAYROLL EXPENSES																			
102-513-01-5100 SALARIES	770,576.00	206,489		564,087	73%	27%		173,777		390,310	51%	49%		390,266		390,310	51%	49%	
102-513-01-5106 OVERTIME	88,000.00	17,938		70,062	80%	20%		19,216		50,846	58%	42%		37,154		50,846	58%	42%	
102-513-01-5110 P/R TAX EXPENSE	65,681.00	17,210		48,471	74%	26%		14,764		33,707	51%	49%		31,974		33,707	51%	49%	
102-513-01-5111 SUITA	3,510.00	414		3,096	88%	12%		117		2,979	85%	15%		531		2,979	85%	15%	
102-513-01-5115 GROUP HEALTH IN	78,000.00	16,500		61,500	79%	21%		17,500		44,000	56%	44%		34,000		44,000	56%	44%	
102-513-01-5116 RETIREMENT-TMRS	44,989.00	7,899		37,090	82%	18%		10,113		26,978	60%	40%		18,011		26,978	60%	40%	
102-513-01-5117 WORKMAN'S COMPE	27,732.00	15,227		12,505	45%	55%		0		12,505	45%	55%		15,227		12,505	45%	55%	
102-513-01-5120 LONGEVITY PAY	3,240.00	3,197		43	1%	99%		0		43	1%	99%		3,197		43	1%	99%	
102-513-01-5122 SCHOOL REGISTRATION & TUITION	5,375.00	895		4,480	83%	17%		1,534		2,946	55%	45%		2,429		2,946	55%	45%	
102-513-01-5123 TRAVEL, MEALS & LODGING	4,675.00	2,223		2,452	52%	48%		300		2,152	46%	54%		2,523		2,152	46%	54%	
102-513-01-5124 UNIFORMS	21,380.00	8,112		13,268	62%	38%		13,757		(489)	-2%	102%		21,869		(489)	-2%	102%	
TOTAL PAYROLL EXP.	1,113,158	296,102		817,056	73%	27%		251,078		565,977	51%	49%		547,181		565,977	51%	49%	
LEGAL & PROFESSIONAL EXPENSES																			
102-513-02-5140 CONTRACT LABOR	14,900.00	5,331		9,569	64%	36%		2,544		7,025	47%	53%		7,875		7,025	47%	53%	
102-513-02-5212 MEDICAL CONTROL	15,000.00	3,750		11,250	75%	25%		0		11,250	75%	25%		3,750		11,250	75%	25%	
TOTAL LEGAL & PROFESSIONAL EXP.	29,900	9,081		20,819	70%	30%		2,544		18,275	61%	39%		11,625		18,275	61%	39%	
MATERIAL & SUPPLIES EXPENSES																			
102-513-03-5208 COMPUTER SW/HW	900.00	501		399	44%	56%		0		399	44%	56%		501		399	44%	56%	
102-513-03-5209 OFFICE SUPPLIES	2,000.00	322		1,678	84%	16%		102		1,575	79%	21%		425		1,575	79%	21%	
102-513-03-5210 MATERIAL / SUPPLIES	10,865.00	926		9,939	91%	9%		1,603		8,336	77%	23%		2,529		8,336	77%	23%	
102-513-03-5211 MEDICAL SUPPLIES	43,500.00	12,291		31,209	72%	28%		7,482		23,727	55%	45%		19,773		23,727	55%	45%	
TOTAL MAT. & SUP. EXP.	57,265	14,040		43,225	75%	25%		9,187		34,037	59%	41%		23,228		34,037	59%	41%	
MAINTENANCE EXPENSES																			
102-513-04-5205 MAINTENANCE AGREEMENTS	47,159.00	8,286		38,873	82%	18%		3,593		35,279	75%	25%		11,880		35,279	75%	25%	
102-513-04-5225 FACILITY MAINTENANCE	2,200.00	727		1,473	67%	33%		891		582	26%	74%		1,618		582	26%	74%	
102-513-04-5230 EQUIPMENT REPAIRS	4,380.00	212		4,168	95%	5%		1,120		3,048	70%	30%		1,332		3,048	70%	30%	
102-513-04-5231 EQUIPMENT O&M	0.00	0		0	0%	100%		174		(174)	0%	100%		174		(174)	0%	100%	
102-513-04-5279 FLEET FUEL (GASOLINE & DIESEL)	34,000.00	4,344		29,656	87%	13%		3,448		26,208	77%	23%		7,792		26,208	77%	23%	
102-513-04-5280 VEHICLE O&M	24,310.00	897		23,413	96%	4%		92		23,321	96%	4%		989		23,321	96%	4%	
102-513-04-5281 VEHICLE REPAIRS	12,000.00	7,717		4,283	36%	64%		4,774		(490)	-4%	104%		12,490		(490)	-4%	104%	
TOTAL MAINT. EXP.	124,049	22,182		101,867	82%	18%		14,092		87,775	71%	29%		36,274		87,775	71%	29%	

Jay:
\$2,099.70 DUPLICATED
WHICH WILL BE
REVERSED IN APRIL
2015.

UTILITY EXPENSES													
102-513-05-5400 TELEPHONE	4,224.00	954	3,270	77%	23%	1,033	2,238	53%	47%	1,986	2,238	53%	47%
102-513-05-5401 CELL PHONES	8,820.00	2,204	6,616	75%	25%	1,600	5,015	57%	43%	3,805	5,015	57%	43%
102-513-05-5402 PAGERS	1,600.00	329	1,271	79%	21%	365	906	57%	43%	694	906	57%	43%
102-513-05-5403 INTERNET DSL	7,675.00	470	7,206	94%	6%	465	6,741	88%	12%	935	6,741	88%	12%
102-513-05-5419 NATURAL GAS	3,398.00	643	2,755	81%	19%	1,616	1,139	34%	66%	2,259	1,139	34%	66%
102-513-05-5420 ELECTRICITY	9,098.00	1,909	7,189	79%	21%	3,939	3,249	36%	64%	5,849	3,249	36%	64%
TOTAL UTILITY EXP.	34,815	6,509	28,306	81%	19%	9,018	19,288	55%	45%	15,527	19,288	55%	45%
OTHER OPERATING EXPENSES													
102-513-09-5130 RETIRED FIREMEN FEES	1,200.00	320	880	73%	27%	320	560	47%	53%	640	560	47%	53%
102-513-09-5220 POSTAGE	300.00	9	291	97%	3%	10	281	94%	6%	19	281	94%	6%
102-513-09-5240 GENERAL INSURANCE	19,000.00	19,000	0	0%	100%	0	0	0%	100%	19,000	0	0%	100%
102-513-09-5260 MEMBERSHIPS & DUES	6,670.00	2,978	3,692	55%	45%	1,939	1,753	26%	74%	4,917	1,753	26%	74%
102-513-09-5290 ADVERTISING	900.00	0	900	100%	0%	0	900	100%	100%	0	900	100%	100%
102-513-09-5340 RENT EXPENSE	14,202.00	4,260	9,942	70%	30%	2,840	7,101	50%	50%	7,101	7,101	50%	50%
102-513-09-5415 EQUIPMENT RENTAL	5,600.00	1,284	4,316	77%	23%	1,285	3,030	54%	46%	2,570	3,030	54%	46%
102-513-09-5700 EQUIPMENT	6,194.00	1,300	4,894	79%	21%	12,500	(7,606)	-123%	223%	13,800	(7,606)	-123%	223%
102-513-09-5760 CAPITAL OUTLAY	25,000.00	19,925	5,075	20%	80%	0	5,075	20%	20%	19,925	5,075	20%	20%
TOTAL OTHER OPERATING EXP.	79,066	49,077	29,989	38%	62%	18,894	11,094	14%	86%	67,972	11,094	14%	86%
TOTAL FIRE/EMS EXPENDITURES	1,438,253	396,993	1,041,260	72%	28%	304,814	736,446	51%	49%	701,807	736,446	51%	49%

**CITY OF CELINA
PUBLIC WORKS
QUARTERLY BUDGET V. ACTUAL
FY 2014-2015**

ACCOUNT NUMBER/NAME	ANNUAL BUDGET	QTD As of 12/31/2014				QTD As of 03/31/2015				YTD As of 09/30/2015			
		1ST QTR. ACTUAL	BELOW (ABOVE)		BUDGET % Used	2ND QTR. ACTUAL	BELOW (ABOVE)		BUDGET % Used	YTD ACTUAL	BELOW (ABOVE)		BUDGET % Used
			\$ Remains	% Remains			\$ Remains	% Remains			\$ Remains	% Remains	
EXPENDITURES													
PAYROLL EXPENSES													
102-514-01-5100 SALARIES	265,562.00	67,957	197,605	74%	26%	48,971	148,634	56%	44%	116,928	148,634	56%	44%
102-514-01-5105 OVERTIME	2,000.00	581	1,419	71%	29%	1,243	176	9%	91%	1,824	176	9%	91%
102-514-01-5110 PIR TAX EXPENSE	20,468.00	5,309	15,159	74%	26%	4,844	10,316	50%	50%	10,152	10,316	50%	50%
102-514-01-5111 SUTA	1,350.00	43	1,307	97%	3%	46	1,261	93%	7%	89	1,261	93%	7%
102-514-01-5115 GROUP HEALTH INSURANCE	30,000.00	7,000	23,000	77%	23%	7,500	15,500	52%	48%	14,500	15,500	52%	48%
102-514-01-5116 RETIREMENT-TMRS	14,020.00	2,342	11,678	83%	17%	3,058	8,619	61%	39%	5,401	8,619	61%	39%
102-514-01-5117 WORKMANS COMPENSATION	13,298.00	6,918	6,380	48%	52%	0	6,380	48%	52%	6,918	6,380	48%	52%
102-514-01-5120 LONGEVITY PAY	1,628.00	856	772	47%	53%	0	772	47%	53%	856	772	47%	53%
102-514-01-5122 SCHOOL, REGISTRATION & TUITION	5,800.00	270	5,530	95%	5%	471	5,059	87%	13%	741	5,059	87%	13%
102-514-01-5123 TRAVEL, MEALS & LODGING	1,000.00	275	725	73%	27%	755	(29)	-3%	103%	1,029	(29)	-3%	103%
102-514-01-5124 UNIFORMS	2,210.00	3,392	(1,182)	-53%	153%	338	(1,520)	-69%	169%	3,730	(1,520)	-69%	169%
TOTAL PAYROLL EXP.	357,336	94,943	262,393	73%	27%	67,226	195,167	55%	45%	162,169	195,167	55%	45%
LEGAL & PROFESSIONAL EXPENSES													
102-514-02-5140 CONTRACT LABOR	10,000.00	752	9,249	92%	8%	0	9,249	92%	8%	752	9,249	92%	8%
102-514-02-5145 ROAD MAINTENANCE	50,000.00	58	49,942	100%	0%	1,987	47,955	96%	4%	2,045	47,955	96%	4%
102-514-02-5146 THOROUGHFARE IMPACT FEE STUDY	0.00	4,007	(4,007)	0%	100%	16,894	(20,901)	0%	100%	20,901	(20,901)	0%	100%
102-514-02-5147 STORMWATER UTILITY FEE STUDY	80,000.00	0	80,000	100%	0%	14,626	65,374	82%	18%	14,626	65,374	82%	18%
102-514-02-5149 ENGINEERING	23,000.00	0	23,000	100%	0%	0	23,000	100%	0%	0	23,000	100%	0%
102-514-02-5160 DRAINAGE MAINTENANCE	5,500.00	0	5,500	100%	0%	0	5,500	100%	0%	0	5,500	100%	0%
102-514-02-5390 ANIMAL CONTROL - SHELTERS	22,000.00	5,150	16,850	77%	23%	5,150	11,701	53%	47%	10,300	11,701	53%	47%
102-514-02-5395 ANIMAL CONTROL - M&O	15,000.00	3,712	11,288	75%	25%	3,712	7,577	51%	49%	7,423	7,577	51%	49%
TOTAL LEGAL & PROFESSIONAL EXP.	205,500	13,678	191,822	93%	7%	42,368	149,454	73%	27%	56,046	149,454	73%	27%
MATERIAL & SUPPLIES EXPENSES													
102-514-03-5208 COMPUTER SW/HW	2,800.00	0	2,800	100%	0%	1,227	1,573	56%	44%	1,227	1,573	56%	44%
102-514-03-5209 OFFICE SUPPLIES	4,450.00	653	3,797	85%	15%	548	3,249	73%	27%	1,201	3,249	73%	27%
102-514-03-5210 MATERIALS/SUPPLIES	10,000.00	2,355	7,645	76%	24%	5,316	2,329	23%	77%	7,671	2,329	23%	77%
102-514-03-5211 ASPHALT & AGGREGATE	70,000.00	564	69,436	99%	1%	29,326	40,110	57%	43%	29,890	40,110	57%	43%
102-514-03-5212 STREET SIGNS / TRAFFIC SIGNS	12,500.00	2,319	10,181	81%	19%	2,727	7,453	60%	40%	5,047	7,453	60%	40%
102-514-03-5213 PPE/SAFETY EQUIPMENT & TRAINING	800.00	0	800	100%	0%	0	800	100%	0%	0	800	100%	0%
102-514-03-5214 TRUCK EQUIPMENT & TOOLS	6,000.00	2,730	3,270	54%	46%	2,534	736	12%	88%	5,264	736	12%	88%
TOTAL MAT. & SUP. EXP.	106,550	8,622	97,928	92%	8%	41,678	56,251	53%	47%	50,299	56,251	53%	47%
MAINTENANCE EXPENSES													

Attachment: 2nd Qtr Financials (1092 : 2nd Qtr Financials)

102-514-04-5205 MAINTENANCE AGREEMENTS	19,500.00	1,763	17,737	91%	9%	677	17,059	87%	13%	2,441	17,059	87%	13%
102-514-04-5225 FACILITY MAINTENANCE	1,000.00	0	1,000	100%	0%	0	1,000	100%	0%	0	1,000	100%	0%
102-514-04-5230 EQUIPMENT REPAIRS	3,701.00	1,119	2,582	70%	30%	983	1,599	43%	57%	2,102	1,599	43%	57%
102-514-04-5231 EQUIPMENT O&M	1,500.00	115	1,385	92%	8%	16	1,369	91%	9%	131	1,369	91%	9%
102-514-04-5279 FLEET FUEL (GASOLINE & DIESEL)	12,000.00	1,289	10,711	89%	11%	939	9,772	81%	19%	2,228	9,772	81%	19%
102-514-04-5280 VEHICLE O&M	1,500.00	469	1,031	69%	31%	312	719	48%	52%	781	719	48%	52%
102-514-04-5281 VEHICLE REPAIRS	3,000.00	3,146	(146)	-5%	105%	0	(146)	-5%	105%	3,146	(146)	-5%	105%
102-514-04-5283 TRAFFIC SIGNALIZATION	7,579.00	0	7,579	100%	0%	0	7,579	100%	0%	0	7,579	100%	0%
TOTAL MAINT. EXP.	49,780	7,901	41,879	84%	16%	2,927	38,951	78%	22%	10,829	38,951	78%	22%
UTILITY EXPENSES													
102-514-05-5400 LAND PHONE LINE	800.00	88	712	89%	11%	97	615	77%	23%	185	615	77%	23%
102-514-05-5401 CELL PHONES	3,500.00	621	2,879	82%	18%	622	2,258	65%	35%	1,242	2,258	65%	35%
102-514-05-5403 INTERNET DSL	800.00	0	800	100%	0%	0	800	100%	0%	0	800	100%	0%
102-514-05-5419 NATURAL GAS	1,300.00	197	1,103	85%	15%	755	348	27%	73%	952	348	27%	73%
102-514-05-5421 STREET LIGHTS	106,000.00	18,396	87,604	83%	17%	28,145	59,459	56%	44%	46,541	59,459	56%	44%
TOTAL UTILITY EXP.	112,400	19,303	93,097	83%	17%	29,618	63,480	56%	44%	48,920	63,480	56%	44%
OTHER OPERATING EXPENSES													
102-514-09-5180 LICENSES/PERMITS/FILING	0.00	0	0	0%	100%	82	(82)	0%	100%	82	(82)	0%	100%
102-514-09-5220 POSTAGE	100.00	31	69	69%	31%	22	47	47%	53%	53	47	47%	53%
102-514-09-5240 GENERAL INSURANCE	1,994.00	1,994	0	0%	100%	0	0	0%	100%	1,994	0	0%	100%
102-514-09-5250 MEMBERSHIPS & DUES	750.00	240	510	68%	32%	199	311	41%	59%	439	311	41%	59%
102-514-09-5285 HIRING EXP. FOR NEW EMP.	285.00	0	285	100%	0%	131	155	54%	46%	131	155	54%	46%
102-514-09-5290 ADVERTISING	200.00	24	176	88%	12%	142	34	17%	83%	166	34	17%	83%
102-514-09-5415 EQUIPMENT RENTAL	5,961.00	678	5,283	89%	11%	678	4,605	77%	23%	1,356	4,605	77%	23%
102-514-09-5700 EQUIPMENT	17,200.00	17,200	0	0%	100%	0	0	0%	0%	17,200	0	0%	100%
102-514-09-5750 CAPITAL OUTLAY	0.00	0	0	0%	100%	10,454	(10,454)	0%	100%	10,454	(10,454)	0%	100%
TOTAL OTHER OPERATING EXP.	26,490	20,167	6,323	24%	76%	11,707	(5,384)	-20%	120%	31,874	(5,384)	-20%	120%
TOTAL PUBLIC WORKS EXPENDITURE	858,056	164,614	693,442	81%	19%	195,524	497,918	58%	42%	360,138	497,918	58%	42%

**CITY OF CELINA
POLICE**

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QUARTERLY BUDGET V. ACTUAL

FY 2014-2015

ACCOUNT NUMBER/NAME	ANNUAL BUDGET	QTD As of 12/31/2014				QTD As of 03/31/2015				YTD As of 09/30/2015			
		1ST QTR. ACTUAL	BELOW (ABOVE) BUDGET		% Used	2ND QTR. ACTUAL	BELOW (ABOVE) BUDGET		% Used	YTD ACTUAL	BELOW (ABOVE) BUDGET		% Used
			\$ Remains	% Remains			\$ Remains	% Remains			\$ Remains	% Remains	
EXPENDITURES													
PAYROLL EXPENSES													
102-515-01-5100 SALARIES	661,125.00	165,307	495,818	75%	25%	152,506	343,312	52%	48%	317,813	343,312	52%	48%
102-515-01-5105 OVERTIME	16,250.00	5,842	10,408	64%	36%	1,519	8,889	55%	45%	7,361	8,889	55%	45%
102-515-01-5110 PIR TAX EXPENSE	51,911.00	13,265	38,646	74%	26%	11,836	26,810	52%	48%	25,101	26,810	52%	48%
102-515-01-5111 SUTA	3,240.00	765	2,475	76%	24%	106	2,369	73%	27%	871	2,369	73%	27%
102-515-01-5115 GROUP HEALTH INSURANCE	72,000.00	12,000	60,000	83%	17%	16,000	44,000	61%	39%	28,000	44,000	61%	39%
102-515-01-5116 RETIREMENT-TMRS	35,557.00	6,019	29,538	83%	17%	8,107	21,431	60%	40%	14,126	21,431	60%	40%
102-515-01-5117 WORKMAN'S COMPENSATION	25,786.00	13,415	12,371	48%	52%	0	12,371	48%	52%	13,415	12,371	48%	52%
102-515-01-5118 CORPORAL INCENTIVE PAY	1,200.00	600	600	50%	50%	554	46	4%	4%	1,154	46	4%	4%
102-515-01-5120 LONGEVITY PAY	1,584.00	1,551	33	2%	98%	0	33	2%	98%	1,551	33	2%	98%
102-515-01-5122 SCHOOL, REGISTRATION & TUITION	12,000.00	1,732	10,268	86%	14%	756	9,512	79%	21%	2,488	9,512	79%	21%
102-515-01-5123 TRAVEL, MEALS & LODGING	4,200.00	1,012	3,188	76%	24%	1,575	1,613	38%	62%	2,587	1,613	38%	62%
102-515-01-5124 UNIFORMS	18,000.00	14,372	3,628	20%	80%	3,658	(30)	0%	100%	18,030	(30)	0%	100%
TOTAL PAYROLL EXP.	902,853	235,882	666,971	74%	26%	196,616	470,355	52%	48%	432,498	470,355	52%	48%
LEGAL & PROFESSIONAL EXPENSES													
102-515-02-5139 TPCA FOUNDATION BEST PRACTICES	2,070.00	0	2,070	100%	0%	1,428	642	31%	69%	1,428	642	31%	69%
102-515-02-5140 CONTRACT LABOR	0.00	0	0	0%	100%	0	0	0%	100%	0	0	0%	100%
102-515-02-5148 CHILD ADVOCACY-COLLIN CO	4,000.00	0	4,000	100%	0%	6,000	(2,000)	-50%	150%	6,000	(2,000)	-50%	150%
102-515-02-5300 DISPATCH SERVICE-COLLIN	27,000.00	9,066	17,934	66%	34%	3,022	14,913	55%	45%	12,087	14,913	55%	45%
TOTAL LEGAL & PROFESSIONAL EXP.	33,070	9,066	24,004	73%	27%	10,449	13,555	41%	59%	19,515	13,555	41%	59%
MATERIAL & SUPPLIES EXPENSES													
102-515-03-5208 COMPUTER SWHW	9,400.00	4,765	4,635	49%	51%	0	4,635	49%	49%	4,765	4,635	49%	49%
102-515-03-5209 OFFICE SUPPLIES	3,000.00	688	2,312	77%	23%	516	1,796	60%	40%	1,204	1,796	60%	40%
102-515-03-5210 MATERIALS/SUPPLIES	6,300.00	1,452	4,848	77%	23%	601	4,247	67%	33%	2,053	4,247	67%	33%
102-515-03-5211 AMMUNITION AND SUPPLIES	10,700.00	2,907	7,794	73%	27%	1,619	6,174	58%	42%	4,526	6,174	58%	42%
102-515-03-5212 CID SUPPLIES (CAMERA ETC.)	3,000.00	0	3,000	100%	0%	130	2,870	96%	4%	130	2,870	96%	4%
102-515-03-5213 CID CRIME LAB FEES	2,000.00	0	2,000	100%	0%	0	2,000	100%	0%	0	2,000	100%	0%
102-515-03-5214 TRAINING SUPPLIES	7,500.00	0	7,500	100%	0%	0	7,500	100%	0%	0	7,500	100%	0%
TOTAL MAT. & SUP. EXP.	41,900	9,812	32,088	77%	23%	2,866	29,223	70%	30%	12,677	29,223	70%	30%

Attachment: 2nd Qtr Financials (1092 : 2nd Qtr Financials)

MAINTENANCE EXPENSES													
102-515-04-5205 MAINTENANCE AGREEMENTS	35,420.00	7,854	27,566	76%	22%	517	27,049	76%	24%	8,371	27,049	76%	24%
102-515-04-5225 FACILITY MAINTENANCE	2,500.00	180	2,320	93%	7%	499	1,821	73%	27%	679	1,821	73%	27%
102-515-04-5230 EQUIPMENT REPAIRS	500.00	0	500	100%	0%	73	427	85%	15%	73	427	85%	15%
102-515-04-5239 FLEET FUEL (GASOLINE & DIESEL)	37,500.00	6,168	31,332	84%	16%	7,390	23,942	64%	36%	13,558	23,942	64%	36%
102-515-04-5280 VEHICLE O&M	9,000.00	1,195	7,805	87%	13%	1,148	6,657	74%	26%	2,343	6,657	74%	26%
102-515-04-5281 VEHICLE REPAIRS	3,000.00	0	3,000	100%	0%	1,240	1,760	59%	41%	1,240	1,760	59%	41%
TOTAL MAINT. EXP.	87,920	15,397	72,523	82%	18%	10,867	61,656	70%	30%	26,264	61,656	70%	30%
UTILITY EXPENSES													
102-515-05-5400 LAND PHONE LINE	2,000.00	595	1,405	70%	30%	648	758	38%	62%	1,242	758	38%	62%
102-515-05-5401 CELL PHONES	1,750.00	354	1,396	80%	20%	331	1,066	61%	39%	684	1,066	61%	39%
102-515-05-5403 INTERNET DSL	1,000.00	240	760	76%	24%	240	520	52%	48%	480	520	52%	48%
102-515-05-5420 ELECTRICITY	5,400.00	624	4,776	88%	12%	786	3,990	74%	26%	1,410	3,990	74%	26%
TOTAL UTILITY EXP.	10,150	1,812	8,338	82%	18%	2,005	6,333	62%	38%	3,817	6,333	62%	38%
OTHER OPERATING EXPENSES													
102-515-09-5220 POSTAGE	1,000.00	85	915	92%	8%	187	728	73%	27%	272	728	73%	27%
102-515-09-5240 GENERAL INSURANCE	19,000.00	19,000	0	0%	100%	0	0	0%	100%	19,000	0	0%	100%
102-515-09-5250 MEMBERSHIPS & DUES	1,200.00	660	540	45%	55%	210	330	28%	73%	870	330	28%	73%
102-515-09-5285 HIRING EXP. FOR NEW EMP.	1,500.00	750	750	50%	50%	0	750	50%	50%	750	750	50%	50%
102-515-09-5340 OFFICE RENT	12,000.00	3,000	9,000	75%	25%	3,000	6,000	50%	50%	6,000	6,000	50%	50%
102-515-09-5380 INMATE CARE COLLIN COUNT	4,000.00	209	3,791	95%	5%	558	3,232	81%	19%	768	3,232	81%	19%
102-515-09-5406 VEHICLE WIRELESS	4,520.00	1,023	3,497	77%	23%	798	2,699	60%	40%	1,821	2,699	60%	40%
102-515-09-5415 EQUIPMENT RENTAL	4,500.00	1,174	3,326	74%	26%	1,135	2,191	0%	100%	2,309	2,191	0%	100%
102-515-09-5700 EQUIPMENT	0.00	0	0	0%	100%	1,773	(1,773)	0%	100%	1,773	(1,773)	0%	100%
102-515-09-5729 SEIZURE	0.00	0	0	0%	100%	0	0	0%	100%	0	0	0%	100%
102-515-09-5730 DWI BLOOD	750.00	0	750	100%	0%	0	750	100%	0%	0	750	100%	0%
102-515-09-5750 CAPITAL OUTLAY	60,973.00	0	60,973	100%	0%	53,958	7,015	12%	88%	53,958	7,015	12%	88%
102-515-09-5760 CRIME PREVENTION	2,500.00	46	2,454	98%	2%	0	2,454	98%	2%	46	2,454	98%	2%
TOTAL OTHER OPERATING EXP.	111,943	25,947	85,996	77%	23%	61,619	24,376	22%	78%	87,567	24,376	22%	78%
TOTAL POLICE EXPENDITURES	1,187,836	297,915	889,921	75%	25%	284,422	605,499	51%	49%	582,337	605,499	51%	49%

**CITY OF CELINA
PARKS
QUARTERLY BUDGET V. ACTUAL
FY 2014-2015**

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ACCOUNT NUMBER/NAME	ANNUAL BUDGET	QTD As of 12/31/2014						QTD As of 03/31/2015						YTD As of 09/30/2015					
		1ST QTR.		BELOW (ABOVE)		BUDGET		2ND QTR.		BELOW (ABOVE)		BUDGET		YTD		BELOW (ABOVE)		BUDGET	
		ACTUAL		\$ Remains	% Remains	% Used		ACTUAL		\$ Remains	% Remains	% Used		ACTUAL		\$ Remains	% Remains	% Used	
EXPENDITURES																			
PAYROLL EXPENSES																			
102-516-01-5100 SALARIES	198,300.00	45,379		152,921	77%	23%		43,549		109,372		55%	45%	88,928		109,372		55%	45%
102-516-01-5105 OVERTIME	2,000.00	108		1,892	95%	5%		0		1,892		95%	5%	108		1,892		95%	5%
102-516-01-5110 P/R TAX EXPENSE	15,323.00	3,574		11,749	77%	23%		3,344		8,404		55%	45%	6,919		8,404		55%	45%
102-516-01-5111 SUTA	1,485.00	0		1,485	100%	0%		37		1,448		98%	2%	37		1,448		98%	2%
102-516-01-5115 GROUP HEALTH INSURANCE	33,000.00	6,500		26,500	80%	20%		7,500		19,000		58%	42%	14,000		19,000		58%	42%
102-516-01-5116 RETIREMENT-TMRS	10,496.00	1,621		8,875	85%	15%		2,291		6,584		63%	37%	3,912		6,584		63%	37%
102-516-01-5117 WORKMAN'S COMPENSATION	8,353.00	4,345		4,008	48%	52%		0		4,008		48%	52%	4,345		4,008		48%	52%
102-516-01-5120 LONGEVITY PAY	1,134.00	1,044		90	8%	92%		0		90		8%	92%	1,044		90		8%	92%
102-516-01-5122 SCHOOL, REGISTRATION & TUITION	500.00	610		(110)	-22%	122%		0		(110)		-22%	122%	610		(110)		-22%	122%
102-516-01-5123 TRAVEL, MEALS & LODGING	250.00	94		156	62%	38%		0		156		62%	38%	94		156		62%	38%
102-516-01-5124 UNIFORMS	1,800.00	1,142		658	37%	63%		0		658		37%	63%	1,142		658		37%	63%
TOTAL PAYROLL EXP.	272,641	64,418		208,223	76%	24%		56,721		151,502		56%	44%	121,139		151,502		56%	44%
LEGAL & PROFESSIONAL EXPENSES																			
102-516-02-5140 CONTRACT LABOR	40,000.00	13,825		26,175	65%	35%		6,000		20,175		50%	50%	19,825		20,175		50%	50%
TOTAL LEGAL & PROFESSIONAL EXP.	40,000	13,825		26,175	65%	35%		6,000		20,175		50%	50%	19,825		20,175		50%	50%
MATERIAL & SUPPLIES EXPENSES																			
102-516-03-5208 COMPUTER SW/HW	1,150.00	0		1,150	100%	0%		0		1,150		100%	0%	0		1,150		100%	0%
102-516-03-5209 OFFICE SUPPLIES	250.00	96		154	61%	39%		19		135		54%	46%	115		135		54%	46%
102-516-03-5210 MATERIAL AND SUPPLIES	10,000.00	2,180		7,820	78%	22%		4,668		3,152		32%	68%	6,848		3,152		32%	68%
102-516-03-5500 CHEMICAL & FERTILIZERS	35,000.00	3,249		31,751	91%	9%		5,076		26,675		76%	24%	8,325		26,675		76%	24%
102-516-03-5501 IRRIGATION	19,000.00	624		18,376	97%	3%		79		18,298		96%	4%	702		18,298		96%	4%
102-516-03-5502 HORTICULTURES & LANDSCAPING	1,500.00	0		1,500	100%	0%		0		1,500		100%	0%	0		1,500		100%	0%
TOTAL MAT. & SUP. EXP.	66,900	6,149		60,751	91%	9%		9,841		50,909		76%	24%	15,991		50,909		76%	24%
MAINTENANCE EXPENSES																			
102-516-04-5205 MAINTENANCE AGREEMENT	2,600.00	697		1,903	73%	27%		320		1,584		61%	39%	1,016		1,584		61%	39%
102-516-04-5225 FACILITIES MAINTENANCE	25,444.00	6,976		18,468	73%	27%		1,669		16,799		66%	34%	8,645		16,799		66%	34%
102-516-04-5230 EQUIPMENT REPAIRS	2,000.00	0		2,000	100%	0%		110		1,890		95%	5%	110		1,890		95%	5%
102-516-04-5231 EQUIPMENT O&M	1,600.00	0		1,600	100%	0%		217		1,383		86%	14%	217		1,383		86%	14%
102-516-04-5279 FLEET FUEL (GASOLINE & DIESEL)	4,000.00	557		3,443	86%	14%		422		3,021		76%	24%	979		3,021		76%	24%
102-516-04-5280 VEHICLE O&M	1,000.00	0		1,000	100%	0%		60		940		94%	6%	60		940		94%	6%
102-516-04-5281 VEHICLE REPAIRS	2,500.00	0		2,500	100%	0%		0		2,500		100%	0%	0		2,500		100%	0%
TOTAL																			

Attachment: 2nd Qtr Financials (1092 : 2nd Qtr Financials)

UTILITY EXPENSES											
102-516-05-5400 LAND PHONE LINE	700.00	257	443	63%	37%	274	169	24%	76%		
102-516-05-5401 CELL PHONES	3,255.00	546	2,709	83%	17%	582	2,127	65%	35%		
102-516-05-5403 INTERNET DSL	1,100.00	80	1,020	93%	7%	80	939	85%	15%		
102-516-05-5419 NATURAL GAS	250.00	76	174	69%	31%	166	7	0%	100%		
102-516-05-5420 ELECTRICITY	24,000.00	3,386	20,614	86%	14%	2,879	17,735	74%	26%		
TOTAL UTILITY EXP.	29,305	4,346	24,959	85%	15%	3,982	20,978	72%	28%		
OTHER OPERATING EXPENSES											
102-516-09-5220 POSTAGE	10.00	0	10	100%	0%	0	10	100%	100%		
102-516-09-5240 GENERAL INSURANCE	4,057.00	4,057	0	0%	100%	0	0	0%	100%		
102-516-09-5250 MEMBERSHIPS & DUES	400.00	0	400	100%	0%	172	228	57%	43%		
102-516-09-5411 CITY SPONSORED EVENTS	45,000.00	850	44,150	98%	2%	37,441	6,709	15%	85%		
102-516-09-5415 EQUIPMENT RENTAL	841.00	157	684	81%	19%	258	426	0%	100%		
102-516-09-5625 PARKS CONCESSION STANDS EXP.	47,257.00	4,372	42,885	91%	9%	5,590	37,295	79%	21%		
102-516-09-5626 PARKS SPORTS ACTIVITIES EXP.	42,000.00	22,549	19,451	46%	54%	21,412	(1,961)	-5%	105%		
102-516-09-5750 CAPITAL OUTLAY	3,500.00	0	3,500	100%	0%	0	3,500	0%	100%		
TOTAL OTHER OPERATING EXP.	143,065	31,985	111,080	78%	22%	64,872	46,207	32%	68%		
TOTAL PARKS EXPENDITURES	591,055	128,954	462,101	78%	22%	144,214	317,887	54%	46%		

CITY OF CELINA
MAIN STREET

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QUARTERLY BUDGET V. ACTUAL
FY 2014-2015

ACCOUNT NUMBER/NAME	ANNUAL BUDGET	QTD As of 12/31/2014						QTD As of 03/31/2015						YTD As of 09/30/2015					
		1ST QTR.		BELOW (ABOVE)		BUDGET		2ND QTR.		BELOW (ABOVE)		BUDGET		YTD		BELOW (ABOVE)		BUDGET	
		ACTUAL		\$ Remains	% Remains	% Used		ACTUAL		\$ Remains	% Remains	% Used		ACTUAL		\$ Remains	% Remains	% Used	
EXPENDITURES																			
PAYROLL EXPENSES																			
102-517-01-5100 SALARIES	0.00	0	0	0	0%	100%		0	0	0	0%	100%		0	0	0	0%	100%	
102-517-01-5110 PIR TAX EXPENSE	0.00	0	0	0	0%	100%		0	0	0	0%	100%		0	0	0	0%	100%	
102-517-01-5111 SUTA	0.00	0	0	0	0%	100%		0	0	0	0%	100%		0	0	0	0%	100%	
102-517-01-5115 GROUP HEALTH INSURANCE	0.00	0	0	0	0%	100%		0	0	0	0%	100%		0	0	0	0%	100%	
102-517-01-5116 RETIREMENT-TMRS	0.00	0	0	0	0%	100%		0	0	0	0%	100%		0	0	0	0%	100%	
102-517-01-5117 WORKMAN'S COMPENSATION	0.00	0	0	0	0%	100%		0	0	0	0%	100%		0	0	0	0%	100%	
102-517-01-5120 LONGEVITY PAY	0.00	0	0	0	0%	100%		0	0	0	0%	100%		0	0	0	0%	100%	
102-517-01-5122 SCHOOL REGISTRATION & TUITION	1,000.00	15	985	985	99%	1%		0	0	985	99%	1%		15	15	985	99%	1%	
102-517-01-5123 TRAVEL, MEALS & LODGING	1,200.00	0	1,200	1,200	100%	0%		189	1,011	1,011	84%	16%		189	1,011	1,011	84%	16%	
TOTAL PAYROLL EXP.	2,200	15	2,185	99%	1%			189	1,996	91%	9%			204	1,996	91%	9%		
LEGAL & PROFESSIONAL EXPENSES																			
102-517-02-5140 CONTRACT LABOR	0.00	0	0	0	0%	100%		0	0	0	0%	100%		0	0	0	0%	100%	
TOTAL LEGAL & PROFESSIONAL EXP.	0	0	0	0%	100%			0	0	0%	100%			0	0	0%	100%		
MATERIAL & SUPPLIES EXPENSES																			
102-517-03-5208 COMPUTER SW/HW	0.00	0	0	0	0%	100%		0	0	0	0%	100%		0	0	0	0%	100%	
102-517-03-5209 OFFICE SUPPLIES	150.00	27	123	123	82%	18%		23	100	100	67%	33%		50	100	100	67%	33%	
102-517-03-5210 MATERIAL AND SUPPLIES	550.00	89	461	461	84%	16%		16	445	445	81%	19%		105	445	445	81%	19%	
TOTAL MAT. & SUP. EXP.	700	116	584	83%	17%			39	545	78%	22%			155	545	78%	22%		
MAINTENANCE EXPENSES																			
102-517-04-5205 MAINTENANCE AGREEMENTS	1,724.00	527	1,197	1,197	69%	31%		238	960	960	56%	44%		764	960	960	56%	44%	
TOTAL MAINT. EXP.	1,724	527	1,197	69%	31%			238	960	56%	44%			764	960	56%	44%		
UTILITY EXPENSES																			
102-517-05-5400 LAND PHONE LINE	700.00	169	531	531	76%	24%		177	354	354	51%	49%		346	354	354	51%	49%	
102-517-05-5401 CELL PHONES	680.00	152	528	528	78%	22%		152	376	376	55%	45%		304	376	376	55%	45%	
102-517-05-5403 INTERNET DSL	528.00	80	448	448	85%	15%		80	367	367	70%	30%		161	367	367	70%	30%	
102-517-05-5419 NATURAL GAS	350.00	76	274	274	78%	22%		166	107	107	31%	69%		243	107	107	31%	69%	
102-517-05-5420 ELECTRICITY	0.00	0	0	0	0%	100%		0	0	0	0%	100%		0	0	0	0%	100%	
TOTAL UTILITY EXP.	2,258	477	1,781	79%	21%			576	1,204	53%	47%			1,054	1,204	53%	47%		

OTHER OPERATING EXPENSES														
102-517-09-5121 MAIN STREET GOLF TOURNAMENT	10,000.00	6,600	3,400	34%	66%	6,026	(2,626)	171	-26%	126%	12,626	(2,626)	-26%	126%
102-517-09-5220 POSTAGE	200.00	1	199	100%	0%	29	0	0	85%	15%	29	171	85%	15%
102-517-09-5240 GENERAL INSURANCE	135.00	135	0	0%	100%	0	0	0	0%	100%	135	0	0%	100%
102-517-09-5250 MEMBERSHIPS & DUES	550.00	30	520	95%	5%	535	(15)	(15)	-3%	103%	565	(15)	-3%	103%
102-517-09-5290 ADVERTISING	1,000.00	0	1,000	100%	0%	0	1,000	1,000	100%	0%	0	1,000	100%	0%
102-517-09-5340 OFFICE RENT	0.00	0	0	0%	100%	0	0	0	0%	100%	0	0	0%	100%
102-517-09-5410 OFFICE CLEANING	350.00	75	275	79%	21%	75	200	200	57%	43%	150	200	57%	43%
102-517-09-5415 EQUIPMENT RENTAL	1,800.00	157	1,643	91%	9%	258	1,385	1,385	77%	23%	415	1,385	77%	23%
102-517-09-5700 EQUIPMENT	0.00	0	0	0%	100%	0	0	0	0%	100%	0	0	0%	100%
102-517-09-5705 SPECIAL PROJECTS	6,843.00	17,955	(11,112)	-162%	262%	11,379	(22,491)	(22,491)	-329%	429%	29,334	(22,491)	-329%	429%
102-517-09-5706 MAIN STREET MISC. EXPENSES	6,200.00	0	6,200	100%	0%	0	6,200	6,200	100%	0%	0	6,200	100%	0%
102-517-09-5750 CAPITAL OUTLAY	0.00	0	0	0%	100%	0	0	0	0%	100%	0	0	0%	100%
102-517-09-5801 DEBT SERVICE	30,000.00	0	30,000	100%	0%	30,000	0	0	0%	100%	30,000	0	0%	100%
TOTAL OTHER OPERATING EXP.	57,078	24,952	32,126	56%	44%	48,302	(16,176)	(16,176)	-28%	128%	73,254	(16,176)	-28%	128%
TOTAL MAIN STREET EXPENDITURE	63,960	26,088	37,872	59%	41%	49,343	(11,471)	(11,471)	-18%	118%	75,431	(11,471)	-18%	118%

Jay Toutouncian:
Gentle Creek FY 2014 Golf
tournament expenses.

Jay Toutouncian:
\$8,840.00 & \$9,535.00 for
a total of \$18,375.00 will
be reimbursed from the
Cost

Jay Toutouchnian:
Gentle Creek FY 2014 Golf
tournament expenses.

Jay Toutouchnian:
\$8,840.00 & \$9,535.00 for
a total of \$18,375.00 will
be reimbursed from the
Cost



CITY OF CELINA REVENUES & EXPENSES

SECOND FISCAL QUARTER

BUDGET V. ACTUAL

W/S FUND DETAILS

FOR PERIOD ENDING MARCH 31, 2015

Prepared by: Jay Toutounchian

CITY OF CELINA
W / S REVENUE DETAIL
QUARTERLY REVENUE & EXPENSE REPORT
FY 2014-2015

ACCOUNT NUMBER/NAME	ANNUAL BUDGET	QTD As of 12/31/2014						QTD As of 03/31/2015						YTD As of 09/30/2015					
		1ST QTR.		BELOW (ABOVE) BUDGET		2ND QTR.		BELOW (ABOVE) BUDGET		YTD		BELOW (ABOVE) BUDGET		YTD		BELOW (ABOVE) BUDGET			
		ACTUAL	\$ Remains	% Remains	% Received	ACTUAL	\$ Remains	% Remains	% Received	ACTUAL	\$ Remains	% Remains	% Received	ACTUAL	\$ Remains	% Remains	% Received		
REVENUE																			
FINE & FEES																			
202-400-01-4027 CREDIT CARD FEES	0.00	5,556	(5,556)	0%	100%	5,527	(11,083)	0%	100%	11,083	(11,083)	0%	100%	11,083	(11,083)	0%	100%	100%	
202-400-01-4072 WATER TOWER RENTAL FEES	41,903.00	22,027	19,876	47%	53%	11,057	8,819	21%	79%	33,084	8,819	21%	79%	33,084	8,819	21%	79%	79%	
202-400-01-4202 WATER IMPACT FEES/DEBT RETIRE	0.00	0	0	0%	100%	0	0	0%	100%	0	0	0%	100%	0	0	0%	100%	100%	
202-400-01-4203 SEWER IMPACT FEES/DEBT RETIRE	0.00	0	0	0%	100%	0	0	0%	100%	0	0	0%	100%	0	0	0%	100%	100%	
202-400-01-4230 RECONNECT/DISCONNECT FEES	12,000.00	2,440	9,560	80%	20%	5,080	4,480	37%	63%	7,520	4,480	37%	63%	7,520	4,480	37%	63%	63%	
202-400-01-4232 CUSTOMER SERVICE FEES	900.00	210	690	77%	23%	805	(115)	-13%	113%	1,015	(115)	-13%	113%	1,015	(115)	-13%	113%	113%	
202-400-01-4235 TRANSFER FEES	1,050.00	275	775	74%	26%	250	525	50%	50%	525	525	50%	50%	525	525	50%	50%	50%	
202-400-01-4240 WATER TAPS	361,000.00	87,060	273,940	76%	24%	74,650	199,290	55%	45%	161,710	199,290	55%	45%	161,710	199,290	55%	45%	45%	
202-400-01-4241 SEWER TAPS	307,800.00	69,660	238,140	77%	23%	63,990	174,150	57%	43%	133,650	174,150	57%	43%	133,650	174,150	57%	43%	43%	
TOTAL FINE & FEES	724,653	187,228	537,425	74%	26%	161,359	376,066	52%	48%	348,587	376,066	52%	48%	348,587	376,066	52%	48%	48%	
PENALTIES & INTEREST																			
202-400-05-4220 PENALTIES	45,000.00	22,247	22,753	51%	49%	16,942	5,811	13%	87%	39,189	5,811	13%	87%	39,189	5,811	13%	87%	87%	
202-400-05-4800 INTEREST INCOME	9,500.00	3,657	5,843	62%	38%	4,984	859	9%	91%	8,641	859	9%	91%	8,641	859	9%	91%	91%	
TOTAL PENALTIES & INTEREST	54,500	25,904	28,596	52%	48%	21,926	6,670	12%	88%	47,830	6,670	12%	88%	47,830	6,670	12%	88%	88%	
SALES																			
202-400-06-4200 WATER SALES	2,875,745.00	584,861	2,290,884	80%	20%	502,687	1,788,197	62%	38%	1,087,548	1,788,197	62%	38%	1,087,548	1,788,197	62%	38%	38%	
202-400-06-4210 SEWER SALES	1,159,500.00	275,088	884,412	76%	24%	275,655	608,757	53%	47%	550,743	608,757	53%	47%	550,743	608,757	53%	47%	47%	
202-400-06-4215 GARBAGE BILLING	414,761.00	86,152	328,609	79%	21%	94,025	234,584	57%	43%	180,177	234,584	57%	43%	180,177	234,584	57%	43%	43%	
TOTAL SALES	4,450,006	946,101	3,503,905	79%	21%	872,367	2,631,538	59%	41%	1,818,468	2,631,538	59%	41%	1,818,468	2,631,538	59%	41%	41%	
MISCELLANEOUS REVENUE																			
202-400-09-4236 RADIO READ RESERVE	62,700.00	15,265	47,435	76%	24%	12,870	34,565	55%	45%	28,135	34,565	55%	45%	28,135	34,565	55%	45%	45%	
202-400-09-4850 MISCELLANEOUS INCOME	3,500.00	3,311	189	5%	95%	686	(498)	-14%	114%	3,998	(498)	-14%	114%	3,998	(498)	-14%	114%	114%	
TOTAL MISCELLANEOUS REV.	66,200	18,577	47,623	72%	28%	13,556	34,067	51%	49%	32,133	34,067	51%	49%	32,133	34,067	51%	49%	49%	
TOTAL REVENUES	5,295,359	1,177,810	4,117,549	78%	22%	1,069,208	3,048,341	58%	42%	2,247,018	3,048,341	58%	42%	2,247,018	3,048,341	58%	42%	42%	

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QUARTERLY BUDGET V. ACTUAL
FY 2014-2015

ACCOUNT NUMBER/NAME	ANNUAL BUDGET	QTD As of 12/31/2014						QTD As of 03/31/2015						YTD As of 03/30/2015					
		1ST QTR.		2ND QTR.		BELOW (ABOVE)		BELOW (ABOVE)		BELOW (ABOVE)		BELOW (ABOVE)		YTD		BELOW (ABOVE)		BELOW (ABOVE)	
		ACTUAL	% Remains	ACTUAL	% Used	\$ Remains	% Remains	\$ Remains	% Remains	\$ Remains	% Remains	\$ Remains	% Remains	ACTUAL	% Remains	\$ Remains	% Remains	\$ Remains	% Remains
EXPENDITURES																			
PAYROLL EXPENSES																			
202-521-01-5100 SALARIES	255,304.00	58,820	77%	61,306	23%	196,484	77%	61,306	23%	135,178	53%	135,178	53%	120,126		135,178	53%		47%
202-521-01-5105 OVERTIME	20,000.00	4,243	79%	11,042	21%	15,757	79%	11,042	21%	4,714	24%	4,714	24%	15,286		4,714	24%		76%
202-521-01-5110 PIR TAX EXPENSE	21,061.00	5,079	76%	5,535	24%	15,982	76%	5,535	24%	10,447	50%	10,447	50%	10,614		10,447	50%		50%
202-521-01-5111 SUTA	1,890.00	572	70%	63	30%	1,318	70%	63	30%	1,256	66%	1,256	66%	635		1,256	66%		34%
202-521-01-5115 GROUP HEALTH INSURANCE	42,000.00	5,500	87%	7,500	13%	36,500	87%	7,500	13%	29,000	69%	29,000	69%	13,000		29,000	69%		31%
202-521-01-5116 RETIREMENT-TMRS	14,426.00	2,304	84%	3,791	16%	12,122	84%	3,791	16%	8,331	58%	8,331	58%	6,095		8,331	58%		42%
202-521-01-5117 WORKMANS COMPENSATION	13,683.00	7,118	48%	0	52%	6,565	48%	0	52%	6,565	48%	6,565	48%	7,118		6,565	48%		52%
202-521-01-5120 LONGEVITY PAY	884.00	932	-5%	0	105%	(48)	-5%	0	105%	(48)	-5%	(48)	-5%	932		(48)	-5%		105%
202-521-01-5122 SCHOOL REGISTRATION & TUITION	1,600.00	1,332	268	0	83%	268	17%	0	83%	268	17%	268	17%	1,332		268	17%		83%
202-521-01-5123 TRAVEL, MEALS & LODGING	1,000.00	22	978	259	2%	978	98%	259	2%	719	72%	719	72%	281		719	72%		28%
202-521-01-5124 UNIFORMS	2,210.00	717	1,493	1,688	32%	1,493	68%	1,688	32%	(194)	-9%	(194)	-9%	2,404		(194)	-9%		109%
TOTAL PAYROLL EXP.	374,058	86,639	287,419	91,183	23%	287,419	77%	91,183	23%	196,236	52%	196,236	52%	177,822		196,236	52%		48%
LEGAL & PROFESSIONAL EXPENSES																			
202-521-02-5140 CONTRACT LABOR	1,000.00	1,476	(476)	0	148%	(476)	-48%	0	148%	(476)	-48%	(476)	-48%	1,476		(476)	-48%		148%
202-521-02-5145 ROAD MAINTENANCE	5,000.00	0	5,000	6,877	0%	5,000	100%	6,877	0%	(1,877)	-38%	(1,877)	-38%	6,877		(1,877)	-38%		138%
202-521-02-5149 ENGINEERING	10,000.00	0	10,000	0	0%	10,000	100%	0	0%	10,000	100%	10,000	100%	0		10,000	100%		0%
202-521-02-5395 GARBAGE PICK-UP FEES	381,199.00	84,419	296,780	87,527	22%	296,780	78%	87,527	22%	209,253	55%	209,253	55%	171,946		209,253	55%		45%
TOTAL LEGAL & PROFESSIONAL EXP.	397,199	85,895	311,304	94,404	22%	311,304	78%	94,404	22%	216,900	55%	216,900	55%	180,299		216,900	55%		45%
MATERIAL & SUPPLIES EXPENSES																			
202-521-03-5207 WATER METERS	50,000.00	11,346	38,654	13,191	23%	38,654	77%	13,191	23%	25,463	51%	25,463	51%	24,537		25,463	51%		49%
202-521-03-5208 COMPUTER SW/ HW	18,000.00	812	17,188	507	5%	17,188	95%	507	5%	16,681	93%	16,681	93%	1,319		16,681	93%		7%
202-521-03-5209 OFFICE SUPPLIES	1,500.00	1,328	172	609	89%	172	11%	609	89%	(437)	-29%	(437)	-29%	1,837		(437)	-29%		129%
202-521-03-5210 MATERIAL AND SUPPLIES	35,000.00	9,914	25,086	32,062	28%	25,086	72%	32,062	28%	(6,976)	-20%	(6,976)	-20%	41,976		(6,976)	-20%		120%
202-521-03-5214 TRUCK EQUIP. & SMALL TOOLS	500.00	310	190	432	62%	190	38%	432	62%	(242)	-48%	(242)	-48%	742		(242)	-48%		148%
202-521-03-5500 CHEMICALS	10,000.00	1,125	8,875	1,512	11%	8,875	89%	1,512	11%	7,362	74%	7,362	74%	2,638		7,362	74%		26%
TOTAL MAT. & SUP. EXP.	115,000	24,836	90,164	48,314	22%	90,164	78%	48,314	22%	41,850	36%	41,850	36%	73,150		41,850	36%		64%
MAINTENANCE EXPENSES																			

Attachment: 2nd Qtr Financials (1092 : 2nd Qtr Financials)

202-521-04-5205 MAINTENANCE AGREE	8,000.00	2,049	5,951	74%	26%	1,702	4,249	53%	47%	3,751	4,249	53%	47%
202-521-04-5225 FACILITY MAINTENANCE	7,400.00	331	7,069	96%	4%	539	6,530	88%	12%	870	6,530	88%	12%
202-521-04-5230 EQUIPMENT REPAIRS	35,000.00	3,401	31,599	90%	10%	493	31,105	89%	11%	3,895	31,105	89%	11%
202-521-04-5231 EQUIPMENT O&M	1,600.00	206	1,394	87%	13%	155	1,238	77%	23%	362	1,238	77%	23%
202-521-04-5279 FLEET FUEL (GASOLINE & DIESEL)	19,740.00	3,109	16,631	84%	16%	3,167	13,464	68%	32%	6,276	13,464	68%	32%
202-521-04-5280 VEHICLE O&M	2,000.00	480	1,520	76%	24%	632	888	44%	56%	1,112	888	44%	56%
202-521-04-5281 VEHICLE REPAIRS	2,000.00	447	1,553	70%	22%	0	1,553	78%	22%	447	1,553	78%	22%
202-521-04-5510 TESTING WIS SAMPLE	4,500.00	840	3,660	81%	19%	1,040	2,620	58%	42%	1,880	2,620	58%	42%
TOTAL MAINT. EXP.	80,240	10,863	69,377	86%	14%	7,729	61,648	77%	23%	18,592	61,648	77%	23%
UTILITY EXPENSES													
202-521-05-5400 LAND PHONE LINE	5,000.00	723	4,277	86%	14%	760	3,516	70%	30%	1,484	3,516	70%	30%
202-521-05-5401 CELL PHONES	4,850.00	1,121	3,729	77%	23%	1,309	2,420	50%	50%	2,430	2,420	50%	50%
202-521-05-5403 INTERNET DSL	3,900.00	968	2,932	75%	25%	970	1,962	50%	50%	1,938	1,962	50%	50%
202-521-05-5419 NATURAL GAS	300.00	40	260	87%	13%	82	178	59%	41%	122	178	59%	41%
202-521-05-5420 UTILITIES	195,250.00	39,931	155,319	80%	20%	45,751	109,568	56%	44%	85,682	109,568	56%	44%
TOTAL UTILITY EXP.	209,300	42,783	166,517	80%	20%	48,874	117,644	56%	44%	91,656	117,644	56%	44%
OTHER OPERATING EXPENSES													
202-521-09-5162 CREDIT CARDS FEES	0.00	2,646	(2,646)	0%	100%	2,543	(5,189)	0%	100%	5,189	(5,189)	0%	100%
202-521-09-5180 LICENSES/PERMITS/	5,500.00	5,091	409	7%	93%	205	204	4%	96%	5,296	204	4%	96%
202-521-09-5220 POSTAGE	30,000.00	6,243	23,757	79%	21%	7,260	16,498	55%	45%	13,502	16,498	55%	45%
202-521-09-5240 GENERAL INSURANCE	9,000.00	9,000	0	0%	100%	0	0	0%	100%	9,000	0	0%	100%
202-521-09-5250 MEMBERSHIPS & DUE	500.00	0	500	100%	0%	0	500	100%	0%	0	500	100%	0%
202-521-09-5285 HIRING EXPENSES FOR NEW EMPLOY	300.00	122	178	59%	41%	0	178	59%	41%	122	178	59%	41%
202-521-09-5290 ADVERTISING	2,000.00	0	2,000	100%	0%	0	2,000	100%	0%	0	2,000	100%	0%
202-521-09-5340 RENT	100.00	0	100	100%	0%	0	100	100%	0%	0	100	100%	0%
202-521-09-5410 OFFICE CLEANING	1,000.00	264	736	74%	26%	264	472	47%	53%	528	472	47%	53%
202-521-09-5415 EQUIPMENT RENTAL	500.00	0	500	100%	0%	216	284	57%	43%	216	284	57%	43%
202-521-09-5440 PAYING AGENT FEES	2,400.00	0	2,400	100%	0%	1,181	1,219	51%	49%	1,181	1,219	51%	49%
202-521-09-5700 EQUIPMENT	12,500.00	0	12,500	100%	0%	0	12,500	100%	0%	0	12,500	100%	0%
202-521-09-5740 UTRWD H20	1,379,841.00	313,156	1,066,685	77%	23%	292,892	773,793	56%	44%	606,048	773,793	56%	44%
202-521-09-5741 NCT GROUND WATER CONSERVATION	16,000.00	0	16,000	100%	0%	1,508	14,492	91%	9%	1,508	14,492	91%	9%
202-521-99-5144 TRANSFER TO GENERAL FUND	270,000.00	67,500	202,500	75%	25%	67,500	135,000	50%	50%	135,000	135,000	50%	50%
202-521-99-5805 TRANSFER TO DEBT FUND	752,200.00	188,050	564,150	75%	25%	188,050	376,100	50%	50%	376,100	376,100	50%	50%
TOTAL OTHER OPERATING EXP.	2,481,841	592,071	1,889,770	76%	24%	561,618	1,328,151	54%	46%	1,153,690	1,328,151	54%	46%
TOTAL WATER EXPENSES	3,657,638	843,086	2,814,552	77%	23%	852,122	1,962,429	54%	46%	1,695,209	1,962,429	54%	46%

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QUARTERLY BUDGET V. ACTUAL FY 2014-2015

ACCOUNT NUMBER/NAME	ANNUAL BUDGET	QTD As of 12/31/2014						QTD As of 03/31/2015						YTD As of 09/30/2013					
		1ST QTR.		BELOW (ABOVE)		BUDGET		2ND QTR.		BELOW (ABOVE)		BUDGET		YTD		BELOW (ABOVE)		BUDGET	
		ACTUAL	\$ Remains	% Remains	% Used	ACTUAL	\$ Remains	% Remains	% Used	ACTUAL	\$ Remains	% Remains	% Used	ACTUAL	\$ Remains	% Remains	% Used		
EXPENDITURES																			
PAYROLL EXPENSES																			
202-522-01-5100 SALARIES	96,898.00	22,016	74,882	77%	23%			21,806	53,076	55%	45%			43,822	53,076	55%	45%		
202-522-01-5105 OVERTIME	12,000.00	2,628	9,372	78%	22%			3,192	6,180	52%	48%			5,820	6,180	52%	48%		
202-522-01-5110 PIR TAX EXPENSE	8,331.00	1,896	6,435	77%	23%			1,912	4,523	54%	46%			3,808	4,523	54%	46%		
202-522-01-5111 SUTA	810.00	0	810	100%	0%			21	789	97%	3%			21	789	97%	3%		
202-522-01-5115 GROUP HEALTH INSURANCE	18,000.00	4,000	14,000	78%	22%			3,000	11,000	61%	39%			7,000	11,000	61%	39%		
202-522-01-5116 RETIREMENT-TMRS	5,706.00	860	4,846	85%	15%			1,310	3,536	62%	38%			2,170	3,536	62%	38%		
202-522-01-5117 WORKMAN'S COMPENSATION	3,833.00	1,994	1,839	48%	52%			0	1,839	48%	52%			1,994	1,839	48%	52%		
202-522-01-5120 LONGEVITY PAY	376.00	140	236	63%	37%			0	236	63%	37%			140	236	63%	37%		
202-522-01-5122 SCHOOL, REGISTRATION & TUITION	1,200.00	587	613	51%	49%			222	391	33%	67%			809	391	33%	67%		
202-522-01-5123 TRAVEL, MEALS & LODGING	800.00	427	373	47%	53%			200	173	22%	78%			627	173	22%	78%		
202-522-01-5124 UNIFORMS	1,750.00	715	1,035	59%	41%			699	336	19%	81%			1,414	336	19%	81%		
TOTAL PAYROLL EXP.	149,704	35,262	114,442	76%	24%			32,362	82,079	55%	45%			67,625	82,079	55%	45%		
LEGAL & PROFESSIONAL EXPENSES																			
202-522-02-5140 CONTRACT LABOR	500.00	0	500	100%	0%			0	500	100%	0%			0	500	100%	0%		
202-522-02-5149 ENGINEERING	10,000.00	0	10,000	100%	0%			0	10,000	100%	0%			0	10,000	100%	0%		
TOTAL LEGAL & PROFESSIONAL EXP.	10,500	0	10,500	100%	0%			0	10,500	100%	0%			0	10,500	100%	0%		
MATERIAL & SUPPLIES EXPENSES																			
202-522-03-5208 COMPUTER SW/ HW	300.00	200	100	33%	67%			262	(162)	-54%	154%			462	(162)	-54%	154%		
202-522-03-5209 OFFICE SUPPLIES	600.00	141	459	76%	24%			0	459	76%	24%			141	459	76%	24%		
202-522-03-5210 MATERIAL AND SUPPLIES	15,000.00	1,529	13,471	90%	10%			2,398	11,073	74%	26%			3,927	11,073	74%	26%		
202-522-03-5500 CHEMICALS	14,000.00	235	13,765	98%	2%			828	12,936	92%	8%			1,064	12,936	92%	8%		
202-522-03-5600 LIFT STATION UPGRADES / ELECT.	8,000.00	0	8,000	100%	0%			0	8,000	100%	0%			0	8,000	100%	0%		
TOTAL MAT. & SUP. EXP.	37,900	2,106	35,794	94%	6%			3,488	32,306	85%	15%			5,594	32,306	85%	15%		

MAINTENANCE EXPENSES									
202-522-04-5205 MAINTENANCE AGREE	2,500.00	340	2,160	86%	14%	0	2,160	86%	14%
202-522-04-5225 FACILITY MAINTENANCE	600.00	524	76	13%	87%	0	76	13%	87%
202-522-04-5230 EQUIPMENT REPAIRS	50,000.00	5,627	44,373	89%	11%	4,440	39,932	80%	20%
202-522-04-5231 EQUIPMENT O&M	1,800.00	73	1,727	96%	4%	24	1,704	95%	5%
202-522-04-5279 FLEET FUEL (GASOLINE & DIESEL)	11,000.00	1,635	9,365	85%	15%	1,635	7,730	70%	30%
202-522-04-5280 VEHICLE O&M	1,500.00	489	1,011	67%	33%	649	362	24%	76%
202-522-04-5281 VEHICLE REPAIRS	1,000.00	0	1,000	100%	0%	12	988	99%	1%
202-522-04-5510 TESTING OF SEWER SAMPLE	13,000.00	2,514	10,486	81%	19%	2,404	8,082	62%	38%
202-522-04-5515 SEWER SLUDGE REMOVE	10,394.00	3,606	6,788	65%	35%	4,880	1,908	18%	82%
TOTAL MAINT. EXP.	91,794	14,808	76,986	84%	16%	14,045	62,941	69%	31%
UTILITY EXPENSES									
202-522-05-5400 LAND PHONE LINE	1,200.00	88	1,112	93%	7%	97	1,015	85%	15%
202-522-05-5401 CELL PHONES	3,750.00	765	2,985	80%	20%	768	2,217	59%	41%
202-522-05-5403 INTERNET DSL	900.00	0	900	100%	0%	219	681	76%	24%
202-522-05-5419 NATURAL GAS	250.00	112	138	55%	45%	0	138	55%	45%
202-522-05-5420 UTILITIES	50,000.00	7,317	42,683	85%	15%	18,731	23,952	48%	52%
TOTAL UTILITY EXP.	56,100	8,282	47,818	85%	15%	19,815	28,003	50%	50%
OTHER OPERATING EXPENSES									
202-522-09-5180 LICENSES/PERMITS/	5,000.00	2,702	2,298	46%	54%	0	2,299	46%	54%
202-522-09-5220 POSTAGE	50.00	0	50	100%	0%	0	50	100%	0%
202-522-09-5240 GENERAL INSURANCE	4,100.00	5,402	(1,302)	-32%	132%	0	(1,302)	-32%	132%
202-522-09-5250 MEMBERSHIPS & DUE	250.00	0	250	100%	0%	0	250	100%	0%
202-522-09-5285 HIRING EXPENSES FOR NEW EMPLOY	150.00	0	150	100%	0%	55	95	63%	37%
202-522-09-5290 ADVERTISING	1,200.00	0	1,200	100%	0%	0	1,200	100%	0%
202-522-09-5415 EQUIPMENT RENTAL	8,000.00	0	8,000	100%	0%	114	7,886	99%	1%
202-522-09-5740 UTRWD SEWER	427,350.00	57,245	370,105	87%	13%	69,486	300,619	70%	30%
202-522-99-5144 TRANSFER TO GENERAL FUND	125,000.00	31,250	93,750	75%	25%	31,250	62,500	50%	50%
202-522-99-5805 TRANSFER TO DEBT FUND	376,043.00	94,011	282,032	75%	25%	94,011	188,022	50%	50%
TOTAL OTHER OPERATING EXP.	947,143	190,609	756,534	80%	20%	194,915	561,619	59%	41%
TOTAL WASTE WATER EXPENSES	1,293,141	251,067	1,042,074	81%	19%	264,626	777,448	60%	40%



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Michael Montgomery, Administrative Services
CC: Mike Foreman, City Manager
Date: May 12, 2015
Re: Recognition of 2015 Cajun Festival Sponsors

Action Requested:

Recognition of 2015 Cajun Festival Sponsors

Background Information:

The City of Celina hosted its 3rd Annual Cajun Festival on Saturday, March 28th.

The following companies and individuals supported the 3rd Annual Celina Cajun Festival:

Title Sponsor

Gentle Creek Country Club

Gold Sponsor

Cambridge Crossing

Centurion American

First Southwest

Lakes of Mustang Ranch

Light Farms

Pacheco Koch

The Parks at Wilson Creek

Silver Sponsors

Aqua Metric

Ben E. Keith (Budweiser)

Champion Waste

Frisco Construction Services

Suddenlink

TAPS

Bronze Sponsors

380 News

Atmos Energy

Automation Integration

Celina Record

DFW Communications

Eldorado Chevrolet

Entech

Freedom Powersports

Frisco Style

Independent Bank

KLAK

KNON

KXII

Ousby Photography

Progressive Waste

Staff Recommendation:

Approve

Thank you for your consideration of this item. If I can be of any support, please contact me at 972-382-2682 x 1071 or by email at vfaulkner@celina-tx.gov.



**NOTICE OF
CITY COUNCIL REGULAR MEETING
FIRST UNITED METHODIST CHURCH 112 N. COLORADO ST, CELINA, TX 75009
TUESDAY, APRIL 14, 2015 AT 5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Terry called the meeting to order at 5:07 pm.

Attendee Name	Organization	Title	Status	Arrived
Wayne Nabors	City of Celina	Place 2	Absent	
Vincent Ramos	City of Celina	Place 3	Absent	
Carmen Roberts	City of Celina	Place 4	Present	
Lori Vaden	City of Celina	Place 5	Present	
Chad Anderson	City of Celina	Place 6	Present	
Sean Terry	City of Celina	Mayor	Present	

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. New Hire Introduction - Shaw

Director of Library Services Linda Shaw introduced new library employees Bay Henderson and Mary-Lou Ditmore.

B. Eagle Scout Project by Matt Anderson - Liebman

Scout Matt Anderson with Aubrey Troup 372 outlined his Eagle Scout project to beautify a historical marker in Celina.

C. Events Update - Montgomery/Ricketts

D. Citizen Survey Review - Montgomery

E. Update on Keep Celina Beautiful - Norris

F. Engineering Project Update - Johnson

G. Discussion regarding a development agreement for Wells South (CR 84 and east of CR 84) - Liebman

H. Discussion regarding any/all agenda items

Action item D was discussed at this time. Land Use Attorney Julie Fort gave a brief background on the subject.

III. EXECUTIVE SESSION:

Minutes Acceptance: Minutes of Apr 14, 2015 5:00 PM (Consent Agenda)

City Council convened into executive session at 5:45 pm with City Manager Mike Foreman.

The Celina 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.

A. Mainstreet/Marketing Director

Reconvene into Open Session and act upon items discussed in executive session

City Council reconvened into open session at 6:30 pm. Councilman Anderson moved to approve the Marketing position structure as presented by the City Manager.

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

IV. **PLEDGE OF ALLEGIANCE/INVOCATION:**

Matthew Prather, Grace Bridge

Pastor Prather led the invocation. Mayor Terry led the pledges of allegiance.

V. **PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:**

VI. **OPEN FORUM:**

Kay Willard of 604 S. Georgia Street requested that the city freeze taxes for Senior Citizens by age 65.

Dick Taylor of 3049 Hay Meadow stated that the Wells South Development in his opinion is not a good deal for the city and what it stands for.

Dale Bainum of 3541 Heritage Trail spoke regarding the 77 potential uses in the Mixed Use area of Wells South. He said we should be able to narrow this down as some things he would not want in his neighborhood and will not lend value to his property. He said there are several developments in the FM 1461 area putting in thousands of houses and he thinks the city needs to put together a summary of development so we can see what is coming. It is difficult to understand and he thinks this can better communicate (what is coming). He believes scheduling public hearings back to back does not sound like we are interested in getting public input.

Tom Jenkins of 3657 Heritage Trail spoke regarding Wells South. He is concerned about Twelve Oaks and Preston Hills as one acre developments with new development bringing 5 houses per acre and apartments. He believes this will be detrimental to home values and would like to see the city get larger lots.

Stephen Boger of 3700 Preston Hills Circle would like the city to be fair to current residents. With 5 houses per acre he is concerned about the traffic volume to come. He asked that the city try to keep the residents best interest in mind, their well being and safety. He is against apartments.

Dago Rodriguez with El Puente de Celina introduced participants in the Cinco de Mayo event. He said the event celebrates culture, widens the community circle, and creates scholarships.

Natalie Estrada a former winner of an El Puente scholarship said she is thankful for the opportunity.

Robert with El Puente de Celina spoke about the vendors, food and dancing. He asked the city to assist with the scholarship program. They would like to add more scholarships.

Robert Quick of 3706 Haymeadow said he would hate to see a subdivision the size he's been told to come in. It would be a disgrace. He does not want to be close to apartments and a "Carter Ranch".

VII. **CONSENT AGENDA:**

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

- A. 1062 : Consider and Act Upon Approval of Meeting Minutes from 03/17/2015 and 03/24/2015. Faulkner
- B. Consider and Act Upon a Resolution Authorizing Continued Participation with the Steering Committee of Cities Served by Oncor; and Authorizing the Payment of 11 Cents Per Capita to the Steering Committee to Fund Regulatory and Legal Proceedings and Activities Related to Oncor Electric Delivery Company, LLC. Toutounchian
- C. Consider and Act Upon an Ordinance Amending the City's Code of Ordinances, Appendix A, Fee Schedule.
- D. Consider and Act Upon a Resolution of the City Council of the City of Celina, Texas, Setting a Date, Time and Place (Tuesday, May 12, 2015 at 6:30 PM & May 12, 2015 at 6:35 PM) for Public Hearings on the Proposed Annexations 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 Actions to Fulfill the Requirements of the Municipal Annexation Act. Liebman
- E. Consider and Act Upon Setting a Date for the 2016 Celina Cajun Festival Event
April 1st and April 2nd

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a Public Hearing to Consider Testimony and Take Action Regarding an Ordinance Amending the City's Code of Ordinances, Chapter 14: Zoning, Article 14.05, Development Standards and Use Regulations, Division 6: Supplemental Regulations, to Add a New Section 14.05.193, Entitled "Hotel/Motel Development" and to Amend Article 14.01: General Provisions, Section 14.01.007: Definitions. Liebman

Mayor Terry opened the hearing. No public comments were received. Mayor Terry closed the hearing.

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

- B. Conduct a Public Hearing to Consider Testimony and Take Action Regarding an Ordinance Amending the City's Code of Ordinances, Chapter 14: Zoning, Article 14.05: Development Standards and Use Regulations, Division 6: Supplemental Regulations, to Add a New Section 14.05.192, Entitled "Private Street Development." Liebman

Mayor Terry opened the hearing. No public comment was received. Mayor Terry closed the hearing.

Minutes Acceptance: Minutes of Apr 14, 2015 5:00 PM (Consent Agenda)

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

- C. Conduct a Public Hearing to Consider Testimony and Take Action Regarding an Ordinance Amending the City's Comprehensive Master Plan, Ordinance No. 2013-06, to Amend the City's Master Thoroughfare Plan and Master and Use Plan Exhibits. Liebman

Mayor Terry opened the hearing. No public comment was received. Mayor Terry closed the hearing.

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

- D. Conduct a Public Hearing to Consider Testimony and Take Action Regarding an Extraterritorial Jurisdiction Development Agreement for Wells South, Approximately 403.1 Acres Generally Located on the North Side of FM 1461 (Frontier Parkway), 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

Councilwoman Vaden moved to move the hearing for item D to April 28th at 6:00 pm. Mayor Terry opened the hearing for anyone that wanted to speak on this item at this meeting. No public comment was received (Some comments regarding this item were heard during the open forum). Mayor Terry closed the hearing. No action was taken on the development agreement. It will be placed on the April 28th special meeting at 6:00 pm.

RESULT: TABLED [UNANIMOUS] **Next: 4/28/2015 6:00 PM**
MOVER: Lori Vaden, Place 5
SECONDER: Carmen Roberts, Place 4
AYES: Roberts, Vaden, Anderson
ABSENT: Nabors, Ramos

- E. Conduct Two Public Hearings at 6:30 P.M. and 6:35 P.M. Regarding an Involuntary Annexation of a ±10 Acre Tract of Land Located in the MEP and P Ry Co Survey, Abstract Number 653, Tract 14, Collin County, Texas. the Property is Generally Located North of Carthage Road, West of SH 289, East of the BNSF Railroad and South of Mark Alexander Ct. (Van Family Trust) Liebman

Mayor Terry opened the 6:00 pm hearing. No public comment was received. Mayor Terry closed the hearing. Mayor Terry opened the 6:30 pm hearing. No public comment was received. Mayor Terry closed the hearing.

- F. Conduct Two Public Hearings at 6:30 P.M. and 6:35 P.M. Regarding an Involuntary Annexation of a ±7.37 Acre Tract of Land Located in the MEP and P Ry Co Survey, Abstract Number 653, Tract 12, Collin County, Texas. the Property is Generally Located North of Carthage Road, West of SH 289, East of the BNSF Railroad and South of Mark Alexander Ct. (Shmaisani) Liebman

Mayor Terry opened the 6:00 pm hearing. No public comment was received. Mayor Terry closed the hearing. Mayor Terry opened the 6:30 pm hearing. No public comment was received. Mayor Terry closed the hearing.

Minutes Acceptance: Minutes of Apr 14, 2015 5:00 PM (Consent Agenda)

- G. Conduct Two Public Hearings at 6:30 P.M. and 6:35 P.M. Regarding an Involuntary Annexation on a ±1.025 Acre Tract of Land Located in the MEP and P Ry Co Survey, Abstract Number 653, Tract 13. the Property is Generally Located West of SH289 South of Mark Alexander Ct., East of the BNSF Railroad, and North of E. Carthage Road. (Halford) Liebman

Mayor Terry opened the 6:00 pm hearing. No public comment was received. Mayor Terry closed the hearing.
Mayor Terry opened the 6:30 pm hearing. No public comment was received. Mayor Terry closed the hearing.

- H. Conduct Two Public Hearings at 6:30 P.M. and 6:35 P.M. Regarding an Involuntary Annexation of a ±8.931 Acre Tract of Land Located in the Tri Dal Addition, Lot 1, Block A. the Property is Generally Located West of SH289, South of Mark Alexander Ct., East of the BNSF Railroad, and North of E. Carthage Road. (Champion) Liebman

Mayor Terry opened the 6:00 pm hearing. No public comment was received. Mayor Terry closed the hearing.
Mayor Terry opened the 6:30 pm hearing. No public comment was received. Mayor Terry closed the hearing.

- I. Conduct Two Public Hearings at 6:30 P.M. and 6:35 P.M. Regarding a Voluntary Annexation Request from Shea Kirkman on Behalf of AVEX for ±86.64 Acre Tract of Land Located in the John Morton Survey, Abstract Number 791, the Anthony Thomasson Survey, Abstract Number 1265, Denton County, Texas. the Property is Generally Located South of Carey Road, North of Parvin Road and West of CR 6 (Legacy Drive). (Celina 86) Liebman

Mayor Terry opened the 6:00 pm hearing. No public comment was received. Mayor Terry closed the hearing.
Mayor Terry opened the 6:30 pm hearing. No public comment was received. Mayor Terry closed the hearing.

- J. Conduct Two Public Hearings at 6:30 P.M. and 6:35 P.M. Regarding a Voluntary Annexation Request on ±4.518 Acre Tract of Land Located in the John Ragsdale Survey, Abstract Number 735, Collin County, Texas. the Property is Generally Located North and East of FM 455, West of CR 946 and South of the Grayson/Collin County Line. (Pakvest) Liebman

Mayor Terry opened the 6:00 pm hearing. No public comment was received. Mayor Terry closed the hearing.
Mayor Terry opened the 6:30 pm hearing. No public comment was received. Mayor Terry closed the hearing.

IX. ACTION ITEM:

- A. Consider and Act Upon a Resolution of the City of Celina, Texas, Establishing a Time and Date for Regularly Scheduled Meetings and Work Sessions. Mayor Terry

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

- B. Consider and Act Upon a Final Plat for Parkside Phase 1, Approximately ±22.788 Acres Situated in the M.E.P. & P.R.R. CO. Survey, Abstract No. 644. the Property is Generally Located West of Tolleson Drive, South of FM 455, North of W. Sunset Boulevard and East of FM 428. Liebman

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

- C. Consider and Act Upon Approval of a Request from Gentle Creek Country Club and the Cinco De Mayo Committee for a Temporary Waiver from Celina Code of Ordinances Chapter 8, Offenses and Nuisances, Article 8.01 General Provisions, Section 8.01.002 Consumption of Alcoholic Beverage in a Public Place, to Allow Them to Serve Alcohol (Gentle Creek Country Club), in and Around the Area Commonly Known as the Celina Square During Cinco De Mayo on Saturday, May 9, 2015 from 2:00 P.M. to 11:00 P.M.

This item was withdrawn by the El Puente de Celina organization. Dago Rodriguez thanked the City Council and City Manager and welcomed everyone to the Cinco de Mayo event.

- D. Consider and Act to Authorize the City Manager to Execute a Memorandum of Understanding (MOU) with the Wellspring Group to Determine the Sequence of Water and Wastewater Events to Service Their Tract.

Land Use Attorney Julie Fort discussed this item during worksession.

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

- E. Consider and Act Upon Donation of Funds to El Puente De Celina Cinco De Mayo Scholarship. Foreman

Mayor Pro Tem Roberts moved to approve an economic development and public purpose grant in the amount of \$2,000.00 for the El Puente de Celina Cinco de Mayor Scholarship.

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

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 7:22 pm.

Sean Terry, Mayor

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

Date Minutes Approved

Minutes Acceptance: Minutes of Apr 14, 2015 5:00 PM (Consent Agenda)



**NOTICE OF
CITY COUNCIL SPECIAL MEETING
CELINA COUNCIL CHAMBERS 302 W. WALNUT ST., CELINA, TX 75009
TUESDAY, APRIL 28, 2015 AT 6:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE OF QUORUM PRESENT:

Mayor Terry called the meeting to order at 6:02 PM.

Attendee Name	Organization	Title	Status	Arrived
Sean Terry	City of Celina	Mayor	Present	
Wayne Nabors	City of Celina	Place 2	Present	
Vincent Ramos	City of Celina	Place 3	Absent	
Carmen Roberts	City of Celina	Place 4	Present	
Lori Vaden	City of Celina	Place 5	Present	
Chad Anderson	City of Celina	Place 6	Present	

II. PUBLIC HEARING/ACTION ITEMS:

- A. Conduct a Public Hearing to Consider Testimony and Take Action Regarding an Extraterritorial Jurisdiction Development Agreement for Wells South, Approximately 403.1 Acres Generally Located on the North Side of FM 1461 (Frontier Parkway), 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

Speaking on behalf of the applicant, Brian Carlock gave a company background for Hillwood and noted that the apartment component had been removed from the Developer Agreement. Director of Planning and Development Services Helen-Eve Liebman presented the Development Agreement. Mayor Terry opened the public hearing. Those speaking in opposition of agreement as proposed were:

Mike Eckrote of 3301 Twin Lakes Drive
Steven Lester of 2600 Twelve Oakes Lane
Dick Taylor of 3849 Hay Meadow
Robert Kwech of 3706 Hay Meadow
Dale Bainum of 3541 Heritage Trail
Carlos Pardo of 4085 Preston Hills Circle
Felipe Calvillo of 3645 CR 83
Stephen Boger of 3700 Preston Hills Circle
James Stevenson of 3689 Heritage Trail
Alan Larson of 2863 Preston Hills Circle
Paul Read of 2615 Twelve Oaks Lane
Ron Brazell of 3702 Hay Meadow
Michael Hollman of 3200 Falcon
Kathryn Kwech of 3706 Hay Meadow
Clint Entrop of 3790 Dove Creek
Carl Neilson of 3837 Preston Hills Circle
Tim Stanwix of 305 Tobiano Court

Minutes Acceptance: Minutes of Apr 28, 2015 6:00 PM (Consent Agenda)

Carol Clark of 3943 Peregrine Point.

A letter was read aloud by the Mayor from Stephen and Barbara Hardy of Preston Hills in support of this project moving forward.

City Land Use Attorney Julie Fort provided additional information related to questions asked during the hearing. She noted that this property is not in the city at this time and the only control is to have this agreement. There are no permits in the County. PID assessments are only assigned to the land in the Hillwood property.

Attorney Misty Ventura, representing the applicant, addressed points brought up during the hearing. She noted that this development is held to higher standards today and is highly amenitized. Construction traffic is limited to FM 1461. Hillwood must abide by the County and City regional transportation alignments. The PID burdens property benefitted by it only. She supports this agreement and requests approval.

Mayor Terry and Councilman Nabors asked questions of staff and addressed some concerns.

Applicant Brian Carlock stated that Hillwood would be agreeable to changing the mixed-use area to single family residential use with possible open space and increase the minimum square footage from 1400 square feet to 1600 square feet.

City Attorney Lance Vanzant announced that the Mayor proposed questions of a legal nature and that the City Council would adjourn into a limited purpose discussion in executive session to discuss these questions under Local Government Code Section 551.071, Consultation with Attorney, at 8:30 PM. The City Council reconvened into open session at 8:48 PM. Mayor Terry closed the public hearing. He thanked Hillwood for making more exceptions and said he appreciated everyone being here. City Land Use Attorney Julie Fort read a list of changes to the agreement. Councilman Nabors moved to approve the Development Agreement with the conditions made tonight.

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

III. ADJOURNMENT:

There being no further discussion Mayor Terry adjourned the meeting at 8:53 PM.

Sean Terry, Mayor

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

Date Minutes Approved

Minutes Acceptance: Minutes of Apr 28, 2015 6:00 PM (Consent Agenda)



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: May 12, 2015
 Re: Sandlot Addition Replat

Action Requested:

Consider and act upon on a Replat for the Sandlot Addition, Lot 1R, being a Replat of the Smiley Acres Addition, Tracts 1 & 2. Liebman

Background Information:

The Applicant is proposing to combine two lots into a single lot approximately 3.6 acres in size. The site will be the future home to a private softball training facility.

The proposed replat is located within the City's Extraterritorial Jurisdiction, the City's interlocal agreement with Denton County grants the City authority to approve all plats, and related permits within our ETJ. Upon development the project will be required to comply with the City's Building, and Subdivision regulations.

Board Review/Citizen Input:

At the meeting on April 21, 2015, the Planning and Zoning Commission voted (6-0) to recommend approval of the Replat.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

- Proposed Replat

Staff Recommendation:

Staff Recommends Approval as Presented.

Thank you for your consideration of this item. If I can be of any support, please contact me at 972-382-2682 x 1071 or by email at vfaulkner@celina-tx.gov.

NOTE 1) SELLING PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

NOTE 2) THE UNDERSIGNED DOES HERE BY COVENANT AND AGREE THAT THE ACCESS EASEMENT MAY BE UTILIZED BY ANY PERSON AND OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO PUBLIC AND VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE, IN LONG, UPON AGENTS, EMPLOYEES, WORK MEN, AND REPRESENTATIVES HAVING INGRESS, EGRESS AND REGRESS IN, ALONG, UPON AND ACROSS SAID PREMISES.

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, SANDLOT HITTING & PITCHING ACADEMY, LLC IS THE OWNER OF A TRACT OF LAND SITUATED IN THE JOHN MORTON SURVEY, ABSTRACT NO. 791, DENTON COUNTY, TEXAS AND BEING OUT OF A TRACT CONVEYED TO HIM BY NATALYA K. GEREMESZ-WATRZYK AND A TRACT CONVEYED TO HIM BY EDUARDO BELL, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT SANDLOT HITTING AND PITCHING, THROUGH JASON PAPES, ACTING HEREIN BY AND THROUGH HIS DULY AUTHORIZED OFFICER(S), DOES HERE BY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS THE SANDLOT ADDITION, LOT 1R AN ADDITION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF CELINA, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE TO THE PUBLIC USE FOREVER, THE STREETS, RIGHTS-OF-WAY, AND OTHER PUBLIC IMPROVEMENTS SHOWN THEREON, THE STREETS AND ALLEYS, IF ANY, ARE DEDICATED, FOR THE STREETS PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED ON LANDSCAPE EASEMENTS. IF APPROVED BY THE CITY COUNCIL OF THE CITY OF CELINA. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE OF TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF CELINA'S USE THEREFORE. THE CITY OF CELINA AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF CELINA AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF CELINA, TEXAS

WITNESS, MY HAND THIS ____ DAY OF _____, 20__

BY:

AUTHORIZED SIGNATURE OF OWNER

PRINTED NAME AND TITLE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JASON PAPES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20__

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, PHILIP W. CORNETT, DO HERE BY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON AS "SET" WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF CELINA.

PRELIMINARY

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, REGISTERED PROFESSIONAL LAND SURVEYOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TOT HE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20__

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

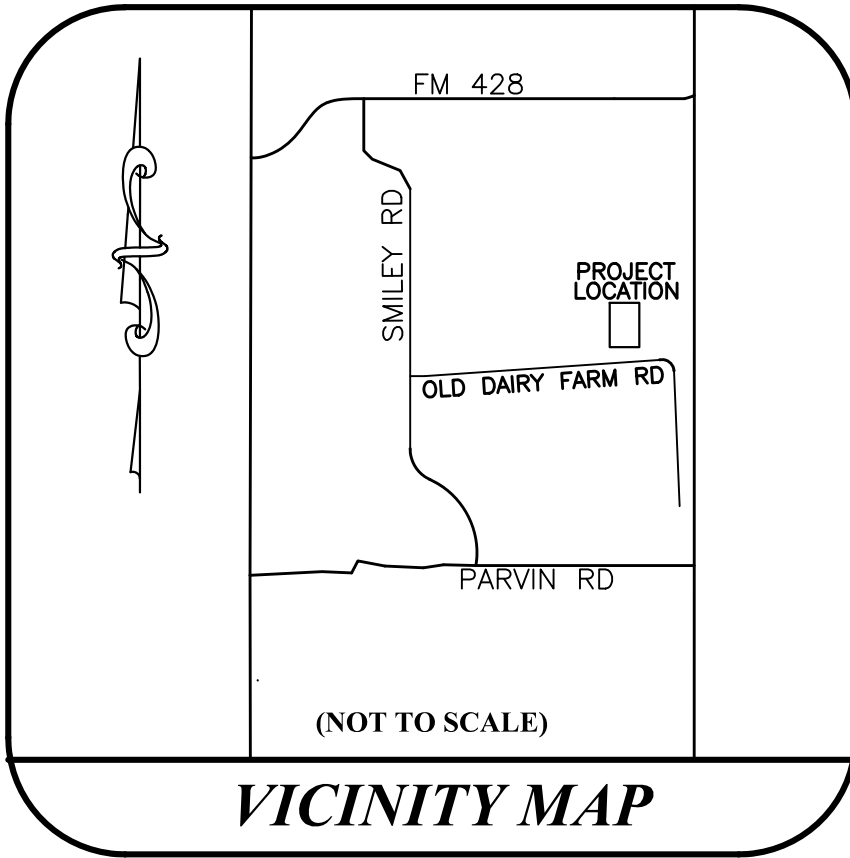
MY COMMISSION EXPIRES ON:

THIS PROPERTY IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF CELINA, DENTON COUNTY, TEXAS.

SIGNATURE OF MAYOR DATE OF APPROVAL

ATTEST:

CITY SECRETARY DATE



LEGEND OF SYMBOLS & ABBREVIATIONS

⊙	WATER VALVE	×	LIGHT POLE
—SS—	SANITARY SEWER	✱	GUY ANCHOR
▢	PEDESTAL BOX	○	MANHOLE
—x—	FENCE	⬆	FIRE HYDRANT
—P—	POWER LINE	♿	HANDICAPPED PARKING
▣	WATER METER	□	PROPERTY CORNER
●	POWER POLE	▣	ELECTRIC BOX
—W—	WATER LINE	—H—	GAS PIPELINE
—T—	TELEPHONE LINE	Ⓢ	GAS VALVE
—FO—	FIBER OPTIC LINE	—C—	UNDERGROUND CABLE

GENERAL NOTES

BEARINGS ARE ORIENTED TO THE NORTH LINE OF A CALLED SMILEY ACRES SUBDIVISION, RECORDED IN CABINET D, SLIDE 324 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS.

ALL BUILDING AND DEVELOPMENT PERMITS MUST BE OBTAINED FROM THE CITY OF CELINA, TEXAS.
□ - DENOTES 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED.

FLOOD NOTE

THE SUBJECT TRACT LIES WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN PER FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 48121C0290G WITH A REVISED DATE OF APRIL 18, 2011.

LEGAL DESCRIPTION

All that certain lot, tract or parcel of land, being part of the John Morton Survey, Abstract No. 791, Denton County, Texas, being part of Tract 1 and 2 of the Smiley Acres Addition, as shown by plat of same recorded in Cabinet D, Slide 324 of the Plat Records of Denton County, Texas, being all of that certain called 2 acre tract described in a deed from Natalya K. Geremesz-Wiatrzyk to Sandlot Hitting and Pitching Academy, LLC on June 26, 2014 and recorded in County Clerk's File No. 2014-65332, part of that certain called Lot 2, Save and Except 2.40 acres described in a deed from Eddie Bell to Sandlot Hitting and Pitching Academy, LLC on November 17, 2014 and recorded in County Clerk's File No. 2014-117418, being more completely described as follows, to-wit:

BEGINNING at a 1/2" iron rod (found) for the Southwest corner of the above mentioned 2 acre tract, the Southeast corner of the Thimir M. Aldaragmi 3 acre tract described in County Clerk's File No. 2013-36386, in the South line of the above mentioned Tract 1, in the North right of way line of Old Dairy Farm Road;

THENCE North 00 deg. 00 min. 28 sec. East with the East line of the 3 acre tract and the West line of the 2 acre tract, a distance of 421.96 ft. to a 1/2" iron rod (found) for the Northwest corner of same, the Northeast corner of the 3 acre tract, in the North line of Tract 1, in the South line of the Claud Wayne Adams tract described in Volume 990, Page 32;

THENCE South 89 deg. 59 min. 00 sec. East with the South line of the Claud Wayne Adams tract, the North line of the 2 acre tract, Tract 1 and Tract 2, at 206.45 ft. pass a 1/2" iron rod (found) for the Northeast corner of the 2 acre tract and Tract 1, the Northwest corner of Tract 2, and continue a total distance of 371.73 ft. to a 1/2" iron rod (found) for corner, the Northwest corner of the Eduardo Bell 2.40 acre tract described in County Clerk's File No. 2006-119216;

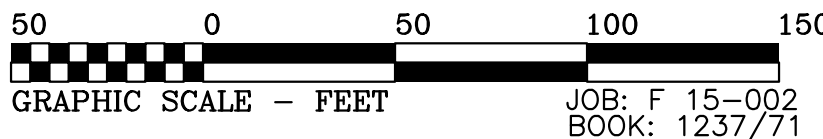
THENCE South 00 deg. 02 min. 01 sec. West with the West line of the 2.40 acre tract, a distance of 421.98 ft. to a 1/2" iron rod (found) for the Southwest corner of same, in the South line of Tract 2, the North right of way line of Old Dairy Farm Road;

THENCE North 89 deg. 58 min. 49 sec. West with the North right of way line of Old Dairy Farm Road, the South line of Tracts 1 and 2, the South line of the 2 acre tract, at 165.11 ft. pass a 1/2" iron rod (found) for the Southeast corner of same, the Southeast corner of Tract 1, the Southwest corner of Tract 2, and continue a total distance of 371.54 ft. to the place of beginning, containing 3.600 acres of land.

FINAL PLAT
THE SANDLOT ADDITION, LOT 1R, BEING A
REPLAT OF THE SMILEY ACRES ADDITION,
BEING PART OF TRACTS 1 AND 2 OF THE
SMILEY ACRES ADDITION
TO DENTON COUNTY, TEXAS,
RECORDED IN CABINET D, SLIDE 324, PLAT
RECORDS OF DENTON COUNTY, TEXAS

3.600 ACRES
4-22-2015

OWNER: SANDLOT HITTING AND PITCHING, LLC
6256 DOUGLAS AVENUE
FRISCO, TEXAS 75034
PHONE: 214-288-2659



JOHN COWAN & ASSOCIATES, INC.

2012 ANTHONY DRIVE, TYLER, TEXAS 75701 8992 PRESTON ROAD, STE 110-313, FRISCO, TEXAS 75034
PH: (903) 581-2238 FAX: (903) 561-0600 PH: (214) 504-5305 FAX: (903) 561-0600
FIRM REGISTRATION CERTIFICATION NO. 10025500 FIRM REGISTRATION CERTIFICATION NO. 10194055



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Michael Montgomery, Administrative Services
CC: Mike Foreman, City Manager
Date: May 12, 2015
Re: Fireworks Agreement

Action Requested:

Consider and act upon a resolution of the City Council of the City of Celina, Texas, hereby authorizing the city manager of the City of Celina, Texas, to execute a License, Indemnification and Hold Harmless Agreement by and between the City of Celina and Rex and Sherese Glendenning for setting up and launching a fireworks display for Celina and its guests, patrons and invitees. Montgomery

Background Information:

The City of Celina uses the same agreement each year in order launch fireworks for the Splash and Blast Festival on Saturday, June 27th 2015 on the land owned by Rex and Sherese Glendenning.

Board Review/Citizen Input:

<Insert Review/Citizen input here>

Alternatives:

<Insert Alternative here>

Financial Considerations:

<Insert Financial Considerations here>

Legal Review:

<Insert Legal Review Here>.

Supporting Documents:

<Insert Supporting Documents Here>

Staff Recommendation:

Approve

Thank you for your consideration of this item. If I can be of any support, please contact me at 972-382-2682 x 1071 or by email at vfaulkner@celina-tx.gov.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: May 12, 2015
 Re: Consider and Act to Accept a Petition for Annexation and Set Public Hearing Dates on June 9, 2015 at 6:00 P.M. and June 9, 2015 at 6:05 P.M. for a 58.458 Acres Tract of Land Situated in the Collin County School Land #15 Survey, Abstract No. 0170, Block 1, Tract 7 Collin County, Texas, and for a 60.133 Acre Tract Situated in the Gabriel Chenoweth Survey, Abstract No. 0140, Block 2, Tract 16.

Action Requested:

Consider and Act on a Petition for Annexation and Set Public Hearing Dates on June 9, 2015 at 6:00 P.M. and June 9, 2015 at 6:05 P.M. for a 58.458 Acre Tract of Land Situated in the Collin County School Land #15 Survey, Abstract No. 0170, Block 1, Tract 7 Collin County, Texas, and for a 60.133 Acre Tract Situated in the Gabriel Chenoweth Survey, Abstract No. 0140, Block 2, Tract 16 in Collin County, Texas. Liebman

Background Information:

Voluntary annexation petitions have been received from Kirkman Engineering on behalf of Billie and Jane Huddleston for two tracts.

- May 12, 2015 - Council accepts petitions and sets public hearing dates.
- June 9, 2015- Council holds two public hearings for each tract.
- July, 14, 2015 - Council considers annexation ordinance.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

N/A

Staff Recommendation:

Staff Recommends that the Petition be Accepted.

Thank you for your consideration of this item. If I can be of any support, please contact me at 972-382-2682 x 1071 or by email at vfaulkner@celina-tx.gov.



VOLUNTARY ANNEXATION APPLICATION

Property Description:

Survey Name and Abstract No.: Collin County School Land #15 Survey - Abstract No. A0170
 Tract Number(s): Blk1, Tract 7 Number of Acres: 58.464
 Number of People Living on Each Tract of Land (attach an additional sheet if necessary): _____

Current Property

Owner's Name: Huddleston Billie R & Jane
 Company: _____
 Address: 613 W Pecan St
 City, State, Zip: Celina, TX 75009-6169
 Phone#: 972-382-2697
 Fax #: 972-382-2697
 E-Mail Address jane.huddleston@att.net
Owners
 Signature: _____

Representative's Name: Shea Kirkman

Company: Kirkman Engineering
 Address: 4821 Merlot Avenue, Suite 210
 City, State, Zip: Grapevine, TX 76051
 Phone#: 817-488-4960
 Fax #: N.A.
 E-Mail Address shea.kirkman@trustke.com

Submittal Requirements

- ☐ Application
- ☐ Application Fee -Minimum \$250.00 or actual costs
- ☐ Metes and bounds description of the property with graphic exhibit. The metes and bounds description at the graphic exhibit must contain an original seal and signature of a registered professional land surveyor and shall be on an 11" x 17" sheet of paper.
- ☐ An exhibit depicting the location of the property location to the nearest existing or future major thoroughfare north, south, east, and west of the property.
- ☐ Properties lying within Marilee Special Utility District (formerly Gunter Special Utility District) Water Certificate of Convenience and Necessity area, are required to submit fees in accordance with the settlement agreement (please contact city to get a fee estimate)

TO BE COMPLETED BY PROPERTY OWNER OR REPRESENTATIVE

STATE OF TEXAS

COUNTY OF COLLIN

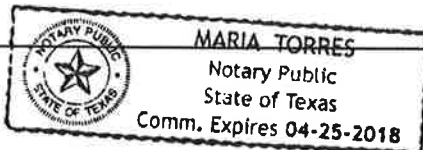
BEFORE ME, a Notary Public, on this day personally appeared _____ the undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application; that all information submitted herein is true and correct."

Billie Ray Huddleston *Jane Huddleston*

Owner, Applicant, or Representative

SUBSCRIBED AND SWORN TO before me, this the 20th day of April, 2015
 My Commission expires 04-25-2018

Maria Torres
 Notary Public in & for the State of Texas



OFFICE USE ONLY

Receipt#: _____
 Check#: _____
 Payor: _____

This application meets requirements

 Signature Date



VOLUNTARY ANNEXATION APPLICATION

Property Description:

 Survey Name and Abstract No.: Gabriel Chenoweth Survey - Abstract No. A0140

 Tract Number(s): Blk 2, Tract 16 Number of Acres: 60.133

Number of People Living on Each Tract of Land (attach an additional sheet if necessary): _____

Current Property

 Owner's Name: Huddleston B R Etux Jane

Company: _____

 Address: 613 W Pecan St

 City, State, Zip: Celina, TX 75009-6169

 Phone#: 972-382-2697

 Fax #: 972-382-2697

 E-Mail Address jane.huddleston@att.net
Owners

Signature: _____

 Representative's Name: Shea Kirkman

 Company: Kirkman Engineering

 Address: 4821 Merlot Avenue, Suite 210

 City, State, Zip: Grapevine, TX 76051

 Phone#: 817-488-4960

 Fax #: N.A.

 E-Mail Address shea.kirkman@trustke.com
Submittal Requirements

- ☐ Application
- ☐ Application Fee -Minimum \$250.00 or actual costs
- ☐ Metes and bounds description of the property with graphic exhibit. The metes and bounds description on the graphic exhibit must contain an original seal and signature of a registered professional land surveyor and shall be on an 11" x 17" sheet of paper.
- ☐ An exhibit depicting the location of the property in location to the nearest existing or future major thoroughfare north, south, east, and west of the property.
- ☐ Properties lying within Marilee Special Utility District (formerly Gunter Special Utility District) Water Certificate of Convenience and Necessity area, are required to submit fees in accordance with the settlement agreement (please contact city to get a fee estimate)

TO BE COMPLETED BY PROPERTY OWNER OR REPRESENTATIVE

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, a Notary Public, on this day personally appeared _____ the undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application; that all information submitted herein is true and correct."

Beth Ray Huddleston *Jane Huddleston*

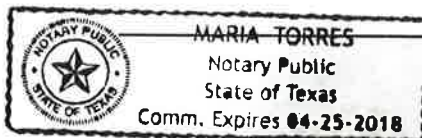
 Owner, Applicant, or Representative

 SUBSCRIBED AND SWORN TO before me, this the 20th day of April, 2015

 My Commission expires 04-25-2018

Maria Torres

 Notary Public in & for the State of Texas


OFFICE USE ONLY

Receipt#: _____

Check#: _____

Payor: _____

This application meets requirements

Signature _____

Date _____



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**

From: Ben Rodriguez, Planner

Date: May 12, 2015

Re: Consider and Act Upon an Ordinance Annexing an ±86.64 Acre Tract of Land

Located in the John Morton Survey, Abstract Number 791, the Anthony Thomasson Survey, Abstract Number 1265, Denton County, Texas. the Property is Generally Located South of Carey Road, North of Parvin Road and West of CR 6 (Legacy Drive). Liebman

Action Requested:

Consider and act upon an ordinance annexing an ±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 south of Carey Road, north of Parvin Road and west of CR 6 (Legacy Drive). Liebman

Background Information:

A petition for annexation was received from Shea Kirkman on behalf of AVEX on February 17, 2015. The property is contiguous to current city limits. The property is wholly within the City of Celina's CCN.

- ~~March 17, 2015~~ Council option to accept voluntary petition to annex
- ~~March 27, 2015~~ Notice of public hearing published
- ~~April 14, 2015~~ Council to hold public hearings
- May 12, 2015 Council to consider annexation ordinance

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

The City Attorney has reviewed the ordinance and has found it to be acceptable.

Supporting Documents:

- Ordinance

Staff Recommendation:

Staff Recommends that the Item be Approved as Presented.

Thank you for your consideration of this item. If I can be of any support, please contact me at 972-382-2682 x 1071 or by email at vfaulkner@celina-tx.gov.

CITY OF CELINA, TEXAS

ORDINANCE NO. 2015-
WEST CELINA 86 ANNEXATION

AN ORDINANCE OF THE CITY OF CELINA, TEXAS, ADOPTING THE ANNEXATION OF CERTAIN TERRITORY CONTIGUOUS TO AND ADJOINING THE CITY OF CELINA, TEXAS, TO WIT: BEING AN APPROXIMATELY 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, BEING ALL OF AN 86.64 ACRE TRACT OF LAND CONVEYED TO WEST CELINA 86 PARTNERS IN DOCUMENT NUMBER 2015-23235 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" AND GRAPHICALLY DEPICTED IN EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN, SUCH TRACT IS GENERALLY LOCATED SOUTH OF CAREY ROAD, NORTH OF PARVIN ROAD AND WEST OF CR 6 (LEGACY DRIVE); PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR AMENDING OF THE OFFICIAL CITY MAP; PROVIDING FOR A SERVICE PLAN; REQUIRING THE FILING OF THIS ORDINANCE WITH THE COUNTY CLERK; PRESCRIBING FOR EFFECT ON TERRITORY, GRANTING AS APPROPRIATE TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY OF CELINA, TEXAS; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a Home Rule Municipality located in Collin and Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas and the Celina City Charter; and

WHEREAS, two separate public hearings were conducted in accordance with Section 43.052 of the Texas Local Government Code, the first hearing being held on the 14th day of April, 2015 and the second hearing being held on the 14th day of April, 2015 in the Council Chambers located in the First United Methodist Church, 112 N. Colorado in the City of Celina to consider the annexation of the property being more particularly described in Exhibit "A", attached hereto and incorporated herein; and

WHEREAS, any and all required written notices and offers were timely sent to all property owners and others entitled to same; and

WHEREAS, the public hearings were conducted and held no more than forty (40) days nor less than twenty (20) days prior to the institution of annexation proceedings; and

WHEREAS, the notice of the public hearings were published in the Celina Record, a newspaper of general circulation within the City of Celina, Texas, on the 6th day of April, 2015, such date being not more than twenty (20) days nor less than ten (10) days prior to each public hearing; and

WHEREAS, all required statutory notices pursuant to Chapter 43 of the Texas Local Government Code have been accomplished; and

WHEREAS, the City Council of the City of Celina, Texas has determined that such territory is contiguous to and adjoins the City of Celina, Texas; and

WHEREAS, the City Council of the City of Celina, Texas has investigated into, has determined and officially finds that no part of such territory is within the extraterritorial jurisdiction of any other

incorporated city or town; and

WHEREAS, to the extent that this Ordinance would cause an unincorporated area to be entirely surrounded by the City of Celina's limits, the City Council has found - and incorporates herein its finding - that surrounding the area is in the public interest; and

WHEREAS, metes and bounds descriptions of the property to be annexed is attached hereto as Exhibit "A" and incorporated herein for all purposes; and

WHEREAS, the service plan for such territory is attached hereto as Exhibit "C" and incorporated herein for all purposes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

SECTION 1 **INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2 **OFFICIAL CITY MAP AMENDED**

1. The official map and boundaries of the City are hereby amended so as to include the property being more particularly described in Exhibit "A", which is incorporated herein as if written word for word, and that such territory shall be and is hereby annexed into the corporate limits of the City.
2. The Mayor is hereby directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the territory hereby annexed as required by law.

SECTION 3 **SERVICE PLAN**

The municipal service plan for the herein annexed territory, attached hereto as Exhibit "C", was submitted in accordance with Chapter 43 of the Texas Local Government Code and is hereby approved as part of this ordinance, and is made a part hereof.

SECTION 4 **FILING OF ORDINANCE REQUIRED**

The Mayor shall file or cause to be filed a certified copy of this Ordinance in the office of the County Clerk of Denton County, Texas, and any other necessary agencies, including the United States Department of Justice.

SECTION 5 **EFFECT ON TERRITORY**

From and after the passage of this Ordinance, the territory referenced in Exhibit "A", attached hereto and incorporated herein for all purposes, shall be a part of the City of Celina, Texas, and subject to the municipal service plan referenced in Section 3 of this Ordinance. The inhabitants thereof shall be entitled to all of the rights, privileges and immunities as all other citizens of the City of Celina, Texas, and shall be bound by all of the Ordinances and regulations enacted pursuant to and in conformity with the general laws of the State of Texas.

SECTION 6 **CUMULATIVE REPEALER**

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the

provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance.

SECTION 7
SEVERABILITY

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the City Council hereby declares it would have passed such remaining portions of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 8
ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Celina is hereby directed to engross and enroll this Ordinance by copying the Caption in the minutes of the City Council of the City of Celina and by filing this Ordinance in the Ordinance records of the City.

SECTION 8
EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its date of passage.

AND IT IS SO ORDAINED .

PASSED AND APPROVED by the City Council of the City of Celina, Texas, on this ____ day of _____, 2015.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

APPROVED AS TO FORM:

Vicki Faulkner, City Secretary
City of Celina, Texas

City Attorney
City of Celina, Texas

Exhibit "A"
Legal Description

EXHIBIT "A"

SITUATED IN Denton County, Texas, in the John Morton Survey, Abstract No. 791, the Anthony Thomasson Survey, Abstract No. 1265, being a resurvey of a the 86.19 acres of land described in a Deed from Janelle S. Brashears to George H. Kolb dated January 23, 1973, recorded in Volume 664, Page 374, of the Denton County Deed Records, being described by metes and bounds as follows:

COMMENCING at a 3/8-inch rebar found in place at the southwest corner of the Robert Cowan Survey, Abstract No. 211, also being the northwest corner of a 150.38 acre tract conveyed by H. M. Parvin to L. H. Liefert by Deed dated May 31, 1899 recorded in Volume 69, Page 183, Deed Records, Denton County, Texas, in the center of a north-south rock road with a rock road from the east;

THENCE South 89° 48' East with the south line of said survey and generally with said rock road 3684.13 feet to an one-inch iron pipe set on the north edge of said road in said survey line for a PLACE OF BEGINNING being the northeast corner of the said 150.38 acre tract and also being the northwest corner of the herein described property, said iron pipe is 34.6 feet north of a four-inch iron pipe fence post;

THENCE South 89° 48' East with the south line of said Cowan Survey and a portion of said line being along the southern boundary of that certain tract of land conveyed by Margaret Lewis Griffin and husband, Charles H. Griffin, to Jerry Bob Willard and wife, Jane Willard, by Deed recorded in Volume 1035, Page 71, Deed Records, Denton County, Texas, and continuing along said survey line generally with the north edge of said rock road 2137.75 feet to an one-inch iron pipe set in the north ditch of said rock road in said survey line; said iron pipe being in the north line of the said Anthony Thomasson Survey; said iron pipe also being 41.2 feet north of a four-inch iron pipe corner post; same also being the northeast corner of said 86.19 acre tract, said point also being the northwest corner of that certain tract of land conveyed by William F. Tolleson, Jr. and wife, Myra Jean Tolleson, to Royce Allen and wife, Connie Marie Allen, by Deed recorded in Volume 927, Page 649, Deed Records, Denton County, Texas;

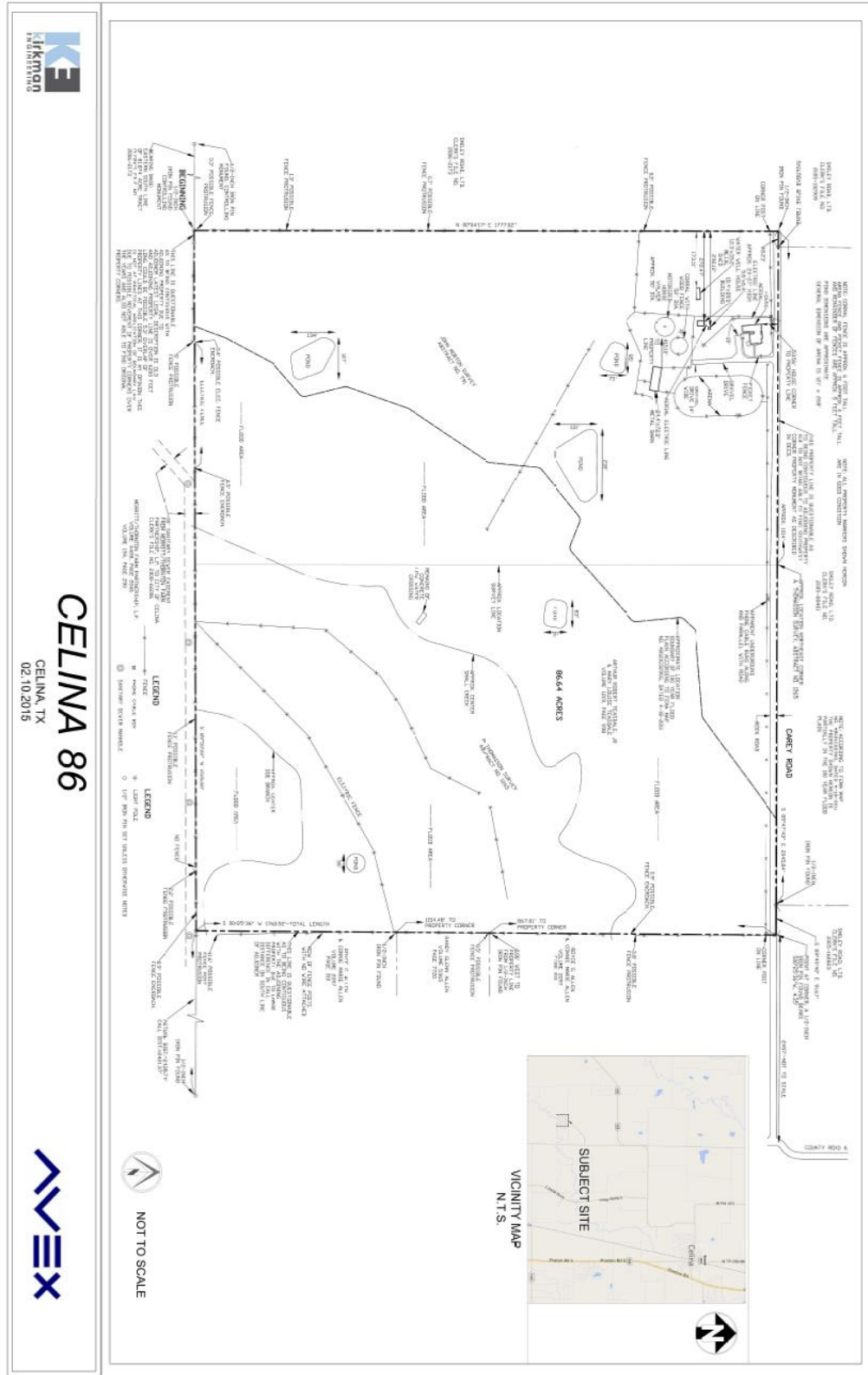
THENCE South 0° 03' 29" East with the east line of said 86.19 acre tract and the west line of the aforesaid Allen tract and generally with a fence 1772.80 feet to a 3/4-inch iron pipe set 2.50 feet south of a new corner post at the southeast corner of said 86.19 acre tract; said iron pipe is at the extension of an old fence to the east and being located on the north line of a tract of land conveyed by C. G. Comegys to J. Merritt by Deed recorded in Volume 194, Page 290, Deed Records, Denton County, Texas;

THENCE South 89° 50' 52" West with the south line of said 86.19 acre tract and the north line of the aforesaid Merritt tract and generally with a fence 2141.87 feet to an 1-1/2 inch iron pipe set beside a new corner post at the southwest corner of said 86.19 acre tract and the southeast corner of said 150.38 acre tract;

THENCE North 0° 04' 30" East with the west line of said 86.19 acre tract and the east line of said 150.38 acre tract and generally with a fence 1785.96 feet to the PLACE OF BEGINNING.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for information and/or identification purposes and does not override Item 2 of Schedule B hereof.

Exhibit "B"
Property Exhibit



**Exhibit “C”
Service Plan**

A) SERVICE PLAN GENERALLY

- 1) This service plan has been prepared in accordance with the Texas Local Government Code (“LGC”), Sections 43.021; 43.065 and 43.056(b)-(o). Municipal facilities and services to the annexed area will be provided or made available on behalf of the City of Celina in accordance with the following plan. The City of Celina shall provide the annexed tract the levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of service, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density. The provisions of the service plan were made available for public inspection and explained at the two public hearings held by the City Council in accordance with LGC Section 43.056(j).
- 2) For purposes of this service plan, to “provide” services includes having services provided by any method or means by which the City provides municipal services to any other areas of the City, and may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services by contract or right, in whole or in part, and may include duties on part of the private landowner with regard to such services.

B) EMERGENCY SERVICES

- 1) Police Protection
 - a) Police protection from the City of Celina Police Department shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas on the effective date of the annexation ordinance. Some of these services include:
 - i) Normal patrol and responses;
 - ii) Handling of complaints and incident reports;
 - iii) Special units, such as traffic enforcement and investigations; and
 - iv) Coordination with other public safety support agencies.
 - b) As development commences in these areas, sufficient police protection, including personnel and equipment will be provided to furnish these areas with the level of police services consistent with the characteristics of topography, land utilization and population density of the areas.
 - c) Upon ultimate development, police protection will be provided at a level consistent with other similarly situated areas within the city limits.
- 2) Fire Protection
 - a) The Celina Fire Department will provide emergency and fire prevention services to the annexed area. These services include:
 - i) Fire suppression and rescue;
 - ii) Pre-hospital medical services including triage, treatment and transport by Advanced Life Support (ALS) fire engines, trucks and ambulances;
 - iii) Hazardous materials response and mitigation;
 - iv) Emergency prevention and public education efforts;
 - v) Technical rescue response; and
 - vi) Constriction Plan Review and required inspections.

- b) Fire protection from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.
 - c) As development commences in these areas, sufficient, fire protection, including personnel and equipment will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization and population density of the areas. It is anticipated that fire stations planned to service areas currently with the City of Celina will be sufficient to serve the annexed area.
 - d) Upon ultimate development, fire protection will be provided at a level consistent with similarly situated areas within the city limits.
- 3) Emergency Medical Services
- a) The Celina Fire Department will provide emergency and safety services to the annexed area. These services include:
 - i) Emergency medical dispatch and pre-arrival First Aid instructions;
 - ii) Pre-hospital emergency Advanced Life Support (ALS) response; and transport; and
 - iii) Medical rescue services.
 - b) Emergency Medical Services (EMS) from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.
 - c) As development commences in these areas, sufficient EMS, including personnel and equipment, will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization and population density of the areas.
 - d) Upon ultimate development, EMS will be provided at a level consistent with similarly situated areas within the city limits.

C) SOLID WASTE

- 1) Solid Waste and Recycling Collection Services will be provided to the annexed area immediately upon the effective date of the annexation at a level consistent with current methods and procedures presently provided to similar areas within the City. Private solid waste collection service providers operating in the affected area immediately prior to annexation and currently providing customers with service may continue to provide their existing service for up to two (2) years in accordance with Texas Local Government Code Section 43.056(n).

D) WASTEWATER FACILITIES

- 1) As development commences in these areas, sanitary sewer mains as defined by the Certificate of Convenience and Necessity (CCN) Number 20764, as issued by the Texas Commission on Environmental Quality (TCEQ) will be extended in accordance with the provisions of the City's codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with applicable City codes, ordinances, regulations and policies. Capacity and extensions shall be provided consistent with the characteristics of topography, land utilization and population density of the areas. If the annexed area is in the CCN of another provider, wastewater service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new wastewater provider, in time.
- 2) Sanitary sewer mains and lift stations installed or improved to City standards, and accepted by the City, within the annexed area which are located within dedicated easement, rights-of-way, or any other acceptable location approved by the City Manager or his designee, shall be maintained by the City on the effective date of this ordinance.

- 3) Operation and maintenance of wastewater facilities in the annexed area that are within the certificated service area of another wastewater utility will be the responsibility of that utility. Operation and maintenance of private wastewater facilities in the annexed area will be the responsibility of the owner.

E) WATER FACILITIES

- 1) Connections to existing City of Celina water distribution mains for water service as defined by Certificate of Convenience and Necessity (CCN) Number 12667, as issued by the Texas Commission on Environmental Quality (TCEQ) will be provided in accordance with existing City codes, ordinances, regulations and policies. Upon connection to existing distribution mains, water service will be provided at rates established by city ordinance. If the annexed area is in the CCN of another provider, water service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new water provider, in time.
- 2) As development commences in these areas, water distribution mains will be extended in accordance with City of Celina codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with the City of Celina's codes, ordinances, regulations and policies. Water service extensions and capacity shall be provided consistent with the characteristics of topography, land utilization and population density of the area.
- 3) Operation and maintenance of existing water facilities in the annexed area that are within the service area of another water utility will be the responsibility of that utility. Operation and maintenance of private water facilities in the annexed area will be the responsibility of the owner.

F) ROAD AND STREETS

- 1) Emergency street maintenance shall be provided within the annexed area on the effective date of the applicable ordinance of acceptance. Routine maintenance will be provided within the annexed area and will be scheduled as part of the City's annual program and in accordance with the City's current codes, ordinances, regulations, policies and procedures defined therein and/or as established by the City Council.
- 2) Any construction or reconstruction will be considered within the annexed area on a City-wide basis and within the context of the City's Capital Improvement Plan and/or yearly fiscal budgetary allotments by the City Council. As development, improvement or construction of streets to City standards commences within this property, the policies of the City of Celina with regard to participation in the costs thereof, acceptance upon completion and maintenance after completion shall apply.
- 3) Roadway signage and associated posts will be replaced in priority of importance starting with regulatory signs, then warning signs, then informational signs and in conformance with fiscal allotments by the City Council. If a sign remains, it will be reviewed and placed on the City's inventory listed for routine re-placement. All existing signs will be reviewed for applicability and based upon an engineering study. New signs will be installed when necessary and based upon an engineering study.
- 4) Routine maintenance of road/street markings will be placed on a priority listing and scheduled within the yearly budgetary allotments by the City Council.
- 5) The City will coordinate any request for improved road and street lighting with the local electric provider. Any and all road and street lighting will be pursuant to the rules, regulations and fees of such electric utility and shall be maintained by the applicable utility company.

G) ENVIRONMENTAL HEALTH, INSPECTIONS AND CODE ENFORCEMENT SERVICES

- 1) Enforcement of the City's environmental health ordinances and regulations, including but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances and animal

control ordinances, shall be provided within this area sixty (60) days of the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel.

- 2) Inspection services including the review of building plans, the issuance of permits and the inspection of all buildings, plumbing, mechanical and electrical work to ensure compliance with City codes and ordinances will be continue to be provided after the effective date of the annexation ordinance. Existing personnel will be used to provide these services.
- 3) The City's zoning, subdivision, sign and other ordinances shall be enforced in this area beginning upon the effective date of the annexation.
- 4) All inspection services furnished by the City of Celina, but not mentioned above, will be provided to this area beginning within sixty (60) days of the effective date of the annexed ordinance.
- 5) As development and construction commence in this area, sufficient personnel will be provided to furnish this area the same level of environmental health, inspection and code enforcement services as are furnished throughout the City.

H) PLANNING AND ZONING SERVICES

- 1) The Planning and zoning jurisdiction of the City will extend to this area upon the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Zoning Ordinance and Comprehensive Plan.

I) PARKS, PLAYGROUNDS, LIBRARIES, SWIMMING POOLS

- 1) Residents within the annexed area may utilize all existing park and recreation facilities, on the effective date of this ordinance. Fees for such usage shall be in accordance with current fees established by ordinance.
- 2) As development commences in the area, additional park and recreation facilities shall be constructed based on park policies defined in the Park Master Plan and as specified in the Park Dedication Ordinance. The general planned locations and classifications of parks will ultimately serve residents from the current City limits and residents from areas being considered for annexation.

J) PUBLICLY OWNED FACILITIES

- 1) Any publicly owned facility, building, or service located within the annexed area, and not otherwise owned or maintained by another governmental entity, shall be maintained by the City of Celina on the effective date of the annexation ordinance.

K) OTHER SERVICES

- 1) Other services that may be provided by the City of Celina, such as municipal and general administration will be made available on the effective date of the annexation. The City of Celina shall provide levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of services, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density similar to those reasonably contemplated or projected in the area.

L) UNIFORM LEVEL OF SERVICES IS NOT REQUIRED

- 1) Nothing in this Service Plan shall require the City of Celina to provide a uniform level of full municipal services to each area of the City, including the annexed areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for provided different levels of service. The City Council finds and determines that this Service Plan will not provide any fewer services, and it will not provide a lower level of services, than

were in existence in the annexed area at the time immediately preceding the annexation process.

- 2) The City of Celina's codes, ordinances, regulations and policies that apply throughout the City may be reviewed at City Hall and at <http://www.franklinlegal.net/codes.html>.

M) TERM

- 1) This Service Plan shall be valid for a term of ten (10) years. Renewal of the Service Plan shall be at the discretion of the City Council and must be approved by ordinance.

N) AMENDMENTS

- 1) This Service Plan may be amended if the City Council determines at a public hearing that changed conditions or subsequent occurrences make this Service Plan unworkable or obsolete. The City Council may amend the Service Plan to conform to the changed conditions, subsequent occurrences or any other legally sufficient circumstances exist pursuant to the LGC or other Texas or Federal laws that make this service plan unworkable, obsolete or unlawful.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**

From: Ben Rodriguez, Planner

CC: Mike Foreman, City Manager

Date: May 12, 2015

Re: Consider and Take Action on an Ordinance Annexing a ±4.518 Acre Tract of Land Located in the John Ragsdale Survey, Abstract Number 735, Collin County, Texas. the Property is Generally Located North and East of FM 455, West of CR 946 and South of the Grayson/Collin County Line. (Pakvest) Liebman

Action Requested:

Consider and act upon an ordinance annexing a ±4.518 acre tract of land located in the John Ragsdale Survey, Abstract Number 735, Collin County, Texas. the property is generally located north and east of FM 455, west of CR 946 and south of the Grayson/Collin County Line. (Pakvest) Liebman

Background Information:

A petition for annexation was received from Faraz Zuberi representing Pakvest LLC on February 17, 2015. The property is contiguous to current city limits. Mr. Zuberi has initiated the annexation process with the knowledge that the City will likely not be in a position to provide water and sewer to the tract within a four and one-half (4½) year time frame. Mr. Zuberi has signed an agreement extending the City's deadline to provide water and sewer services to the tract.

- ~~— March 17, 2015 Council option to accept voluntary petition to annex~~
- ~~— March 27, 2015 Notice of public hearing published~~
- April 14, 2015 — Council to hold two public hearings.
- May 12, 2015 Council to consider annexation ordinance

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

The applicant has provided a check in the amount of \$1,250 per acre to purchase the CCN's from Marilee Special Utility District per our most recent agreement dated March 14, 2011.

Legal Review:

The City Attorney as reviewed the ordinance and has found it to be acceptable.

Supporting Documents:

- Ordinance

Staff Recommendation:

Staff Recommends that the Item be Approved as Presented

Thank you for your consideration of this item. If I can be of any support, please contact me at 972-382-2682 x 1071 or by email at vfaulkner@celina-tx.gov.

CITY OF CELINA, TEXAS

ORDINANCE NO. 2015-
PAKVEST LLC. ANNEXATION

AN ORDINANCE OF THE CITY OF CELINA, TEXAS, ADOPTING THE ANNEXATION OF CERTAIN TERRITORY CONTIGUOUS TO AND ADJOINING THE CITY OF CELINA, TEXAS, TO WIT: BEING AN APPROXIMATELY ±4.518 ACRE TRACT OF LAND LOCATED IN THE JOHN RAGSDALE SURVEY, ABSTRACT NUMBER 735, COLLIN COUNTY, TEXAS, BEING ALL OF A 4.51 ACRE TRACT OF LAND DESCRIBED IN A DEED TO PAKVEST LLC. AS RECORDED IN INSTRUMENT NUMBER 20140429000416590 OF THE REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" AND GRAPHICALLY DEPICTED IN EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN, SUCH TRACT IS GENERALLY LOCATED NORTH AND EAST OF FM 455, WEST OF CR 946 AND SOUTH OF THE DENTON/COLLIN COUNTY LINE; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR AMENDING OF THE OFFICIAL CITY MAP; PROVIDING FOR A SERVICE PLAN; REQUIRING THE FILING OF THIS ORDINANCE WITH THE COUNTY CLERK; PRESCRIBING FOR EFFECT ON TERRITORY, GRANTING AS APPROPRIATE TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY OF CELINA, TEXAS; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a Home Rule Municipality located in Collin and Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas and the Celina City Charter; and

WHEREAS, two separate public hearings were conducted in accordance with Section 43.052 of the Texas Local Government Code, the first hearing being held on the 14th day of April, 2015 and the second hearing being held on the 14th day of April, 2015 in the Council Chambers located in the First United Methodist Church, 112 N. Colorado in the City of Celina to consider the annexation of the property being more particularly described in Exhibit "A", attached hereto and incorporated herein; and

WHEREAS, any and all required written notices and offers were timely sent to all property owners and others entitled to same; and

WHEREAS, the public hearings were conducted and held no more than forty (40) days nor less than twenty (20) days prior to the institution of annexation proceedings; and

WHEREAS, the notice of the public hearings were published in the Celina Record, a newspaper of general circulation within the City of Celina, Texas, on the 6th day of April, 2015, such date being not more than twenty (20) days nor less than ten (10) days prior to each public hearing; and

WHEREAS, all required statutory notices pursuant to Chapter 43 of the Texas Local Government Code have been accomplished; and

WHEREAS, the City Council of the City of Celina, Texas has determined that such territory is contiguous to and adjoins the City of Celina, Texas; and

WHEREAS, the City Council of the City of Celina, Texas has investigated into, has determined and officially finds that no part of such territory is within the extraterritorial jurisdiction of any other

incorporated city or town; and

WHEREAS, to the extent that this Ordinance would cause an unincorporated area to be entirely surrounded by the City of Celina's limits, the City Council has found - and incorporates herein its finding - that surrounding the area is in the public interest; and

WHEREAS, metes and bounds descriptions of the property to be annexed is attached hereto as Exhibit "A" and incorporated herein for all purposes; and

WHEREAS, the service plan for such territory is attached hereto as Exhibit "C" and incorporated herein for all purposes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

SECTION 1 **INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2 **OFFICIAL CITY MAP AMENDED**

1. The official map and boundaries of the City are hereby amended so as to include the property being more particularly described in Exhibit "A", which is incorporated herein as if written word for word, and that such territory shall be and is hereby annexed into the corporate limits of the City.
2. The Mayor is hereby directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the territory hereby annexed as required by law.

SECTION 3 **SERVICE PLAN**

The municipal service plan for the herein annexed territory, attached hereto as Exhibit "C", was submitted in accordance with Chapter 43 of the Texas Local Government Code and is hereby approved as part of this ordinance, and is made a part hereof.

SECTION 4 **FILING OF ORDINANCE REQUIRED**

The Mayor shall file or cause to be filed a certified copy of this Ordinance in the office of the County Clerk of Collin County, Texas, and any other necessary agencies, including the United States Department of Justice.

SECTION 5 **EFFECT ON TERRITORY**

From and after the passage of this Ordinance, the territory referenced in Exhibit "A", attached hereto and incorporated herein for all purposes, shall be a part of the City of Celina, Texas, and subject to the municipal service plan referenced in Section 3 of this Ordinance. The inhabitants thereof shall be entitled to all of the rights, privileges and immunities as all other citizens of the City of Celina, Texas, and shall be bound by all of the Ordinances and regulations enacted pursuant to and in conformity with the general laws of the State of Texas.

SECTION 6 **CUMULATIVE REPEALER**

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the

provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance.

SECTION 7
SEVERABILITY

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the City Council hereby declares it would have passed such remaining portions of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 8
ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Celina is hereby directed to engross and enroll this Ordinance by copying the Caption in the minutes of the City Council of the City of Celina and by filing this Ordinance in the Ordinance records of the City.

SECTION 8
EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its date of passage.

AND IT IS SO ORDAINED .

PASSED AND APPROVED by the City Council of the City of Celina, Texas, on this ____ day of _____, 2015.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

APPROVED AS TO FORM:

Vicki Faulkner, City Secretary
City of Celina, Texas

City Attorney
City of Celina, Texas

Exhibit "A"
Legal Description

PROPERTY DESCRIPTION
A 4.518 ACRE TRACT
Farm to Market Road 455, Collin County, Tx.

BEING ALL THAT CERTAIN 4.518 ACRE TRACT OF LAND SITUATED IN THE JOHN RAGSDALE, ABSTRACT NO 735, COLLIN COUNTY TEXAS, AND BEING PART OF A 60.0 ACRE TRACT OF LAND CONVEYED TO ROBERT L. KING ET UX IN DEED RECORDED IN VOLUME 595, PAGE 56 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS AND BEING ALL OF THAT 3.868 ACRE TRACT OF LAND AS DESCRIBED IN A DEED AS TRACT 2 AND A 0.64 ACRE PORTION OF LAND OUT OF THAT CERTAIN TRACT KNOWN AS TRACT 1 AS RECORDED IN VOLUME 3252, PAGE 532, DEED RECORDS COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT 1/2 INCH IRON ROD FOUND AT THE NORTH RIGHT OF WAY LINE OF F.M. 455 AT ITS INTERSECTION WITH THE SOUTHEAST CORNER OF SAID 60 ACRE TRACT;

THENCE SOUTH 88 DEGREES 38 MINUTES 00 SECONDS, WEST ALONG THE NORTH RIGHT OF WAY LINE OF F.M. 455, A DISTANCE OF 264.45 TO A FOUND 1/2 INCH IRON ROD FOR THE **POINT OF BEGINNING** AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 4.518 ACRE TRACT;

THENCE SOUTH 88 DEGREES 38 MINUTES 00 SECONDS, WEST CONTINUING ALONG THE NORTH RIGHT OF WAY LINE OF F.M. 455, A DISTANCE OF 376.15 FEET TO A FOUND 3/8 INCH IRON ROD AT THE BASE OF A HORSE WIRE FENCE CORNER FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED 4.518 ACRE TRACT;

THENCE NORTH 00 DEGREES 40 MINUTES 17 SECONDS WEST, ALONG A HORSE WIRE FENCE, A DISTANCE OF 518.00 FEET TO A WOODEN FENCE CORNER POST SET IN CONCRETE, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED 4.518 ACRE TRACT;

THENCE NORTH 87 DEGREES 09 MINUTES 12 SECONDS EAST, ALONG A HORSE WIRE FENCE, A DISTANCE OF 377.01 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 4.518 ACRE TRACT FROM WHICH A FOUND 1/2 INCH IRON ROD AT THE BASE OF A STEEL "T" POST BEARS NORTH 70° 57' WEST A DISTANCE OF 1.93 FEET

THENCE SOUTH 00 DEGREES 36 MINUTES 13 SECONDS EAST, A DISTANCE OF 527.75 FEET, TO THE **PLACE OF BEGINNING** AND CONTAINNING 196,824 SQUARE FEET OR 4.51 ACRES OF LAND.

Exhibit “B”
Property Exhibit

Attachment: Pakvest Annexation Ordinance (1078 : Pakvest LLC (Zuberi) Voluntary Annexation)



Exhibit “C”
Service Plan

A) SERVICE PLAN GENERALLY

- 1) This service plan has been prepared in accordance with the Texas Local Government Code (“LGC”), Sections 43.021; 43.065 and 43.056(b)-(o). Municipal facilities and services to the annexed area will be provided or made available on behalf of the City of Celina in accordance with the following plan. The City of Celina shall provide the annexed tract the levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of service, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density. The provisions of the service plan were made available for public inspection and explained at the two public hearings held by the City Council in accordance with LGC Section 43.056(j).
- 2) For purposes of this service plan, to “provide” services includes having services provided by any method or means by which the City provides municipal services to any other areas of the City, and may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services by contract or right, in whole or in part, and may include duties on part of the private landowner with regard to such services.
- 3) NOTE: This annexation was initiated by petition or request of the landowners in the annexed area. Therefore, the requirement that construction of capital improvements must be substantially completed within a specific period does not apply to a development project, proposed development project or site improvements within the annexed area if the City and landowner subsequently agree in writing, pursuant to LGC Section 43.056(e), that the development project, proposed development project or site improvements within that area, because of its size or projected manner of development by the landowner or developer, is not reasonably expected to be complete in that period. The landowners have requested a subsequent written agreement specifying longer timeframes for the construction of capital improvements than required herein or in LCG Chapter 43. Such agreement shall control the schedule of the provision of municipal services for the annexed area. To the extent there is a conflict between this service plan and said agreement, the agreement shall control.

B) EMERGENCY SERVICES

- 1) Police Protection
 - a) Police protection from the City of Celina Police Department shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas on the effective date of the annexation ordinance. Some of these services include:
 - i) Normal patrol and responses;
 - ii) Handling of complaints and incident reports;
 - iii) Special units, such as traffic enforcement and investigations; and
 - iv) Coordination with other public safety support agencies.
 - b) As development commences in these areas, sufficient police protection, including personnel and equipment will be provided to furnish these areas with the level of police services consistent with the characteristics of topography, land utilization and population density of the areas.
 - c) Upon ultimate development, police protection will be provided at a level consistent with other similarly situated areas within the city limits.

2) Fire Protection

- a) The Celina Fire Department will provide emergency and fire prevention services to the annexed area. These services include:
 - i) Fire suppression and rescue;
 - ii) Pre-hospital medical services including triage, treatment and transport by Advanced Life Support (ALS) fire engines, trucks and ambulances;
 - iii) Hazardous materials response and mitigation;
 - iv) Emergency prevention and public education efforts;
 - v) Technical rescue response; and
 - vi) Constriction Plan Review and required inspections.
- b) Fire protection from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.
- c) As development commences in these areas, sufficient, fire protection, including personnel and equipment will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization and population density of the areas. It is anticipated that fire stations planned to service areas currently with the City of Celina will be sufficient to serve the annexed area.
- d) Upon ultimate development, fire protection will be provided at a level consistent with similarly situated areas within the city limits.

3) Emergency Medical Services

- a) The Celina Fire Department will provide emergency and safety services to the annexed area. These services include:
 - i) Emergency medical dispatch and pre-arrival First Aid instructions;
 - ii) Pre-hospital emergency Advanced Life Support (ALS) response; and transport; and
 - iii) Medical rescue services.
- b) Emergency Medical Services (EMS) from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.
- c) As development commences in these areas, sufficient EMS, including personnel and equipment, will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization and population density of the areas.
- d) Upon ultimate development, EMS will be provided at a level consistent with similarly situated areas within the city limits.

C) SOLID WASTE

- 1) Solid Waste and Recycling Collection Services will be provided to the annexed area immediately upon the effective date of the annexation at a level consistent with current methods and procedures presently provided to similar areas within the City. Private solid waste collection service providers operating in the affected area immediately prior to annexation and currently providing customers with service may continue to provide their existing service for up to two (2) years in accordance with Texas Local Government Code Section 43.056(n).

D) WASTEWATER FACILITIES

- 1) As development commences in these areas, sanitary sewer mains as defined by the Certificate of

Convenience and Necessity (CCN) Number 20764, as issued by the Texas Commission on Environmental Quality (TCEQ) will be extended in accordance with the provisions of the City's codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with applicable City codes, ordinances, regulations and policies. Capacity and extensions shall be provided consistent with the characteristics of topography, land utilization and population density of the areas. If the annexed area is in the CCN of another provider, wastewater service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new wastewater provider, in time.

- 2) Sanitary sewer mains and lift stations installed or improved to City standards, and accepted by the City, within the annexed area which are located within dedicated easement, rights-of-way, or any other acceptable location approved by the City Manager or his designee, shall be maintained by the City on the effective date of this ordinance.
- 3) Operation and maintenance of wastewater facilities in the annexed area that are within the certificated service area of another wastewater utility will be the responsibility of that utility. Operation and maintenance of private wastewater facilities in the annexed area will be the responsibility of the owner.

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- 1) Connections to existing City of Celina water distribution mains for water service as defined by Certificate of Convenience and Necessity (CCN) Number 12667, as issued by the Texas Commission on Environmental Quality (TCEQ) will be provided in accordance with existing City codes, ordinances, regulations and policies. Upon connection to existing distribution mains, water service will be provided at rates established by city ordinance. If the annexed area is in the CCN of another provider, water service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new water provider, in time.
- 2) As development commences in these areas, water distribution mains will be extended in accordance with City of Celina codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with the City of Celina's codes, ordinances, regulations and policies. Water service extensions and capacity shall be provided consistent with the characteristics of topography, land utilization and population density of the area.
- 3) Operation and maintenance of existing water facilities in the annexed area that are within the service area of another water utility will be the responsibility of that utility. Operation and maintenance of private water facilities in the annexed area will be the responsibility of the owner.

F) ROAD AND STREETS

- 1) Emergency street maintenance shall be provided within the annexed area on the effective date of the applicable ordinance of acceptance. Routine maintenance will be provided within the annexed area and will be scheduled as part of the City's annual program and in accordance with the City's current codes, ordinances, regulations, policies and procedures defined therein and/or as established by the City Council.
- 2) Any construction or reconstruction will be considered within the annexed area on a City-wide basis and within the context of the City's Capital Improvement Plan and/or yearly fiscal budgetary allotments by the City Council. As development, improvement or construction of streets to City standards commences within this property, the policies of the City of Celina with regard to participation in the costs thereof, acceptance upon completion and maintenance after completion shall apply.
- 3) Roadway signage and associated posts will be replaced in priority of importance starting with regulatory signs, then warning signs, then informational signs and in conformance with fiscal

allotments by the City Council. If a sign remains, it will be reviewed and placed on the City's inventory listed for routine re-placement. All existing signs will be reviewed for applicability and based upon an engineering study. New signs will be installed when necessary and based upon an engineering study.

- 4) Routine maintenance of road/street markings will be placed on a priority listing and scheduled within the yearly budgetary allotments by the City Council.
- 5) The City will coordinate any request for improved road and street lighting with the local electric provider. Any and all road and street lighting will be pursuant to the rules, regulations and fees of such electric utility and shall be maintained by the applicable utility company.

G) ENVIRONMENTAL HEALTH, INSPECTIONS AND CODE ENFORCEMENT SERVICES

- 1) Enforcement of the City's environmental health ordinances and regulations, including but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances and animal control ordinances, shall be provided within this area sixty (60) days of the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel.
- 2) Inspection services including the review of building plans, the issuance of permits and the inspection of all buildings, plumbing, mechanical and electrical work to ensure compliance with City codes and ordinances will be continue to the provided after the effective date of the annexation ordinance. Existing personnel will be used to provide these services.
- 3) The City's zoning, subdivision, sign and other ordinances shall be enforced in this area beginning upon the effective date of the annexation.
- 4) All inspection services furnished by the City of Celina, but not mentioned above, will be provided to this area beginning within sixty (60) days of the effective date of the annexed ordinance.
- 5) As development and construction commence in this area, sufficient personnel will be provided to furnish this area the same level of environmental health, inspection and code enforcement services as are furnished throughout the City.

H) PLANNING AND ZONING SERVICES

- 1) The Planning and zoning jurisdiction of the City will extend to this area upon the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Zoning Ordinance and Comprehensive Plan.

I) PARKS, PLAYGROUNDS, LIBRARIES, SWIMMING POOLS

- 1) Residents within the annexed area may utilize all existing park and recreation facilities, on the effective date of this ordinance. Fees for such usage shall be in accordance with current fees established by ordinance.
- 2) As development commences in the area, additional park and recreation facilities shall be constructed based on park policies defined in the Park Master Plan and as specified in the Park Dedication Ordinance. The general planned locations and classifications of parks will ultimately serve residents from the current City limits and residents from areas being considered for annexation.

J) PUBLICLY OWNED FACILITIES

- 1) Any publicly owned facility, building, or service located within the annexed area, and not otherwise owned or maintained by another governmental entity, shall be maintained by the City of Celina on the effective date of the annexation ordinance.

K) OTHER SERVICES

- 1) Other services that may be provided by the City of Celina, such as municipal and general administration will be made available on the effective date of the annexation. The City of Celina shall provide levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of services, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density similar to those reasonably contemplated or projected in the area.

L) UNIFORM LEVEL OF SERVICES IS NOT REQUIRED

- 1) Nothing in this Service Plan shall require the City of Celina to provide a uniform level of full municipal services to each area of the City, including the annexed areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for provided different levels of service. The City Council finds and determines that this Service Plan will not provide any fewer services, and it will not provide a lower level of services, than were in existence in the annexed area at the time immediately preceding the annexation process.
- 2) The City of Celina's codes, ordinances, regulations and policies that apply throughout the City may be reviewed at City Hall and at <http://www.franklinlegal.net/codes.html>.

M) TERM

- 1) This Service Plan shall be valid for a term of ten (10) years. Renewal of the Service Plan shall be at the discretion of the City Council and must be approved by ordinance.

N) AMENDMENTS

- 1) This Service Plan may be amended if the City Council determines at a public hearing that changed conditions or subsequent occurrences make this Service Plan unworkable or obsolete. The City Council may amend the Service Plan to conform to the changed conditions, subsequent occurrences or any other legally sufficient circumstances exist pursuant to the LGC or other Texas or Federal laws that make this service plan unworkable, obsolete or unlawful.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 Date: May 12, 2015
 Re: Consider and Act Upon an Agreement Between the City of Celina, Texas and Pakvest LLC to Extend the time frame in Which the City is Required to Provide Certain Services to an Annexed Tract.

Action Requested:

Consider and act upon an agreement between the City of Celina, Texas and Pakvest LLC to extend the time frame in which the City is required to provide certain services to an annexed tract. Liebman

Background Information:

In order to induce City to grant owner's petition for voluntary annexation, owner represented that water and sewer services would not be needed from the City until more than four and one-half (4 ½) years after the date of the Service Plan since development is not reasonably expected to be commenced within that period due to the size and projected manner of development by owner.

The owner agrees and acknowledges that municipal services requiring the construction or maintenance of infrastructure do not need to be provided by the City within the timeframes required by Texas Local Government Code, Chapter 43 and that Owner will not seek disannexation of the Property on such basis. All other provisions of the Service Plan shall apply to the Property.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

The City Attorney has reviewed the agreement and has found it to be acceptable.

Supporting Documents:

- Proposed agreement

Staff Recommendation:

Staff Recommends that the Item be Accepted as Presented.

Thank you for your consideration of this item. If I can be of any support, please contact me at 972-382-2682 x 1071 or by email at vfaulkner@celina-tx.gov.

AFTER RECORDING RETURN TO:

City of Celina, City Secretary
 142 N. Ohio Street
 Celina, Texas 75009

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF COLLIN §

POST-ANNEXATION SERVICES AGREEMENT

THIS POST-ANNEXATION SERVICES AGREEMENT (the "**Agreement**") is entered into to be effective as of the 13th day of May, 2015 (the "**Effective Date**") by and between Pakvest LLC., a Texas limited liability corporation ("**Owner**"), and the City of Celina, Texas, a municipal corporation (the "**City**").

RECITALS:

WHEREAS, Owner voluntarily requested that the City annex 4.518 acres of land as more particularly described on **Exhibit A** attached hereto and incorporated by reference (the "**Property**");

WHEREAS, the City granted the Owner's petition for voluntary annexation and annexed the Property on May 12, 2015 by Ordinance No. 2015-_____, which includes a service plan for providing municipal services to the Property ("**Service Plan**");

WHEREAS, Owner represents to City that it does not anticipate developing the Property or needing certain municipal services, including but not limited to water and sewer, until more than four and one-half (4 ½) years after the date of the Service Plan due to the size and projected manner of development by Owner; and

WHEREAS, Owner and City desire to enter into a subsequent written agreement following adoption of the Service Plan as authorized by Texas Local Government Code, Section 43.056(e).

NOW, THEREFORE, for good and valuable consideration that has been received by each party, the City and Owner agree as follows:

1. **Extention of Time to Provide Certain Municipal Services.** In order to induce City to grant Owner's petition for voluntary annexation, Owner represented that water and sewer services would not be needed from the City until more than four and one-half (4 ½) years after the date of the Service Plan since development is not reasonably expected to be commenced within that period due to the size and projected manner of development by Owner. Owner agrees and acknowledges that municipal services requiring the construction or maintenance of infrastructure do not need to be provided by the City within the timeframes required by Texas Local Government Code, Chapter 43 and that Owner will not seek disannexation of the Property on such basis. All other provisions of the

Service Plan shall apply to the Property.

2. Term and Binding Effect. The term of this Agreement shall be thirty (30) years after the Effective Date. This Agreement, and all amendments hereto, shall be recorded in the deed records of the county in which the Property is located. This Agreement, when recorded, shall be binding upon the parties, their successors and assigns and shall run with the Property.
3. Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the parties negotiated and entered into this Agreement; (c) reflect the final intent of the parties with regard to the subject matter of this Agreement; and (d) constitute a legislative finding by the City Council. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the parties reflected by the recitals, would not have entered into this Agreement.
4. Notices. All notices required or contemplated by this Agreement (or otherwise given in connection with this Agreement) (a "Notice") shall be in writing, shall be signed by or on behalf of the Party giving the Notice, and shall be effective as follows: (a) on or after the 10th business day after being deposited with the United States mail service, Certified Mail, Return Receipt Requested with a confirming copy sent by FAX; (b) on the day delivered by a private delivery or private messenger service (such as FedEx or UPS) as evidenced by a receipt signed by any person at the delivery address (whether or not such person is the person to whom the Notice is addressed); or (c) otherwise on the day actually received by the person to whom the Notice is addressed, including, but not limited to, delivery in person and delivery by regular mail or by E-mail (with a confirming copy sent by FAX). Notices given pursuant to this section shall be addressed as follows:

To the Municipality: Attn: Mike Foreman, City Manager
 City of Celina
 142 N. Ohio St.
 Celina, Texas 75009
 E-mail: mforeman@celina-tx.gov
 TEL: (972) 382-2682
 FAX: (972) 382-3736

With a copy to: Attn: Lance Vanzant
 Hayes, Berry, White & Vanzant, LLP
 512 W. Hickory St., Ste. 100
 Denton, TX 75206
 E-mail: lvanzant@hbwvlaw.com
 TEL: (940) 387-3518
 FAX: (866) 580-1744

To the Owner: Attn: FARAZ S. ZUBERI
 2813 Oakland Hills Dr.
 With a copy to: Attn: Plano, TX 75025
 Tel: 214-282-8810

5. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

EXECUTED by the parties as of the Effective Date first above written.

OWNER:

PAKVEST LLC.

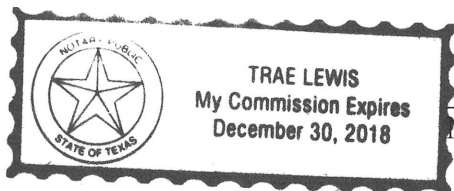
By: _____

FARAZ S. ZUBERI
FARAZ S. ZUBERI – (member) Pakvest LLC

THE STATE OF TEXAS §

COUNTY OF Collin §

On 3/13, 2015 before me, the undersigned personally appeared FARAZ ZUBERI, authorized representative of PAKVEST LLC and proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same in his authorized capacity.



[Signature]
Notary Public in and for the State of Texas

CITY:

CITY OF CELINA, TEXAS

By: _____

Sean Terry, Mayor

THE STATE OF TEXAS §

COUNTY OF COLLIN §

On _____, 2015 before me, the undersigned personally appeared Sean Terry, Mayor, of the City of Celina and proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same in his authorized capacity.

Notary Public in and for the State of Texas

Attachment: Service Extension Agreement (1085 : Pakvest Utility Extension Agreement)

EXHIBIT A**LEGAL DESCRIPTION AND DEPICTION OF THE PROPERTY**

PROPERTY DESCRIPTION
 A 4.518 ACRE TRACT
 Farm to Market Road 455, Collin County, Tx.

BEING ALL THAT CERTAIN 4.518 ACRE TRACT OF LAND SITUATED IN THE JOHN RAGSDALE, ABSTRACT NO 735, COLLIN COUNTY TEXAS, AND BEING PART OF A 60.0 ACRE TRACT OF LAND CONVEYED TO ROBERT L. KING ET UX IN DEED RECORDED IN VOLUME 595, PAGE 56 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS AND BEING ALL OF THAT 3.868 ACRE TRACT OF LAND AS DESCRIBED IN A DEED AS TRACT 2 AND A 0.64 ACRE PORTION OF LAND OUT OF THAT CERTAIN TRACT KNOWN AS TRACT 1 AS RECORDED IN VOLUME 3252, PAGE 532, DEED RECORDS COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT 1/2 INCH IRON ROD FOUND AT THE NORTH RIGHT OF WAY LINE OF F.M. 455 AT ITS INTERSECTION WITH THE SOUTHEAST CORNER OF SAID 60 ACRE TRACT;

THENCE SOUTH 88 DEGREES 38 MINUTES 00 SECONDS, WEST ALONG THE NORTH RIGHT OF WAY LINE OF F.M. 455, A DISTANCE OF 264.45 TO A FOUND 1/2 INCH IRON ROD FOR THE **POINT OF BEGINNING** AND BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 4.518 ACRE TRACT;

THENCE SOUTH 88 DEGREES 38 MINUTES 00 SECONDS, WEST CONTINUING ALONG THE NORTH RIGHT OF WAY LINE OF F.M. 455, A DISTANCE OF 376.15 FEET TO A FOUND 3/8 INCH IRON ROD AT THE BASE OF A HORSE WIRE FENCE CORNER FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED 4.518 ACRE TRACT;

THENCE NORTH 00 DEGREES 40 MINUTES 17 SECONDS WEST, ALONG A HORSE WIRE FENCE, A DISTANCE OF 518.00 FEET TO A WOODEN FENCE CORNER POST SET IN CONCRETE, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED 4.518 ACRE TRACT;

THENCE NORTH 87 DEGREES 09 MINUTES 12 SECONDS EAST, ALONG A HORSE WIRE FENCE, A DISTANCE OF 377.01 FEET TO A POINT FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 4.518 ACRE TRACT FROM WHICH A FOUND 1/2 INCH IRON ROD AT THE BASE OF A STEEL "T" POST BEARS NORTH 70° 57' WEST A DISTANCE OF 1.93 FEET

THENCE SOUTH 00 DEGREES 36 MINUTES 13 SECONDS EAST, A DISTANCE OF 527.75 FEET, TO THE **PLACE OF BEGINNING** AND CONTAINNING 196,824 SQUARE FEET OR 4.51 ACRES OF LAND.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**

From: Ben Rodriguez, Planner

CC: Mike Foreman, City Manager

Date: May 12, 2015

Re: Consider and act upon an ordinance of the City of Celina, Texas amending the City's Code of Ordinances; Chapter 3: Building Regulations; Article 3.02 Technical and Construction Codes and Standards; Division 2: Residential Code; Section 3.02.051: Adopted, Amendments.

Action Requested:

Consider and act upon an ordinance of the City of Celina, Texas amending the City's Code of Ordinances; Chapter 3: Building Regulations; Article 3.02 Technical and Construction Codes and Standards; Division 2: Residential Code; Section 3.02.051: Adopted, Amendments.

Liebman

Background Information:

The proposed amendment would require that all residential construction documents be prepared by a registered design professional. The proposed amendment will establish the same standard adopted by adjacent and nearby communities (Ex: Frisco, McKinney, Grapevine, Coppell) as well as expedite the plan review process.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

The City Attorney has reviewed the item and has found it to be acceptable

Supporting Documents:

- Proposed Ordinance

Staff Recommendation:

Staff Recommends Approval of the Item as Presented.

Thank you for your consideration of this item. If I can be of any support, please contact me at 972-382-2682 x 1071 or by email at vfaulkner@celina-tx.gov.

CITY OF CELINA, TEXAS

ORDINANCE NO. 2015-26

AN ORDINANCE OF THE CITY OF CELINA, TEXAS AMENDING THE CITY'S CODE OF ORDINANCES; CHAPTER 3: BUILDING REGULATIONS; ARTICLE 3.02 TECHNICAL AND CONSTRUCTION CODES AND STANDARDS ; DIVISION 2 RESIDENTIAL CODE; SECTION 3.02.051 ADOPTED, AMENDMENTS; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING SEVERABILITY; PROVIDING FOR SAVINGS; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURES OR CONTINUES AND INCLUDING PROVISIONS FOR THE AUTHORIZATION TO SEEK INJUNCTIVE RELIEF TO ENJOIN VIOLATIONS WHICH CONSTITUTE AN IMMINENT HAZARD OR DANGER TO THE PUBLIC HEALTH AND SAFETY; PROVIDING A PUBLICATION CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina, Texas, is a Home Rule Municipality located in Collin County, Texas, created in accordance with provisions of the Texas Local Government Code the Texas Constitution and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City of Celina, Texas is a home rule municipality empowered under the Texas Local Government Code, Section 51.001, to adopt an ordinance or rule that is for the good government of the City; and

WHEREAS, the Texas Local Government Code, Chapter 214, was amended by Senate Bill No. 365, an act of the 77th Texas Legislature, by adding Subchapter G, which provides for the adoption of the International Residential Code as a municipal residential building code in the State of Texas; and

WHEREAS, the Senate Bill mandates that municipalities adopt and enforce the standards promulgated by the International Residential Code and the National Electrical Code in effect as of May 1, 2001; and

WHEREAS, the International Residential Code applies to all construction, alteration, remodeling, enlargement, and repair of residential structures in a municipality; as defined by Chapter 214 of the Texas Local Government Code; and

WHEREAS, the aforementioned Senate Bill authorizes a municipality to adopt local amendments and future amendments to the International Residential Code and the National Electrical Code; and

WHEREAS, the North Central Texas Council of Governments (NCTCOG) has adopted the International Residential Code, 2012 Edition, with specific amendments; and

WHEREAS, the aforementioned Senate Bill authorizes a municipality to adopt procedures for the administration and enforcement of the International Residential Code; and

WHEREAS, the Texas Association of Builders (TAB), Texas Municipal League (TML), Texas Society of Architects, Texas Apartment Association, and the National Home Builders Association, as well as members of the Insurance Industry, are all in full support of the International Residential Code; and

WHEREAS, the NCTCOG along with the International Conference of Building Officials, Southern Building Code Congress International, Inc., and Building Officials and Code Administrators International, Inc., has recommended that all municipalities in the State of Texas adopt standardized model construction codes in an effort to simplify the construction process, advance the safety of building systems, promote common code interpretation, facilitate the mobility of contractors, and reduce training and construction costs; and

WHEREAS, the city of Celina has determined that it is in the public interest to revise and amend section R106.1 of the International Residential Code, 2012 edition related to construction documents.

WHEREAS, the City of Celina Building Official has reviewed the amendments to the International Residential Code, 2012 edition with appendices; and finds that it is in the best interest of the City of Celina to amend said Code and City amendments to said Code; and

WHEREAS, the City Council does hereby find and determine that the adoption of this Ordinance is in the best interest of the public health, safety, morals and general welfare of the City to adopt the construction and related codes as set forth herein;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1 **INCORPORATION OF PREMISES**

That the above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2 **FINDINGS**

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas, and of the public health, safety and welfare.

SECTION 3 **AMENDMENT**

- 3.01 That the Celina Code of Ordinances Chapter 3 Building Regulations; Article 3.02 Technical and Construction Codes and Standards; Division 2 Residential Code; Section 3.02.051 Adopted; amendments is hereby amended to add subsection (c) to read as follows.

“(c) The City Council does hereby adopt additional amendments to the International Residential Code, 2012 edition, a copy of which shall be kept in the office of the building official. Said amendments are attached to Ordinance 2015-26 as Exhibit A-1(a) and incorporated herein by reference.”

- 3.02 All other articles, chapters, sections, paragraphs, sentences, phrases and words are not amended but are hereby ratified and affirmed.

SECTION 4 **CUMULATIVE REPEALER CLAUSE**

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on the date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 5 **SAVINGS CLAUSE**

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting the Building codes within the City of Celina and its extra-territorial jurisdiction, which have secured at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such

ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 6

PENALTY CLAUSE

6.01 Any person violating any of the provisions of this Ordinance shall be deemed guilty of a Class C misdemeanor upon conviction and shall be fined, except as otherwise provided herein, in a sum not to exceed two thousand dollars (\$2,000.00) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

6.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 7

SEVERABILITY

The provisions of this Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decision or enactment.

SECTION 8

PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official newspaper of the City of Celina, the Caption, Penalty and Effective Date Clause of this Ordinance as required by the Texas Local Government Code.

SECTION 9

ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the exact Caption, Publication Clause, Penalty and Effective Date clause in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 10

EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED

PASSED AND APPROVED by the City Council of the City of Celina, Texas, this 12th day of May, 2015.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

City Attorney
City of Celina, Texas

Attachment: 2012 IRC Amendment Ordinance (1089 : 2012 IRC Amendment)



Exhibit A-1(a)

The City of Celina has adopted the 2012 International Building, Residential, Plumbing, Mechanical, Fuel Gas, Energy Conservation Codes with local amendments and NCTCOG amendments (b) along with the following:

Celina 2012 International Residential Code Amendments

Section R106.1 shall be amended to read as follows:

R106.1 Submittal documents.

Submittal documents consisting of *construction documents*, and other data shall be submitted in two or more sets with each application for a *permit*. The *construction documents* shall be prepared by a registered *design professional*[.] ~~where required by the statutes of the jurisdiction in which the project is to be constructed.~~ Where special conditions exist, the *building official* is authorized to require additional *construction documents* to be prepared by a registered *design professional*.



Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Michael Montgomery, Administrative Services
Date: May 12, 2015
Re: <Insert Subject/RE Here>

Action Requested:

Consider and act upon setting the date for the 2016 Celina Cajun Festival event as Friday, April 8th and Saturday, April 9th, 2016.

Background Information:

The 3rd Annual Celina Cajun Festival was extremely successful drawing 7,000-10,000 people and earning funds for Main Street and the Parks system.

For the 4th Annual Celina Cajun Festival, staff would like to extend the festival to a two day event. Staff is proposing Friday, April 8th and Saturday, April 9th, 2016.

Staff Recommendation:

Approve

Thank you for your consideration of this item. If I can be of any support, please contact me at 972-382-2682 x 1071 or by email at vfaulkner@celina-tx.gov.



Finance Department
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Jay Toutounchian, Finance Director
CC: Mike Foreman, City Manager
Date: May 12, 2015
Re: Purchaser's Forum

Action Requested:

Consider and act upon an Interlocal agreement by and between the City of Celina and Collin County regarding participation in Collin County Purchaser's Forum. Toutounchian

Background Information:

Renewal of Agreement

Board Review/Citizen Input:

N/A

Alternatives:

Disapprove

Financial Considerations:

Ability to piggyback on negotiated contracts.

Legal Review:

N/A

Supporting Documents:

Agreement

Staff Recommendation:

Recommend approval

Thank you for your consideration of this item. If I can be of any support, please contact me at 972-382-2682 x 1071 or by email at vfaulkner@celina-tx.gov.

INTERLOCAL AGREEMENT

This agreement made and entered into this 22th day of April, 2015, by and between CITY OF CELINA (hereinafter called "CELINA") and participants in the Collin County Governmental Purchaser's Forum, (hereinafter called "FORUM") each acting by and through its duly authorized officials.

WHEREAS, CELINA and the present FORUM participants are both governmental entities engaged in the purchase of goods and services, which is a recognized governmental function.

WHEREAS, CELINA and FORUM wish to enter into an Interlocal Agreement pursuant to Chapter 791 of the Texas Government Code (hereinafter "Interlocal Cooperation Act") to set forth the terms and conditions upon which CELINA and FORUM may purchase various goods and services commonly utilized by each entity.

WHEREAS, participation in an Interlocal agreement will be highly beneficial to the taxpayers of CELINA and FORUM through the anticipated savings to be realized and is of mutual concern to the contracting parties.

WHEREAS, CELINA and FORUM have current funds available to satisfy any fees owed pursuant to this Agreement.

NOW, THEREFORE, in consideration of the foregoing and the mutual promises, covenants and obligations as set forth herein; CELINA and FORUM agree as follows:

1. CELINA and FORUM may cooperate in the purchase of various goods and services commonly utilized by the participants, where available and applicable, and may purchase goods and services from vendors under present and future contracts.
2. CELINA and FORUM shall each be individually responsible for payments directly to the vendor and for the vendor's compliance with all conditions of delivery and quality of purchased items under such contracts. CELINA and FORUM shall each make their respective payments from current revenues available to the paying party.
3. The Agreement shall be in full force and effect until terminated by either party.
4. Notwithstanding anything herein to the contrary, participation in this Agreement may be terminated by either party upon thirty (30) days written notice to another participating entity.
5. The undersigned officer and/or agents of the party(ies) hereto are duly authorized officials and possess the requisite authority to execute this Agreement on behalf of the parties hereto.
6. This Agreement may be executed separately by the participating entities, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

EXECUTED hereto on the day and year first above written.

Authorized Signature

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the ____ day of _____, 2015
by _____.

Notary Public in and for the
State of Texas

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the ____ day of _____, 2015
by _____.

Notary Public in and for the
State of Texas



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: May 12, 2015
 Re: Littell Tract Annexation Public Hearings.

Action Requested:

The Celina City Council will conduct two public hearings at 6:30 P.M. and 6:35 P.M. regarding an involuntary 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

Background Information:

The property is directly adjacent to the Celina High School campus and is within the Marilee water CCN. The property is contiguous to the current City Limits on two sides, and the property owner has denied the offered pre-annexation agreement. Annexation of this tract is being proposed as part of the City's plan to annex strategic tracts near current and future development corridors.

Following the public hearings the City Council will take action on the annexation ordinance on June 9, 2015.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

Upon annexation the City must pay \$112,856 to the Marilee Special Utility District per our most recent agreement dated March 14, 2011.

Legal Review:

The City's Land Use Council has assisted staff throughout the involuntary annexation proceedings.

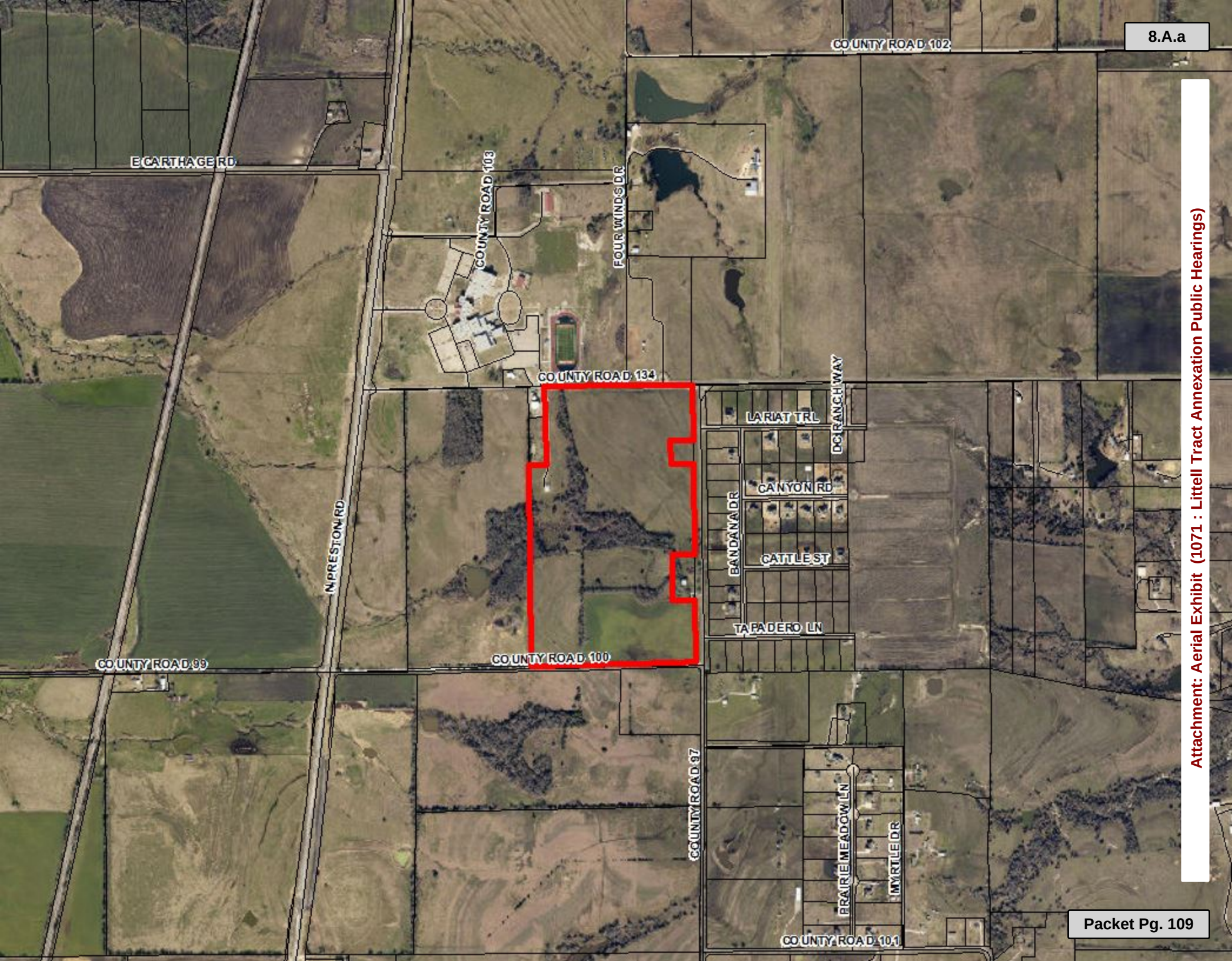
Supporting Documents:

- Aerial Exhibit

Staff Recommendation:

N/A

Thank you for your consideration of this item. If I can be of any support, please contact me at 972-382-2682 x 1071 or by email at vfaulkner@celina-tx.gov.





Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: May 12, 2015
 Re: Eland Energy Annexation Public Hearings

Action Requested:

The Celina City Council will conduct two public hearings at 6:30 P.M. and 6:35 P.M. regarding an involuntary annexation for ±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

Background Information:

The property is located between Preston Road (SH289) and Business 289. Annexation of this tract is being proposed as part of the City's plan to annex strategic tracts near current and future development corridors. The property is contiguous to the current City Limits on two sides, and the property owner has denied the offered pre-annexation agreement.

Following the public hearings the City Council will take action on the annexation ordinance on June 9, 2015.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

The City's Land Use Council has assisted staff throughout the involuntary annexation proceedings.

Supporting Documents:

- Aerial Exhibit

Staff Recommendation:

N/A

Thank you for your consideration of this item. If I can be of any support, please contact me at 972-382-2682 x 1071 or by email at vfaulkner@celina-tx.gov.





Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: May 12, 2015
 Re: Consider and act upon a meritorious exception request for signage from Nordic Pure, 2500 N. Louisiana Dr.

Action Requested:

Consider and act upon a Meritorious Exception request for signage from Nordic Pure, 2500 N. Louisiana Drive. Liebman

Background Information:

The applicant is requesting a meritorious exception for a monument sign. The Code of Ordinances allows applicants to request a meritorious exception for signs that do not meet the City's signage standards but do have obvious merit in not only being appropriate to the particular site or location, but also in making a positive contribution to the visual environment.

The property is currently within the City's ETJ and fronts onto Business 289 (N. Louisiana). According to the City's Future Thoroughfare Plan Business 289 will be classified as a Major Arterial 120 foot ROW, typically characterized as a 6 lane divided roadway. The City's Future Land Use Plan shows that this area is within the Suburban Moderate-High Residential category and will be mostly single family residential with commercial elements predominately located at intersections.

It was brought to staffs attention that the applicant had constructed a pole sign without a permit from the City. The City's 2003 sign code revision extended the City's sign regulations into the City's ETJ.

When the applicant spoke with staff he was informed that the City no longer allows pole signs and that the sign must be altered to be approved. The applicant opted to convert the pole sign to a monument sign; however their proposal was substantially larger than what is allowed by the City's Code of Ordinances. The applicant was informed that staff could not approve the sign permit as it was presented and that the square footage of the sign would have to be reduced in order to be approved.

The City's sign code states that monument signs may have a maximum height of eight (8) feet, and have a maximum square footage of sixty (60) feet including a required one (1) foot masonry border.

Based on the last available information provided from the applicant's sign permit proposal, the

proposed sign would be fifteen (15) feet tall and have a square footage of three hundred and ninety (390) feet. This would result in a sign that is approximately six and a half (6.5) times larger than what is allowed by code.

The applicant chose to apply for a meritorious exception to the sign code. In his request only the copy (wording) of the sign was included. The applicant provided no dimensions for the sign in his request, staff has requested that the applicant provide signage dimensions so that the Commission could make an informed decision but as of the writing of this report staff has received no additional information from the applicant.

Staff feels that the proposed sign is too large for the chosen location; the proposal does not propose any design features which exhibit creativity or create a positive impact on the surrounding environment.

Board Review/Citizen Input:

At the meeting of April 21, 2015, the Planning and Zoning Commission voted (6-0) to recommend denial of the special exception.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

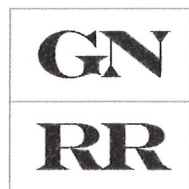
Supporting Documents:

- Meritorious Exception request letter
- Proposed signage copy
- Staff comments to sign permit proposal.

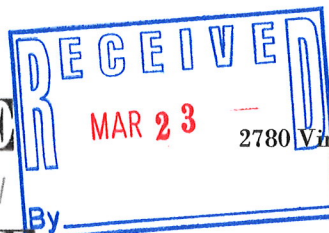
Staff Recommendation:

Staff Recommends that the Meritorious Exception be Denied as Presented in the Meritorious Exception Request Letter.

Thank you for your consideration of this item. If I can be of any support, please contact me at 972-382-2682 x 1071 or by email at vfaulkner@celina-tx.gov.



GIBBS · NOLTE
ATTORNEYS AT LAW
ROBISON · ROSE



2780 Virginia Parkway, Suite 401
McKinney, Texas 75071
972-562-0266
972-569-9278 (fax)
www.mckinneylaw.com

March 20, 2015

City of Celina
142 N. Ohio
Celina, TX 75009

Via 1st class & facsimile
972-382-3736
(attachments sent via mail)

ATTN:
Director of Planning & Development Services
Helen-Eve Liebman
Senior Planner
Brooks Wilson
Planner
Ben Rodriguez
City Engineer
Gabe Johnson
Permits & Applications
Oscar Mejia
Building Official/
Building Inspections & Code Enforcement
Paul Peterman

RE: Nordic Pure signage - Meritorious exception request

Dear City of Celina Planning and Development Services,

Our firm has been retained by Nordic Pure and its President / CEO Russell Schmidt to contest and vehemently oppose your denial of his proposed sign in front of his business at 2500 N. Louisiana, Celina.

Our records indicate your denial was sent via email on March 12, 2015. This notice of appeal of that decision is therefore timely and within the 10 days as required by ordinance.

Obvious Merit:

Nordic Pure has been at its current location for many years. During that time, it has conducted business, paid its taxes, and been a productive part of the growth of the City of Celina.

At this time, the business is approximately 1 mile from the nearest business and is approximately 2.5 miles from the downtown business district of Celina. As such, the sign proposed is still in a relatively rural part of the ETJ from the Celina city limits. Further, the roadway on which the business is placed is still a two lane asphalt roadway with the speed limit of 45 miles per hour. Also, the set back of the sign from the roadway is approximately 75 feet. Further, the white metal pole fencing in the front of the property that is for security would divide the sign in half by the eye of a passing motorist and

Attachment: 2098_001 (1068 : Nordic Pure Sign Meritorious Exception)

completely distract the eye of the driver, thus defeating the purpose of the sign. Each of these factors, the roadway type, the car speed, the still rural nature of the location, and the set back of the sign from the roadway makes the monument sign requirements for the Nordic Pure sign wrong for this location. It is simply not visible and does not convey the message that Nordic Pure is wanting to get from its signage.

The modifications proposed to the pole sign that have been submitted makes it more appropriate to this particular site and location. The two signs proposed that be attached to the existing metal poles are attached hereto.

Enclosed is the fee of \$200.00 as required by ordinance

We are sending this via facsimile to be sure to meet the 10 day deadline and may be providing supplementation prior to the deadline of April 3, 2015 as indicated in your email. This information is also being sent via first class mail to your address.

Please feel free to contact my office if you wish to discuss any of the information contained in this letter.

Sincerely,



Dale R. Rose
Attorney for Nordic Pure

Attachment: 2098_001 (1068 : Nordic Pure Sign Meritorious Exception)

www.NordicPure.com

Office & Storage

2500 N. LOUISIANA DR.

CELINA, TEXAS 75009

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972.382.2355



Note: Existing Poles (3) are 5" x 2.50 wall A500 Gr.B structural Tubing buried 5' in the ground seated with concrete & concrete filled to 6' out of ground.

Masonry BORDER is Brick & mortar

Sign cannot exceed 60 square feet including 1 foot masonry border.

Sign does not qualify as a Unified Development Monument Sign. Development does not meet definition of Unified Development Zone.

Submit survey document showing sign location and setbacks from property lines/ROW.

Maximum sign height is 8 feet total including masonry base and border.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Helen-Eve Liebman, Director of Planning and Development Services
 CC: Mike Foreman, City Manager
 Date: May 12, 2015
 Re: Resolution amending the Street Naming Policy and Adoption of Official Place-Holder Thoroughfare Plan Map

Action Requested:

Consider and act on a resolution to amend the City's Street Naming Policy, to adopt an Official Map relating to the Thoroughfare Plan to hold historic place-names for State and County Roads with numeric designations, and to re-name Settlers Ridge Road as "J Fred Smith Parkway," Carthage Road (Business 289) to "Legacy Drive," Carter Ranch Road to "Punk Carter Parkway," and east and west Sunset Boulevard as east and west "Carl Darnall Parkway." Liebman

Background Information:

The City of Celina's Thoroughfare Plan (last amended with Ordinance No. 2015-25, April 14, 2015) maps the existing and future freeways and tollways, major and minor thoroughfares, and major and minor collectors within the City. Many of these roadways are county or state roads (with CR or FM designations), some are re-alignments of current roadways, and some are existing roadways within the City. In many cases, they do not have names attached to them and it is the City's right to designate names for these roadways as they are constructed, generally through the plat filing system.

The City of Celina has a rich history, filled with individuals and families who have had a profound impact on the development of the City, and the City has been named an "American Heritage City." The City wishes to commemorate the City's history by designating its major streets in their honor. To this end, the City formed a committee to consider the historic family names to use as street names and apply them to future roadways. This committee consisted of citizens who have considerable first-hand knowledge of the people and families who have contributed to the welfare and prosperity of Celina.

Staff proposes to place the historic names that were chosen by the committee on the current Thoroughfare Plan Map and to adopt this map as the Official Street Naming Map so that, as development occurs, the applicants will be obliged to use the adopted name designations for those roadways within and adjacent to their development. This has already occurred in The Lakes at Mustang Ranch, approved in 2015. The names "Ownsby Parkway" and "Roseland Parkway" were added to the plat.

All of the property owners along those streets that will be changing names will be contacted of the change and given a grace period in which to make the changes on their personal correspondence. Although a street name change is an inconvenience to the property owners, it is preferable to make the changes now before more development occurs on these streets. In addition, the appropriate counties, emergency agencies and post offices will be notified of the street name changes.

The proposed roadway names are as follows (the names highlighted in yellow represent a proposed immediate change):

Proposed Street Names to be added to the Thoroughfare Plan			
	<i>Current designation</i>	<i>Proposed Name</i>	<i>From-To</i>
Major Arterial	County Line Road (CR 60 and CR 107)	Merilee Parkway	City limit to city limit
Major Arterial	CR 135	Tillerson Drive	Preston Road to city limit
Major Arterial	FM 455	GA Moore Parkway	City limit to city limit
Major Arterial	Settlers Ridge	J Fred Smith Parkway	City limit to Preston Road
Major Arterial	CR 94	Lynn Stanbaugh Parkway	Preston Road to city limit
Major Arterial	FM 455	Mobberly Road	City limit to Celina Parkway
Major Arterial	CR 98	Ousley Boulevard	Preston Road to city limit
Major Arterial	CR 88	Choate Parkway	Outer Loop to city limit
Major Arterial	Carter Ranch Road	Punk Carter Parkway	City limit to Roseland Parkway
Major Arterial	CR 83	Owensby Parkway	Preston Road to city limit
Major Arterial	FM 1385	Mayer Parkway	City limit to city limit
Major Arterial	CR 6	Legacy Drive	City limit to Celina Parkway
Major Arterial	new alignment	Celina Parkway	DNT to city limit
Major Arterial	CR 83, CR 87, & CR 97	Coit Road	City limit to city limit
Major Arterial	CR 132	Mclroy Drive	GA Moore Parkway to city limit
Major Arterial	FM 2478	Custer Road	City limit to GA Moore Parkway
Major Arterial	new alignment	Stonebridge Drive	Outer Loop to city limit
Minor Arterial	new alignment	Stallcup Boulevard	Preston Road to city limit
Minor Arterial	Business 289	Legacy Drive	Celina Parkway to Mclroy Drive
Minor Arterial	CR 134	Robinson Drive	Preston Road to city limit
Minor Arterial	CR 101	Massey Drive	Preston Road to GA Moore Pkwy.

Minor Arterial	Settlers Ridge	J Fred Smith Parkway	Preston Road to McIlroy Drive
Minor Arterial	Sunset Boulevard	Carl Darnall Parkway	DNT to city limit
Minor Arterial	FM 428	Glendenning Drive	City limit to Coit Road
Minor Arterial	CR 83	Owensby Parkway	West of Preston Road
Minor Arterial	new alignment	Doe Branch Boulevard	City limit to DNT
Minor Arterial	new alignment	Crutchfield Drive	City limit to Smiley Road
Minor Arterial	new alignment	Huddleston Drive	Doe Branch to Legacy Drive
Minor Arterial	new alignment	Peterman Way	Smiley Road to DNT
Minor Arterial	new alignment	Razor Drive	City limit to city limit
Minor Arterial	FM 426	Bothwell Boulevard	City limit to Smiley Road
Minor Arterial	new alignment	McNabb Drive	Merritt Way to Mobberly Road
Minor Arterial	new alignment	Light Farms Way	DNT to Mobberly Road
Minor Arterial	new alignment	Roseland Parkway	Punk Carter Pkwy to Outer Loop
Minor Arterial	new alignment	Roseland Parkway	North of Carl Darnall to J Fred Smith
Major Collector	new alignment	Cashon Circle	Merilee Parkway to Merilee Parkway
Major Collector	new alignment	O'Brien Drive	City limit to N. Louisiana Drive
Major Collector	Carter Ranch Rd.	Punk Carter Parkway	Preston Road to Roseland Parkway
Major Collector	new alignment	Merritt Way	Smiley Road to Frontier Parkway
Major Collector	new alignment	Cox Lane	J Fred Smith Pkwy to O'Brien Drive
Major Collector	new alignment	Roseland Parkway	Waterview Trail to Punk Carter Drive
Major Collector	new alignment	Roseland Parkway	Outer Loop to north of Carl Darnall
Local Street	FM 455	Stelzer Drive	Preston Road to Ousley Boulevard
Local Street	CR 89	Nancy Underwood Drive	Carl Darnall to Glendenning Drive

The City shall consider additional historic names for future parks and municipal facilities and shall encourage the school systems to also consider historic names from Celina's heritage in naming of schools in the City.

Legal Obligations and Review:

The City Attorney has reviewed the Resolution and found it to be acceptable.

Financial:

The currently named streets that are proposed for a name change would need to have new sign placards installed for their road signs. Based on current costs, it is estimated that the cost of signage would be approximately \$78 per sign.

Supporting Documents:

- Proposed Policy
- Street Name-Holder History
- Street Name Committee

Board/Committee Recommendation:

N/A

Staff Recommendation:

Staff Recommends Approval.

Thank you for your consideration of this item. If I can be of any support, please contact me at 972-382-2682 x 1071 or by email at vfaulkner@celina-tx.gov.

CITY OF CELINA, TEXAS

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS HEREBY REVISING THE CITY OF CELINA'S STREET NAME APPROVAL POLICY; PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the City Council of the City of Celina adopted a street name approval policy on November 11, 2014;

WHEREAS, policies of the City are revised from time-to-time;

WHEREAS, the City Council has been named an American Heritage City;

WHEREAS, the City Council of the City of Celina desires to honor the historic heritage of the early families who settled in Celina; and

WHEREAS, the City Council of the City of Celina also desires to recognize prominent citizens, both living and deceased;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1: The City of Celina does revise the Street Name Approval Policy ("Policy") a copy of which is attached hereto as Exhibit "A" and does adopt a Master Thoroughfare Plan Map with Historic Name Place-Holders ("Official Map") for the purpose of naming such streets as they are dedicated to the City, a copy of which is attached hereto as Exhibit "B" and incorporated herein for all purposes.

SECTION 2: The following street names shall be changed immediately, street placards shall be replaced with the adopted names, and notice shall be given to property owners along such streets of the official change:

- Settlers Ridge, from future McIlroy Drive to the eastern city limit, shall become "J Fred Smith Parkway;"
- Carter Ranch Road, from the city limit to future Roseland Parkway, shall become "Punk Carter Parkway;" and
- Sunset Boulevard, from the future Dallas North Tollway to eastern city limit, shall be "Carl Darnall Parkway."

SECTION 3: The City Council reviewed the revised Policy and hereby adopts the same,

SECTION 4: This Resolution shall take effect immediately upon its passage. RESOLVED THIS

THE _____ day of _____

Exhibit "A"
City of Celina, Texas
Street Name Approval Policy

Submission of proposed street names shall be submitted to the Planning & Development Services Department.

A list of proposed street names shall be submitted with a general development plan or construction plat/preliminary plat. If a general development plan has not been approved containing approved street names the proposed street names shall be submitted with a preliminary plat/construction plat. The number of proposed street names shall exceed the number of proposed streets within the development. The list of street names shall be in alphabetical order, with suffixes (Drive, Street, Road etc.). Should additional proposed street names be required, additional names may be requested by email.

The City will review the requested street names with post office(s) and 911 addressing and issue an approval letter for acceptable street names to the applicant's consultant.

Street names will be rejected for the following:

- Street already exists on approved/reserved list.
- Numbers such as 1, 2, or 3 are included in the name.
- Name is a sound-alike with an existing/reserved street name.
- Existing street name using a different suffix (Example: Preston Road and Preston Drive).
- Alternate spelling for existing/reserved street name (Example: Winn and Wynn).
- Names using direction such as Southwood Drive.
- Using surnames, unless to honor local, state, or federal dignitaries, as approved by City Council.
- Multiple-word street names of over three names, including suffix.
- Names beginning with single letter, unless part of a name (Example: M. Division Drive).
- Combination names of existing/reserved streets (Example: Preston-Heritage Drive).
- A typical street suffix being part of the street name (Example: Preston Trail Drive).
- Names that may be deemed offensive to individuals based on race, religion, national origin, or others.
- More than seven (7) other streets begin with the same first syllable.
- A street name shall be limited to sixteen (16) characters, not including the suffix. A street name shall either consist of one word no longer than sixteen (16) letters or two words separated by one space where the two words have no more than fifteen (15) letters combined (Examples: Parliamentarians Drive and Enchanted Meadow Drive).

The approved names shall then be placed on the general development plan or construction/preliminary plat (whichever comes first). The approved street names will be placed on a reserved list for two years. The reserved list shall specify the subdivision for which the street names are reserved. The approved street names shall be reserved for two years. The street names will be removed from the list on the last day of the expiration month. Street names become official when the final plat is filed.

Applicants are encouraged to use themes for their subdivisions. Interior streets shall use suffix designations such as Drive, Street, Lane, Trail or Road. Collector streets and major/minor arterials shall use suffixes including but not limited to Parkway, Boulevard, or Highway.

Major and minor (90 foot right-of-way and greater) arterial street names will be reviewed and approved by City Council.

A street name change shall be used in locations where large curvature accrues as directed by the

City. At no point shall a street have two intersections with any other single street. This is to avoid two intersections of the same street names.

The suffix "Path" shall be limited to use for platted public ways not dedicated streets. All public ways platted shall have approved street names including "Path" (Example "Primrose Path").

All names should be common in the English language to avoid difficulties in communication to emergency services.

A copy of the City issued approval letter and the approved preliminary plat shall accompany the submittal of the final plat. Failure to submit the City issued approval letter shall result in the submittal being deemed incomplete and unacceptable.

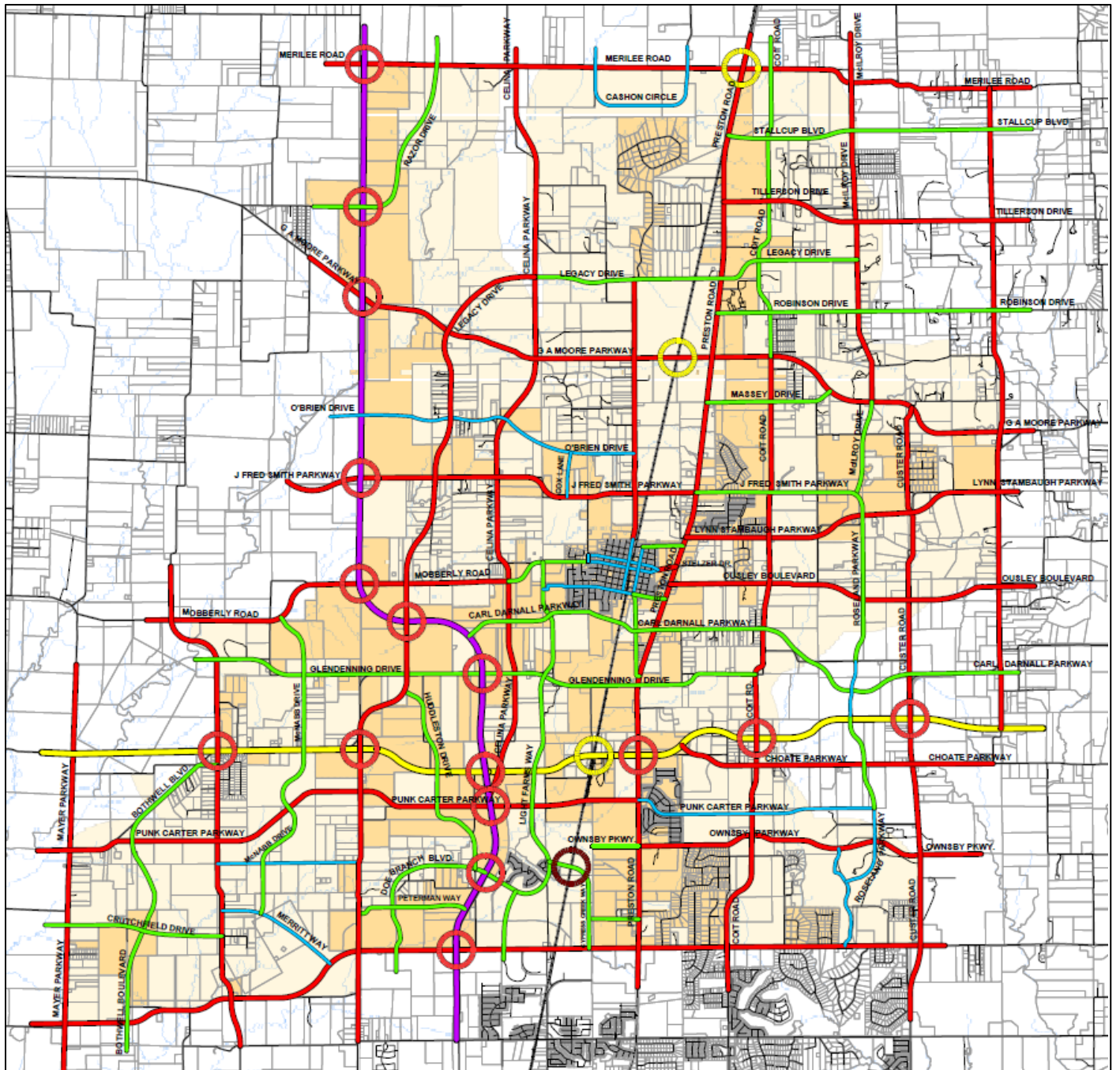
Upon final plat approval, street names are FINAL. Any changes made after final plat approval will require that all development plans be resubmitted to the City for review and may result in a delay of plat filing at the County.

The City of Celina reserves the right to reject, replace, or reconfigure any street name on any plat prior to filing at the applicant's expense.

A current list of reserved and approved street names may be accessed online at www.celina-tx.gov/streetnameindex and the list of existing and future roadways on the Thoroughfare Plan may be found on the Master Thoroughfare Plan – Street Name Map.

For additional information please contact the City of Celina Planning & Development Services Department at 972-382-2682.

Exhibit "B"
City of Celina, Texas
Master Thoroughfare Plan Map with Historic Name Place-Holders



Attachment: Proposed Street Naming Policy (1079 : Street Naming Policy)

Street Naming Committee

Sean Terry, Mayor
Jane Willard
Jane Huddleston
John Razor
Rex Glendenning
Sherese Glendenning
Christie Ownsby Duke
Stephen Carey

City Staff

Mike Foreman, City Manager
Helen-Eve Liebman, Director of Planning & Development Services
Brooks Wilson, Senior Planner



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Helen-Eve Liebman, Director of Planning and Development Services
CC: Mike Foreman, City Manager
Date: May 12, 2015
Re: Development Agreement for Roadway Proportionality Fees - Wellspring

Action Requested:

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)

Background Information:

The applicant has submitted a request for a Development Agreement for Roadway Proportionality Fees for ± 112.286 acres of land (Wellspring).

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

The City's land use attorney has prepared and reviewed the proposed Development Agreement.

Supporting Documents:

- Development Agreement for Roadway Proportionality Fees for Wellspring

Staff Recommendation:

Staff recommends approval.

Thank you for your consideration of this item. If I can be of any support, please contact me at 972-382-2682 x 1071 or by email at vfaulkner@celina-tx.gov.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

After Recording Return To:
Vicki Faulkner
City Secretary
142 N. Ohio St
Celina, TX 75009

DEVELOPMENT AGREEMENT FOR WELLSRING ESTATES

THIS DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into to be effective as of the ____ day of May, 2015 (the "Effective Date") by and between FRASER CAPITAL, LLC, a Texas limited liability corporation ("Owner"), and the CITY OF CELINA, a municipal corporation situated in Collin County, Texas (the "City"; the Owner and City are sometimes referred to as the "Party(ies)").

RECITALS:

WHEREAS, Owner has contracted to purchase approximately 112 acres (the "Property") as more particularly described on Exhibit A attached hereto and incorporated by reference;

WHEREAS, the Property was previously in the City's extraterritorial jurisdiction ("ETJ") and was annexed into and zoned by the City on March 17, 2015;

WHEREAS, both the City and Owner desire the Property to be developed into a residential planned community to be called Wellspring Estates (the "Project") as allowed by the zoning on the Property;

WHEREAS, the Parties have determined that they have the authority to enter into this Agreement,; and

WHEREAS, it is the intent of this Agreement to establish certain legally binding obligations, restrictions and commitments as requested by the Owner to be imposed upon the Property, and the City and the Owner are proceeding in reliance on the enforceability of this Agreement.

NOW, THEREFORE, for and in consideration of the mutual agreements, covenants, and conditions contained herein, and other good and valuable consideration, the City and the Owner agree as follows:

ARTICLE I **AUTHORITY AND BASIS**

Section 1.01 Recitals. The Recitals contained in this Agreement are true and correct as of the Effective Date and form the basis upon which the Parties negotiated and entered into this Agreement.

Section 1.02 Authority. (a) The City represents and warrants that this Agreement has been approved and duly adopted by the City Council of the City (the "**City Council**") in accordance with all applicable public meeting and public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act), and that the individuals executing this Agreement on behalf of the City have been authorized to do so. The City acknowledges and agrees that this Agreement shall be binding upon the City and enforceable against the City in accordance with its terms and conditions.

(b) Owner represents and warrants that this Agreement has been approved by appropriate action of the Owner, and that the individual executing this Agreement on behalf of the Owner has been authorized to do so. The Owner acknowledges and agrees that this Agreement shall be binding upon the Owner and enforceable against the Owner in accordance with its terms and conditions. Owner waives any claim or defense that this Agreement is unenforceable on the grounds that any obligations of Owner impair or violate any other agreement that Owner has executed.

ARTICLE II **PURPOSE, TERM, CONSIDERATION, AND JURISDICTIONAL STATUS**

Section 2.01 Purpose. The purpose of this Agreement is to set forth the agreement of the Owner and City relating to the assessment and payment of proportionate roadway facilities and roadway fees (as defined in **Section 3.01** below).

Section 2.02 Consideration. The covenants of, benefits to, and performances by the Parties set forth in this Agreement, plus the mutual promises expressed herein, are good and valuable consideration for this Agreement, the sufficiency of which is hereby acknowledged by the Parties.

Section 2.03 Term. The term (as extended, the "**Term**") of this Agreement (i) shall initially be fifteen (15) years from and after the Effective Date, (ii) shall be automatically extended for an additional ten (10) year period unless the Parties mutually agree in writing not to extend the Agreement, and (iii) shall be extended thereafter for successive ten (10) year period(s) provided at least fifty (50) acres located in the Property have been developed; provided, however, the total duration of this Agreement, including the initial fifteen (15) year term and any successive extensions, may not exceed forty five (45) years.

ARTICLE III **DEVELOPMENT OF THE PROPERTY**

Section 3.01. Proportionality Ordinance. The City adopted Ordinance No. 2007-55 on November 12, 2007 (the "**Proportionality Ordinance**"), a copy of which is attached hereto as **Exhibit B** and incorporated herein by reference. The City and Owner hereby acknowledge, agree and stipulate that Owner and the Property shall comply with the Proportionality Ordinance for roadway facilities, and the amount that will be owed by Owner is pursuant to the Proportionality Ordinance is \$1,122,100.48 as calculated in detail and set forth in Exhibit C and incorporated herein by reference. Owner shall provide and pay all dedications and fee requirements for roadway facilities in compliance with the Proportionality Ordinance.

Section 3.02 Conflicts. In the event of any conflict between this Agreement and any other ordinance, rule, regulation, standard, policy, procedure, order, guideline or other City-adopted or City-enforced requirement, whether existing on the Effective Date or hereinafter adopted, this Agreement shall control.

Section 3.03 Exclusive Fees. The Parties acknowledge that this Agreement is limited to the matters specifically required herein. City ordinances covering property taxes, utility rates, permit fees, inspection fees, development fees, water and sewer impact fees, park fees, tap fees, pro-rata fees and the like, except roadway impact fees, are not affected by this Agreement. Further, this Agreement does not waive or limit any of the obligations of Owner to City under any other ordinance, whether now existing or in the future arising.

ARTICLE IV **DEFAULTS AND REMEDIES**

Section 4.01 Events of Default and Remedies. (a) No Party shall be in default under this Agreement until notice of the alleged failure of such Party has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than ten (10) days for a monetary default and thirty (30) days for a non-monetary default, after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured. Notwithstanding the foregoing, however, a Party shall be in default of its obligation to make any payment required under this Agreement if such payment is not made within ten (10) days after it is due.

(b) If a Party is in default hereunder, the aggrieved Party may, at its option and without prejudice to any other right or remedy under this Agreement, seek any relief available at law or in equity, including, but not limited to, an action under the Uniform Declaratory Judgment Act, specific performance, mandamus, and injunctive relief.

(c) Notwithstanding the foregoing, however, no default under this Agreement shall:

(i) entitle the non-defaulting Party to terminate this Agreement; or

(ii) entitle the non-defaulting Party to suspend performance under this Agreement unless the portion of the Property for which performance is suspended is the subject of the default (for example, the City shall not be entitled to suspend its performance with regard to the development of the Property by Owner based on the grounds that Owner is in default with respect to any other tract or based on the grounds that any other developer is in default with respect to any other tract); or

(iii) adversely affect or impair the current or future obligations of the City under applicable law to provide water or wastewater/sanitary sewer service (whether wholesale or retail) or any other service to any developed portion of the Property or to any undeveloped portion of the Property unless the undeveloped portion of the Property is the subject of the default; or

(iv) limit the Term hereof.

ARTICLE V
GOVERNMENTAL POWER; WAIVERS; ASSIGNMENT AND ENCUMBRANCE;
AND BINDING OBLIGATIONS

Section 5.01 Governmental Powers; Waivers of Immunity. By its execution of this Agreement, the City does not waive or surrender any of its governmental powers, immunities, or rights except as follows:

(a) To the extent permitted by applicable law, the City waives its sovereign and governmental immunity from suit and immunity from liability as to any action brought by a Party to pursue the remedies available under this Agreement, but only to the extent necessary to pursue such remedies and to give full effect to the intent of the Parties under this Agreement.

(b) Nothing in this Agreement is intended to delegate or impair the performance by the City of its governmental functions, and the City, to the extent permitted by applicable law, waives any claim or defense that any provision of this Agreement is unenforceable on the grounds that it constitutes an impermissible delegation or impairment of the City's performance of its governmental functions.

Section 5.02 Assignment and Encumbrance. (a) Owner has the right (from time to time without the consent of the City, but upon prior written notice to the City) to assign this Agreement, in whole or in part, and including any whole or partial obligation, right, title, or interest of Owner under this Agreement, to any person or entity (an "**Owner Assignee**") including any Owner Assignee that is or will become an owner of any portion of the Property, provided that the Owner is not in breach of this Agreement at the time of such assignment. Notice of each assignment to an Owner Assignee (the "**Owner Assignee's Notice**") shall be provided to the City, which Owner Assignee's Notice shall include a copy of the assignment document together with the name, address, telephone number, and e-mail address (if available) of a contact person representing the Owner Assignee. Each assignment shall be in writing executed by Owner and the Owner Assignee and shall obligate the Owner Assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned. From and after such assignment, the City agrees to look solely to the

Owner Assignee for the performance of all obligations assigned to the Owner Assignee and agrees that Owner shall be released from subsequently performing the assigned obligations and from any liability that results from the Owner Assignee's failure to perform the assigned obligations. No assignment by Owner shall release Owner from any liability that resulted from an act or omission by Owner that occurred prior to the effective date of the assignment unless the City approves the release in writing. Owner shall maintain a copy of each executed assignment and the Owner Assignee's Notice information as required by this Agreement, and, upon written request from another Party, shall provide a copy of such records to the requesting person or entity.

(b) Owner and Owner Assignees have the right, from time to time, to collaterally assign, pledge, grant a lien or security interest in, or otherwise encumber any of their respective rights, title, or interest under, this Agreement for the benefit of their respective lenders without the consent of the City. The collateral assignment, pledge, grant of lien or security interest, or other encumbrance shall not, however, obligate any lender to perform any obligations or incur any liability under this Agreement unless the lender agrees in writing to perform such obligations or incur such liability. Provided the City has been given a copy of the documents creating the lender's interest, then that lender shall have the right, but not the obligation, to cure any default under this Agreement and shall be given a reasonable time to do so in addition to the cure periods otherwise provided to the defaulting Party by this Agreement, and the City agrees to accept a cure offered by the lender as if offered by the defaulting Party. Notwithstanding the foregoing, however, this Agreement shall continue to bind the Property and shall survive any transfer, conveyance, or assignment occasioned by the exercise of foreclosure or other rights by a lender, whether judicial or non-judicial. Any purchaser from or successor owner through a lender of any portion of the Property shall be bound by this Agreement and shall not be entitled to the rights and benefits of this Agreement with respect to the acquired portion of the Property until all defaults under this Agreement with respect to the acquired portion of the Property have been cured.

(c) The City shall not collaterally assign, pledge, grant a lien or security interest in, or otherwise encumber any of its rights, title, or interest under, this Agreement without Owner's prior written consent.

Section 5.03 Binding Obligations. This Agreement, and all amendments hereto, shall be recorded in the deed records of Collin County upon execution hereof. In addition, all assignments of this Agreement shall be recorded in the deed records of Collin County. This Agreement, when recorded, shall be binding upon the Parties and their successors and assigns permitted by this Agreement and upon the Property; provided, however, this Agreement shall not be binding upon, and shall not constitute any encumbrance to title as to, any "End-Buyer" (herein so called) except for land use and development regulations that apply to the Property or specific lots; provided, further, that this provision shall not negate the End-Buyer's obligation for the payment of ad valorem taxes and assessments (including assessments that result from the application of this Agreement) applicable to such End-Buyer's property. For purposes of this Agreement, the Parties agree (a) that the term "End-Buyer" means any owner, developer, tenant, user, or occupant of a structure on the particular property, (b) that the term "fully developed and improved lot" means any lot, regardless of proposed use, for which a final approved final plat

has been approved by the City and recorded in the deed records, and (c) that the term "land use and development regulations that apply to specific lots" mean the Proportionality Ordinance and other governing regulations of the City (including any authorized revisions thereto).

ARTICLE VI **MISCELLANEOUS**

Section 6.01 Recitals. The Recitals contained in this Agreement (a) are true and correct as of the Effective Date, (b) form the basis upon which the Parties negotiated and entered into this Agreement, (c) reflect the final intent of the Parties with regard to the subject matter of this Agreement, and (d) constitute a legislative finding by the City Council and City. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the Recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the Recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the Recitals, would not have entered into this Agreement.

Section 6.02 Notices. All notices required or contemplated by this Agreement (or otherwise given in connection with this Agreement) (a "**Notice**") shall be in writing, shall be signed by or on behalf of the Party giving the Notice, and shall be effective on the earlier of (a) on the third (3rd) day after being deposited with the United States mail service, Certified Mail, Return Receipt Requested with a confirming copy sent by facsimile or email, (b) on the day delivered by a private delivery or private messenger service (such as FedEx or UPS) as evidenced by a receipt signed by any person at the delivery address (whether or not such person is the person to whom the Notice is addressed), or (c) on the day actually received by the person to whom the Notice is addressed, including, but not limited to, delivery in person, delivery by regular mail, delivery by facsimile (with a confirmation copy sent by regular mail), or delivery by email (with a confirming copy sent by one of the other methods set forth herein). Notices given pursuant to this **Section 6.02** shall be addressed as follows:

To the City:

City of Celina
142 North Ohio Street
Celina, Texas 75009
Attention: Mayor
Telephone: (972) 283-2682
Facsimile: (972) 382-3736
Email: _____

With a copy to:

Julie Fort
Messer Rockefeller Fort
6351 Preston Road, Suite 350
Frisco, Texas 75034
Telephone: (972) 668-6400
Facsimile: (972) 668-6414
Email: Julie@txmunicipallaw.com

To the Owner: Fraser Capital, LLC
 18208 Preston Rd, D9461
 Dallas, Texas 75252
 Attention: Stephen Smith
 Telephone: (214) 762-5709
 Facsimile: (214) 501-3509
 Email: stephen@frasercapital.com

With a copy to: Glen A. Bellinger
 Bellinger & Suberg, L.L.P.
 10,000 North Central Expressway, Suite 900
 Dallas, Texas 75231
 Telephone: (214) 954-9540
 Facsimile: (214) 954-9541
 Email: gbellinger@bd-law.com

The Parties shall have the right from time to time to change their respective addresses, and each shall have the right to specify as its address any other address within the United States of America by giving at least ten (10) days written notice to the other Parties. If any date or any period provided in this Agreement ends on a Saturday, Sunday, or legal holiday, the applicable period for calculating the notice shall be extended to the first business day following such Saturday, Sunday or legal holiday.

Section 6.03 Reservation of Rights. This Agreement is not required by the City to develop the Property and does not constitute a "permit" within the meaning of Chapter 245, Texas Local Government Code, as amended. To the extent not inconsistent with this Agreement, each Party reserves all rights, privileges, and immunities under applicable laws. This Agreement shall be enforceable under state and federal law.

Section 6.04 Interpretation. The Parties acknowledge that each of them has been actively involved in negotiating this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Agreement. In the event of any dispute over the meaning or application of any provision of this Agreement, the provision will be interpreted fairly and reasonably and not more strongly or favorably for or against any Party, regardless of which Party originally drafted the provision.

Section 6.05 Enforceability. Each Party acknowledges and agrees that this Agreement is binding upon such Party and enforceable against such Party in accordance with its terms and conditions and that the performance by the Parties under this Agreement is authorized by Section 212.171 of the Texas Local Government Code.

Section 6.06 Entire Agreement; Severability. This Agreement constitutes the entire agreement between the Parties and supersedes all prior agreements, whether oral or written, covering the subject matter of this Agreement. This Agreement shall not be modified or

amended except in writing signed by the Parties. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, such unenforceable provision shall be deleted from this Agreement, and the remainder of this Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties. Without limiting the generality of the foregoing, Owner does not own the Property, but this Agreement shall remain in full force and effect with respect to all of the Property.

Section 6.07 Applicable Law; Venue. This Agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with, the laws of the State of Texas without regard to conflicts of law principles, and all obligations of the Parties are performable in Collin County, Texas. Venue for any action to enforce or construe this Agreement shall be in Collin County, Texas.

Section 6.08 Non-Waiver. Any failure by a Party to insist upon strict performance by another Party of any material provision of this Agreement shall not be deemed a waiver thereof, and each Party shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this Agreement. No provision of this Agreement may be waived except by writing signed by the Party waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any Party of any term or condition of this Agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

Section 6.9 No Third-Party Beneficiaries. This Agreement only inures to the benefit of, and may only be enforced by, the Parties hereto and their respective successors and assigns. No other person or entity shall have any right, title, or interest under this Agreement or otherwise be deemed to be a third-party beneficiary of this Agreement.

Section 6.10 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

Section 6.11 Further Documents. Each Party shall, upon request of the other Party, execute and deliver such further documents and perform such further acts as may reasonably be requested to effectuate the terms of this Agreement and achieve the intent of the Parties.

Section 6.12 Cooperate. As used in this Agreement, the term "cooperate" means that the City will take, to the extent necessary, reasonable action(s) in a timely manner consistent with (a) all applicable rules and regulations to accomplish the objectives and intent of this Agreement, (b) accepted sound engineering practices in the area of public works, and (c) good government practices as demonstrated by responsible municipalities in north central Texas.

Section 6.13 Exhibits. The following Exhibits are attached to and incorporated into this Agreement and are part of this Agreement:

Exhibit A	Legal Description and/or Depiction of the Property
Exhibit B	Proportionality Ordinance

Exhibit C Proportionality Fee Calculation

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

EXECUTED by the parties as of the Effective Date first above written.

OWNER:

FRASER CAPITAL, LLC,
a Texas limited liability company

By: _____
Stephen T Smith, President

CITY:

CITY OF CELINA, TEXAS

By: _____
Sean Terry, Mayor

ATTEST:

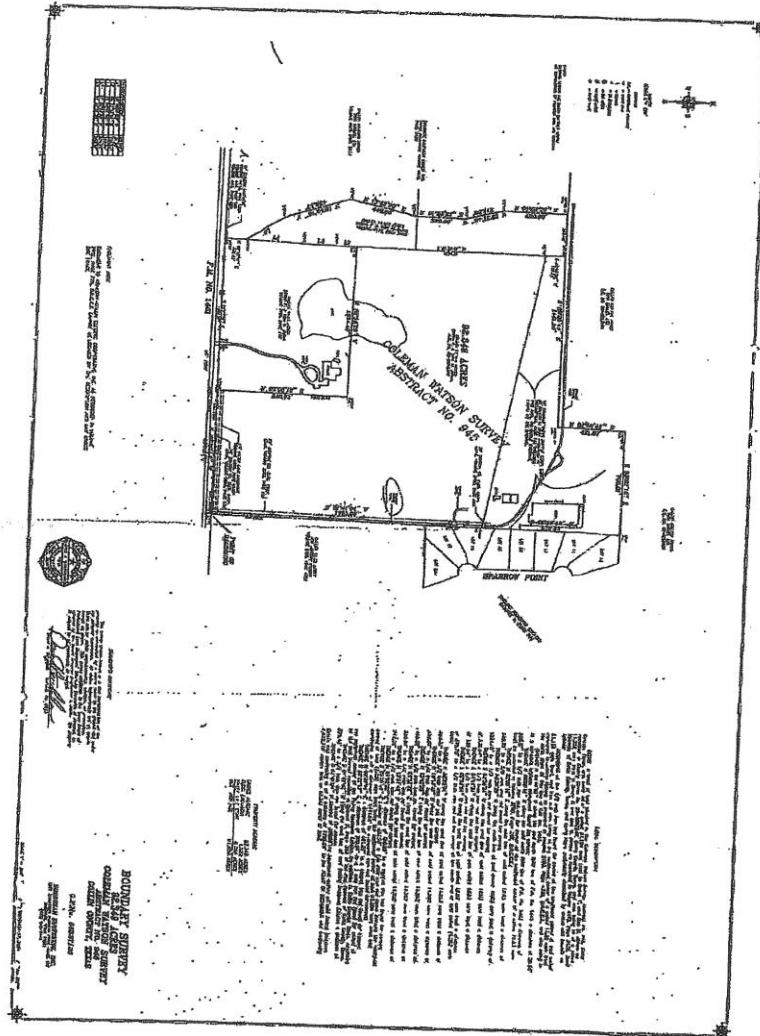
Vicki Faulkner, City Secretary

APPROVED AS TO FORM:

Lance Vanzant, City Attorney

EXHIBIT A

LEGAL DESCRIPTION AND/OR DEPICTION OF THE PROPERTY



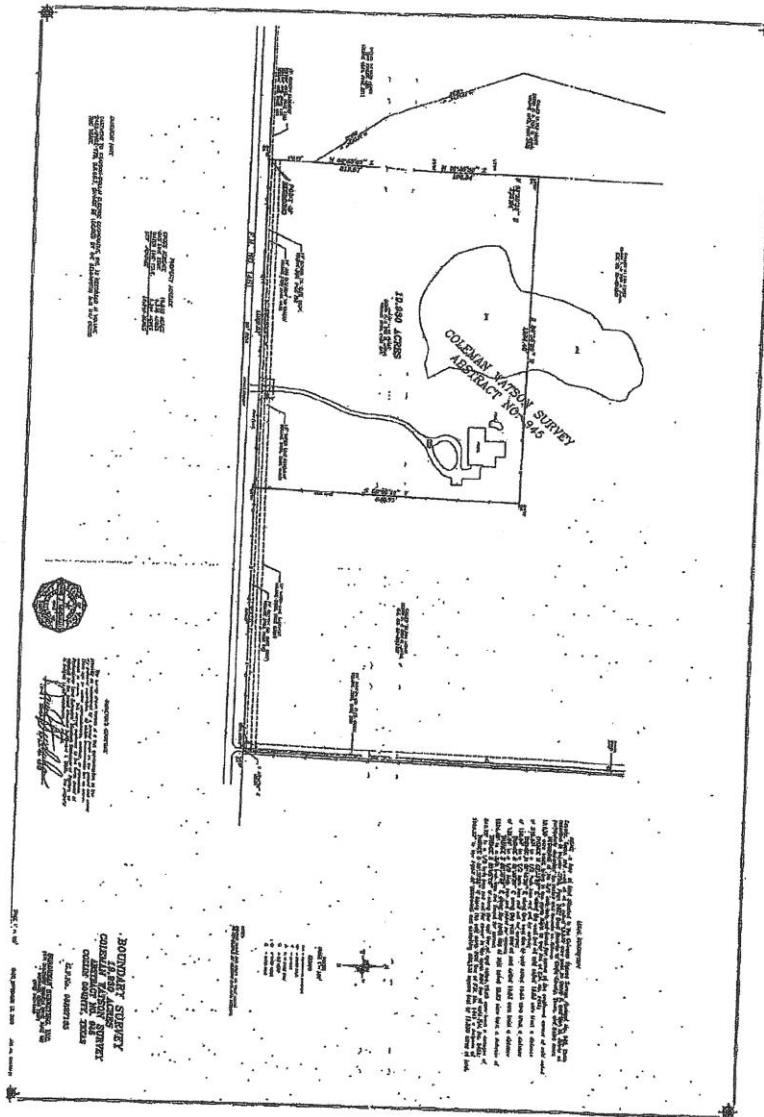


EXHIBIT B

PROPORTIONALITY ORDINANCE

[See Attached]

Attachment: DA Roadway Impact Fees (1090 : Wellspring Development Agreement for Roadway Proportionality Fees)

PROPORTIONALITY FEE CALCULATION

Attachment: DA Roadway Impact Fees (1090 : Wellspring Development Agreement for Roadway Proportionality Fees)



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**

From: Ben Rodriguez, Planner

CC: Mike Foreman, City Manager

Date: May 12, 2015

Re: The City Council of the City of Celina Will Consider and Take Action on an Ordinance Adopting the Annexation of Certain Territories Contiguous to and Adjoining the City Generally Located on the West Side of Preston Road, East of the BNSF Railroad, North of East Carthage Road, and South of Mark Alexander Court.

Action Requested:

Consider and act upon an ordinance adopting the annexation of an 8.931 acre tract of land located in the Tri Dal Survey, Lot 1, Block A; a 7.370 acre tract of land located in the MEP and P Ry Co Survey, Abstract Number 653, Tract 12; a 1.025 acre tract of land located in the MEP and P Ry Co Survey, Abstract Number 653, Tract 13.; and a 10.0 acre tract of land located in the MEP and P Ry Co Survey, Abstract Number 653, Tract 14. the properties are contiguous to and adjoining the City and are generally located on the west side of Preston Road, east of the BNSF Railroad, north of East Carthage Road, and south of Mark Alexander Court. Liebman

Background Information:

Consider and act on an ordinance annexing four contiguous tracts of land:

- An 8.931 acre tract of land located in the Tri Dal Survey, Lot 1, Block A.
- A 7.370 acre tract of land located in the MEP and P Ry Co Survey, Abstract Number 653, Tract 12.
- An 1.025 acre tract of land located in the MEP and P Ry Co Survey, Abstract Number 653, Tract 13.
- A 10.0 acre tract of land located in the MEP and P Ry Co Survey, Abstract Number 653, Tract 14.

The annexation of these tracts is being proposed as part of the City's plan to annex strategic tracts near current and future development corridors.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

Upon annexation of the above mentioned tracts the City must pay approximately \$34,151.25 to the Marilee Special Utility District.

Legal Review:

The City Attorney has reviewed the ordinance and has found it to be acceptable.

Supporting Documents:

- Annexation Ordinance

Staff Recommendation:

Staff Recommends that the Item be Approved as Presented.

Thank you for your consideration of this item. If I can be of any support, please contact me at 972-382-2682 x 1071 or by email at vfaulkner@celina-tx.gov.

CITY OF CELINA, TEXAS

ORDINANCE NO. 2015-

AN ORDINANCE OF THE CITY OF CELINA, TEXAS, ADOPTING THE ANNEXATION OF CERTAIN TERRITORIES CONTIGUOUS TO AND ADJOINING THE CITY OF CELINA, TEXAS, TO WIT:

- **BEING A TRACT OF LAND SITUATED IN THE MEP & P RY. CO. SURVEY, ABSTRACT NO. 0653, TRACT #14, COLLIN COUNTY, TEXAS, BEING ALL OF A 10.0 ACRE TRACT OF LAND DESCRIBED IN A DEED TO VAN FAMILY TRUST AS RECORDED IN INSTRUMENT NUMBER 19890407000170190 OF THE REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS; AND**
- **BEING A TRACT OF LAND SITUATED IN THE MEP & P RY. CO. SURVEY, ABSTRACT NO. 0653, TRACT #12, COLLIN COUNTY, TEXAS, BEING ALL OF A 7.37 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ISSAM AL SHMAISANI AS RECORDED IN INSTRUMENT NUMBER 20120530000624860 OF THE REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS; AND**
- **BEING A TRACT OF LAND SITUATED IN THE MEP & P RY. CO. SURVEY, ABSTRACT NO. 0653, TRACT #13, COLLIN COUNTY, TEXAS, BEING ALL OF A 1.025 ACRE TRACT OF LAND OWNED BY RAY A. HALLFORD AS RECORDED IN PROPERTY ID 2564092 OF THE APPRASIAL DISTRICT RECORDS OF COLLIN COUNTY, TEXAS; AND**
- **BEING A TRACT OF LAND SITUATED IN THE TRI DAL ADDITION, BLOCK A, LOT 1, COLLIN COUNTY, TEXAS, BEING ALL OF A 8.931 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CFG REALTY LLC AS RECORDED IN INSTRUMENT NUMBER 20140821000898210 OF THE REAL PROPERTY RECORDS OF COLLIN COUNTY, TEXAS;**

AND BEING MORE PARTICULARLY DESCRIBED BY LEGAL DESCRIPTION IN EXHIBIT "A" AND GRAPHICALLY DEPICTED IN EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN, SUCH TRACT IS GENERALLY LOCATED AT THE NORTH OF E. CARTHAGE ROAD, WEST OF SH 289, EAST OF THE BNSF RAILROAD, AND SOUTH OF MARK ALEXANDER CT.; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR AMENDING OF THE OFFICIAL CITY MAP; PROVIDING FOR A SERVICE PLAN; REQUIRING THE FILING OF THIS ORDINANCE WITH THE COUNTY CLERK; PRESCRIBING FOR EFFECT ON TERRITORY, GRANTING AS APPROPRIATE TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY OF CELINA, TEXAS; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a Home Rule Municipality located in Collin and Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas and the Celina City Charter; and

WHEREAS, two separate public hearings were conducted in accordance with Section 43.052 of the Texas Local Government Code, the first hearing being held on the 14th day of April, 2015 and the second hearing being held on the 14th day of April, 2015 in the Council Chambers located in the First United Methodist Church, 112 N. Colorado in the City of Celina to consider the annexation of the properties being more particularly described in Exhibit "A", attached hereto and incorporated herein; and

WHEREAS, any and all required written notices and offers were timely sent to all property owners and others entitled to same; and

WHEREAS, the public hearings were conducted and held no more than forty (40) days nor less than twenty (20) days prior to the institution of annexation proceedings; and

WHEREAS, the notice of the public hearings were published in the Celina Record, a newspaper of general circulation within the City of Celina, Texas, on the 27th day of March, 2015, such date being not more than twenty (20) days nor less than ten (10) days prior to each public hearing; and

WHEREAS, all required statutory notices pursuant to Chapter 43 of the Texas Local Government Code have been accomplished; and

WHEREAS, the City Council of the City of Celina, Texas has determined that such territory is contiguous to and adjoins the City of Celina, Texas; and

WHEREAS, the City Council of the City of Celina, Texas has investigated into, has determined and officially finds that no part of such territory is within the extraterritorial jurisdiction of any other incorporated city or town; and

WHEREAS, to the extent that this Ordinance would cause an unincorporated area to be entirely surrounded by the City of Celina's limits, the City Council has found - and incorporates herein its finding - that surrounding the area is in the public interest; and

WHEREAS, metes and bounds descriptions of the property to be annexed is attached hereto as Exhibit "A" and incorporated herein for all purposes; and

WHEREAS, the service plan for such territory is attached hereto as Exhibit "C" and incorporated herein for all purposes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

SECTION 1 **INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2 **OFFICIAL CITY MAP AMENDED**

1. The official map and boundaries of the City are hereby amended so as to include the property being more particularly described in Exhibit "A", which is incorporated herein as if written word for word, and that such territory shall be and is hereby annexed into the corporate limits of the City.
2. The Mayor is hereby directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the territory hereby annexed as required by law.

SECTION 3 **SERVICE PLAN**

The municipal service plan for the herein annexed territory, attached hereto as Exhibit "C", was submitted in accordance with Chapter 43 of the Texas Local Government Code and is hereby approved as part of this ordinance, and is made a part hereof.

SECTION 4 **FILING OF ORDINANCE REQUIRED**

The Mayor shall file or cause to be filed a certified copy of this Ordinance in the office of the County Clerk of Collin County, Texas, and any other necessary agencies, including the United States

Department of Justice.

SECTION 5
EFFECT ON TERRITORY

From and after the passage of this Ordinance, the territory referenced in Exhibit "A", attached hereto and incorporated herein for all purposes, shall be a part of the City of Celina, Texas, and subject to the municipal service plan referenced in Section 3 of this Ordinance. The inhabitants thereof shall be entitled to all of the rights, privileges and immunities as all other citizens of the City of Celina, Texas, and shall be bound by all of the Ordinances and regulations enacted pursuant to and in conformity with the general laws of the State of Texas.

SECTION 6
CUMULATIVE REPEALER

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance.

SECTION 7
SEVERABILITY

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the City Council hereby declares it would have passed such remaining portions of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 8
ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Celina is hereby directed to engross and enroll this Ordinance by copying the Caption in the minutes of the City Council of the City of Celina and by filing this Ordinance in the Ordinance records of the City.

SECTION 8
EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its date of passage.

AND IT IS SO ORDAINED .

PASSED AND APPROVED by the City Council of the City of Celina, Texas, on this ____ day of _____, 2015.

Sean Terry, Mayor
City of Celina, Texas

ATTEST:

APPROVED AS TO FORM:

Vicki Faulkner, City Secretary
City of Celina, Texas

City Attorney
City of Celina, Texas

Attachment: Ordinance (1076 : May 2015 Involuntary Annexations)

EXHIBIT A

Tract A: Van Legal Trust

Legal Description

All that certain lot, tract or parcel of land lying and being situated in the County of Collin, State of Texas and being a part of the M.E.P.&P. Co. Survey, Abstract No. 653 and being a part of a 92.04 acre tract as described in a Deed from Carey L. Anderson to Claude Thompson recorded in Volume 393, Page 393, of the Collin County Deed Records and being more fully described as follows:

BEGINNING at an iron stake in the West line of the said tract in the East ROW line of the S.T. & S.F. Railroad Co. Said stake bears South 12 deg. 30 min. West, 1037.9 ft. from the Northwest corner of the said tract;

THENCE North 89 deg. 00 min. 53 sec. East, a distance of 1098.53 ft. to an iron stake in the West ROW line of State Hwy. No. 289;

THENCE South 0 deg. 06 min. 10 sec. West with the west ROW line of the said Hwy. a distance of 381.99 ft. to an iron stake for a corner;

THENCE South 89 deg. 00 min. 53 sec. West a distance of 1182.59 feet to an iron stake in the west line of the said tract and east ROW line of the said Hwy.

THENCE North 12 deg. 27 min. 43 sec. East with the west line of the said tract a distance of 392.68 ft. to the PLACE OF BEGINNING and CONTAINING 10.00 acres of land.

Attachment: Ordinance (1076 : May 2015 Involuntary Annexations)

Tract B: Issam Al Shmaisani**LEGAL DESCRIPTION**

GF Number: ALDAL172-6172120070

Commitment Number: 6172120070

Legal description of the land:

A tract of land situated within the M. E. P. & P. Railroad Survey, Abstract Number 653, Collin County, Texas and being the same tract of land as conveyed to Sam Moseson by a deed filed for record in Volume 1654 at Page 816 of the Deed Records of Collin County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a 1/2" rebar found, on the West right-of-way line of State Highway Number 289, for the common East corner of the tract of land herein described and a tract of land conveyed to R. A. Hallford by a deed filed for record in Volume 1307 at Page 387 of the Deed Records of Collin County, Texas;

Thence S 00° 47' 19" W, along the monumented and aforementioned West right-of-way line, passing at 275.71 feet a wooden right-of-way marker found for a reference corner and continuing for a total distance of 294.66 feet to a 3/8" rebar found for the common East corner of the tract of land herein described and a tract of land conveyed to the Van Family Trust by a deed filed for record in Volume 3032 at Page 967 of the Deed Records of Collin County, Texas;

Thence S 89° 52' 48" W, along the common boundary line of the tract of land herein described and the aforementioned Van Family Trust tract, 1,098.34 feet to a 3/8" rebar found for their common West corner on the East right-of-way line of the Burlington Northern Railroad (formerly known as the S. T. & S. F. RR Co.);

Thence N 13° 25' 38" E, along the common boundary line of the tract of land herein described and the aforementioned East Railroad right-of-way line, 317.41 feet to the common West corner of the tract of land herein described and the Tri Dal Addition, an addition to Collin County, Texas according to the plat thereof filed for record at 2006-86 of the Plat Records of Collin County, Texas, from which a 3/8" rebar found for a witness corner bears N 89° 20' 32" W, 0.79 feet;

Thence S 89° 20' 32" E, along the common boundary line of the tract of land herein described and the aforementioned Tri Dal Addition, passing at 738.92 feet a 1/2" rebar with a cap marked "WAI" found for the Southeast Corner of said addition and continuing along the common boundary line of the tract of land herein described and the above mentioned Hallford tract for a total distance of 1,028.75 feet to the Point of Beginning. Said tract of land containing 321,027 square feet or 7.370 acres, more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
05/30/2012 09:19:38 AM
\$24.00 DFOSTER
20120530000624860

Stacey Kemp

FORM T-7: Commitment for Title Insurance
(Legal Description)

Tract C: Ray A. Hallford

Abstract No. A0653, M E P & P Ry Co Survey, Tract 13, 1.025 Acres

Attachment: Ordinance (1076 : May 2015 Involuntary Annexations)

Tract D: CFG Realty LLC.**Description of the Land**

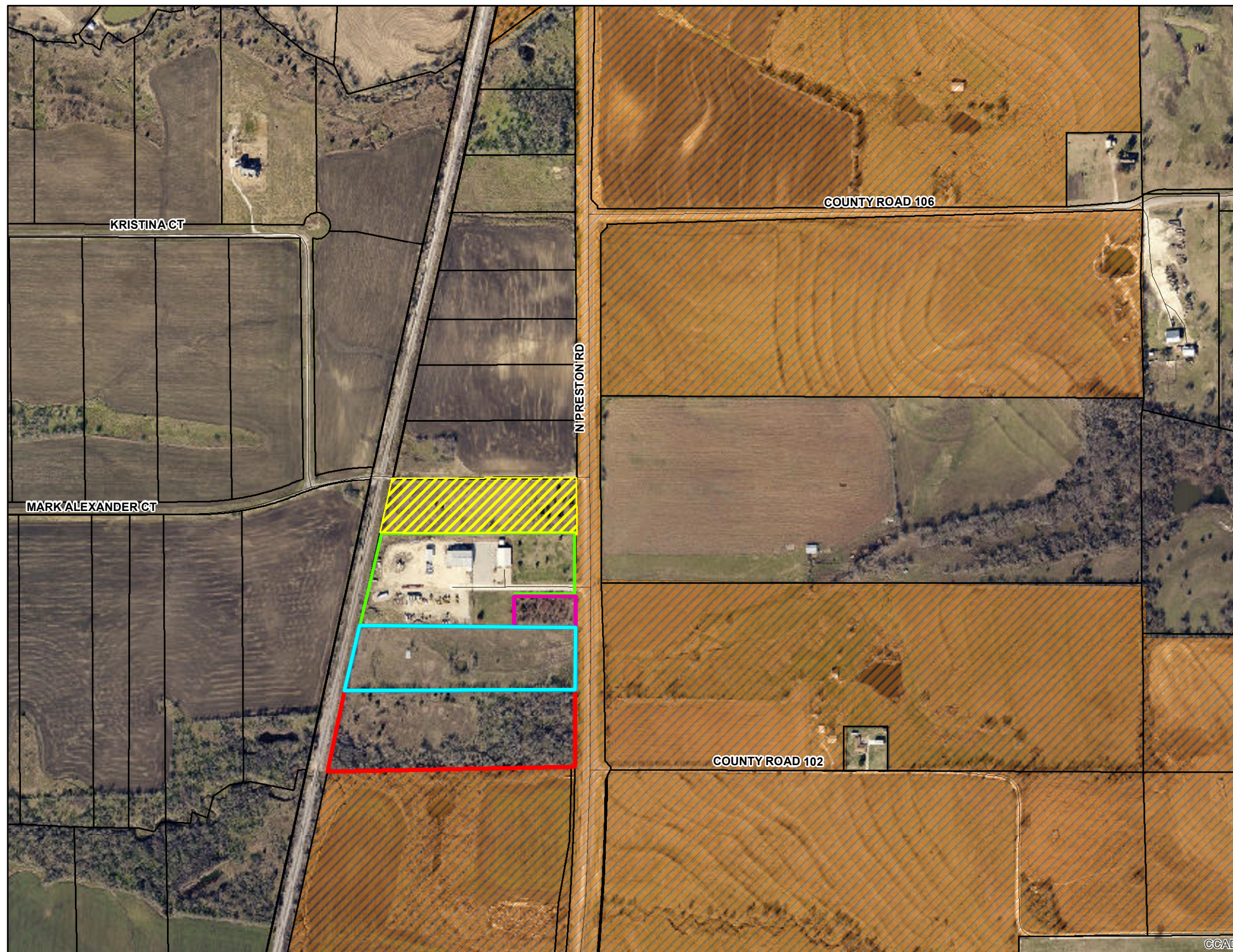
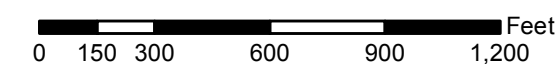
Being all of Lot 1, Block A, of TRI DAL ADDITION, an addition to Collin County, Texas, according to the plat thereof recorded in Volume 2006, Page 66 of the Map Records, Collin County, Texas.

Exhibit "C" Graphical Description of Annexed Tracts



Legend

- Tract "A"
- Tract "B"
- Tract "C"
- Tract "D"
- Celina City Limits
- Existing Pre-Annexation Agreement



Attachment: Exhibit B, Graphical Description (1076 : May 2015 Involuntary Annexations)

Exhibit “C”**Service Plan****A) SERVICE PLAN GENERALLY**

- 1) This service plan has been prepared in accordance with the Texas Local Government Code (“LGC”), Sections 43.021; 43.065 and 43.056(b)-(o). Municipal facilities and services to the annexed area will be provided or made available on behalf of the City of Celina in accordance with the following plan. The City of Celina shall provide the annexed tract the levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of service, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density. The provisions of the service plan were made available for public inspection and explained at the two public hearings held by the City Council in accordance with LGC Section 43.056(j).
- 2) For purposes of this service plan, to “provide” services includes having services provided by any method or means by which the City provides municipal services to any other areas of the City, and may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services by contract or right, in whole or in part, and may include duties on part of the private landowner with regard to such services.

B) EMERGENCY SERVICES

- 1) Police Protection
 - a) Police protection from the City of Celina Police Department shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas on the effective date of the annexation ordinance. Some of these services include:
 - i) Normal patrol and responses;
 - ii) Handling of complaints and incident reports;
 - iii) Special units, such as traffic enforcement and investigations; and
 - iv) Coordination with other public safety support agencies.
 - b) As development commences in these areas, sufficient police protection, including personnel and equipment will be provided to furnish these areas with the level of police services consistent with the characteristics of topography, land utilization and population density of the areas.
 - c) Upon ultimate development, police protection will be provided at a level consistent with other similarly situated areas within the city limits.
- 2) Fire Protection
 - a) The Celina Fire Department will provide emergency and fire prevention services to the annexed area. These services include:
 - i) Fire suppression and rescue;
 - ii) Pre-hospital medical services including triage, treatment and transport by Advanced Life Support (ALS) fire engines, trucks and ambulances;
 - iii) Hazardous materials response and mitigation;

- iv) Emergency prevention and public education efforts;
 - v) Technical rescue response; and
 - vi) Constriction Plan Review and required inspections.
- b) Fire protection from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.
 - c) As development commences in these areas, sufficient, fire protection, including personnel and equipment will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization and population density of the areas. It is anticipated that fire stations planned to service areas currently with the City of Celina will be sufficient to serve the annexed area.
 - d) Upon ultimate development, fire protection will be provided at a level consistent with similarly situated areas within the city limits.
- 3) Emergency Medical Services
- a) The Celina Fire Department will provide emergency and safety services to the annexed area. These services include:
 - i) Emergency medical dispatch and pre-arrival First Aid instructions;
 - ii) Pre-hospital emergency Advanced Life Support (ALS) response; and transport; and
 - iii) Medical rescue services.
 - b) Emergency Medical Services (EMS) from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.
 - c) As development commences in these areas, sufficient EMS, including personnel and equipment, will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization and population density of the areas.
 - d) Upon ultimate development, EMS will be provided at a level consistent with similarly situated areas within the city limits.

C) SOLID WASTE

- 1) Solid Waste and Recycling Collection Services will be provided to the annexed area immediately upon the effective date of the annexation at a level consistent with current methods and procedures presently provided to similar areas within the City. Private solid waste collection service providers operating in the affected area immediately prior to annexation and currently providing customers with service may continue to provide their existing service for up to two (2) years in accordance with Texas Local Government Code Section 43.056(n).

D) WASTEWATER FACILITIES

- 1) As development commences in these areas, sanitary sewer mains as defined by the Certificate of Convenience and Necessity (CCN) Number 20764, as issued by the Texas Commission on Environmental Quality (TCEQ) will be extended in accordance with the provisions of the City's codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with applicable City codes, ordinances, regulations and policies. Capacity and extensions shall be provided consistent with the characteristics of topography, land utilization and population density of the areas. If the annexed area is in the CCN of another provider, wastewater service shall be provided in accordance with the policies of the CCN holder. In some

instances, the City might acquire the CCN rights and become the new wastewater provider, in time.

- 2) Sanitary sewer mains and lift stations installed or improved to City standards, and accepted by the City, within the annexed area which are located within dedicated easement, rights-of-way, or any other acceptable location approved by the City Manager or his designee, shall be maintained by the City on the effective date of this ordinance.
- 3) Operation and maintenance of wastewater facilities in the annexed area that are within the certificated service area of another wastewater utility will be the responsibility of that utility. Operation and maintenance of private wastewater facilities in the annexed area will be the responsibility of the owner.

E) WATER FACILITIES

- 1) Connections to existing City of Celina water distribution mains for water service as defined by Certificate of Convenience and Necessity (CCN) Number 12667, as issued by the Texas Commission on Environmental Quality (TCEQ) will be provided in accordance with existing City codes, ordinances, regulations and policies. Upon connection to existing distribution mains, water service will be provided at rates established by city ordinance. If the annexed area is in the CCN of another provider, water service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new water provider, in time.
- 2) As development commences in these areas, water distribution mains will be extended in accordance with City of Celina codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with the City of Celina's codes, ordinances, regulations and policies. Water service extensions and capacity shall be provided consistent with the characteristics of topography, land utilization and population density of the area.
- 3) Operation and maintenance of existing water facilities in the annexed area that are within the service area of another water utility will be the responsibility of that utility. Operation and maintenance of private water facilities in the annexed area will be the responsibility of the owner.

F) ROAD AND STREETS

- 1) Emergency street maintenance shall be provided within the annexed area on the effective date of the applicable ordinance of acceptance. Routine maintenance will be provided within the annexed area and will be scheduled as part of the City's annual program and in accordance with the City's current codes, ordinances, regulations, policies and procedures defined therein and/or as established by the City Council.
- 2) Any construction or reconstruction will be considered within the annexed area on a City-wide basis and within the context of the City's Capital Improvement Plan and/or yearly fiscal budgetary allotments by the City Council. As development, improvement or construction of streets to City standards commences within this property, the policies of the City of Celina with regard to participation in the costs thereof, acceptance upon completion and maintenance after completion shall apply.
- 3) Roadway signage and associated posts will be replaced in priority of importance starting with regulatory signs, then warning signs, then informational signs and in conformance with fiscal allotments by the City Council. If a sign remains, it will be reviewed and placed on the City's inventory listed for routine re-placement. All existing signs will be reviewed for applicability and based upon an engineering study. New signs will be installed when necessary and based upon an engineering study.

- 4) Routine maintenance of road/street markings will be placed on a priority listing and scheduled within the yearly budgetary allotments by the City Council.
- 5) The City will coordinate any request for improved road and street lighting with the local electric provider. Any and all road and street lighting will be pursuant to the rules, regulations and fees of such electric utility and shall be maintained by the applicable utility company.

G) ENVIRONMENTAL HEALTH, INSPECTIONS AND CODE ENFORCEMENT SERVICES

- 1) Enforcement of the City's environmental health ordinances and regulations, including but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances and animal control ordinances, shall be provided within this area sixty (60) days of the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel.
- 2) Inspection services including the review of building plans, the issuance of permits and the inspection of all buildings, plumbing, mechanical and electrical work to ensure compliance with City codes and ordinances will continue be provided after the effective date of the annexation ordinance. Existing personnel will be used to provide these services.
- 3) The City's zoning, subdivision, sign and other ordinances shall be enforced in this area beginning upon the effective date of the annexation.
- 4) All inspection services furnished by the City of Celina, but not mentioned above, will be provided to this area beginning within sixty (60) days of the effective date of the annexed ordinance.
- 5) As development and construction commence in this area, sufficient personnel will be provided to furnish this area the same level of environmental health, inspection and code enforcement services as are furnished throughout the City.

H) PLANNING AND ZONING SERVICES

- 1) The Planning and zoning jurisdiction of the City will extend to this area upon the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Zoning Ordinance and Comprehensive Plan.

I) PARKS, PLAYGROUNDS, LIBRARIES, SWIMMING POOLS

- 1) Residents within the annexed area may utilize all existing park and recreation facilities, on the effective date of this ordinance. Fees for such usage shall be in accordance with current fees established by ordinance.
- 2) As development commences in the area, additional park and recreation facilities shall be constructed based on park policies defined in the Park Master Plan and as specified in the Park Dedication Ordinance. The general planned locations and classifications of parks will ultimately serve residents from the current City limits and residents from areas being considered for annexation.

J) PUBLICLY OWNED FACILITIES

- 1) Any publicly owned facility, building, or service located within the annexed area, and not otherwise owned or maintained by another governmental entity, shall be maintained by the City of Celina on the effective date of the annexation ordinance.

K) OTHER SERVICES

- 1) Other services that may be provided by the City of Celina, such as municipal and general

administration will be made available on the effective date of the annexation. The City of Celina shall provide levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of services, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density similar to those reasonably contemplated or projected in the area.

L) UNIFORM LEVEL OF SERVICES IS NOT REQUIRED

- 1) Nothing in this Service Plan shall require the City of Celina to provide a uniform level of full municipal services to each area of the City, including the annexed areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for provided different levels of service. The City Council finds and determines that this Service Plan will not provide any fewer services, and it will not provide a lower level of services, than were in existence in the annexed area at the time immediately preceding the annexation process.
- 2) The City of Celina's codes, ordinances, regulations and policies that apply throughout the City may be reviewed at City Hall and at <http://www.franklinlegal.net/codes.html>.

M) TERM

- 1) This Service Plan shall be valid for a term of ten (10) years. Renewal of the Service Plan shall be at the discretion of the City Council and must be approved by ordinance.

N) AMENDMENTS

- 1) This Service Plan may be amended if the City Council determines at a public hearing that changed conditions or subsequent occurrences make this Service Plan unworkable or obsolete. The City Council may amend the Service Plan to conform to the changed conditions, subsequent occurrences or any other legally sufficient circumstances exist pursuant to the LGC or other Texas or Federal laws that make this service plan unworkable, obsolete or unlawful.



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Ben Rodriguez, Planner
 CC: Mike Foreman, City Manager
 Date: May 12, 2015
 Re: Consider and Act Upon a Resolution of the City Council of the City of Celina, Texas, Setting a Date, Time and Place (Tuesday, June 9, 2015 at 6:00 PM & June 9, 2015 at 6:05 PM) for Public Hearings on the Proposed Annexations 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 Actions to Fulfill the Requirements of the Municipal Annexation Act.

Action Requested:

Consider and act upon a resolution of the City Council of the City of Celina, Texas, setting a date, time and place (Tuesday, June 9, 2015 at 6:00 PM & June 9, 2015 at 6:05 PM) for public hearings 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; a 34.815 acre tract of land located in Abstract A0132, B B B & C Ry Co Survey, Tract 12; a 107.207 acre tract of land located in Abstract A0132 B B B & C Ry Co Survey, Tract 6; a 15.0016 acre tract of land located In Abstract A0488, George Joy Survey, Tract 7; and authorizing and directing the City Secretary to publish notice of such public hearings and authorizing city staff to take all necessary actions to fulfill the requirements of the Municipal Annexation Act. Liebman

Background Information:

Below is the anticipated annexation schedule for the properties listed in Exhibits "A", "B", "C", "D" & "E".

- May 12, 2015 - City Council acts on Resolution to set the public hearing dates.
- June 09, 2015 - Two separate public hearings are held on the same night (6:00pm & 6:05pm @ 112 N. Colorado Dr. Celina, Texas.)
- July 14, 2015 - City Council acts on Ordinance annexing the properties listed in Exhibits "A", "B", "C", "D" & "E".

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

- Resolution
- Aerial Exhibit

Staff Recommendation:

Staff Recommends that the Item be Approved as Presented

Thank you for your consideration of this item. If I can be of any support, please contact me at 972-382-2682 x 1071 or by email at vfaulkner@celina-tx.gov.

**CITY OF CELINA
RESOLUTION NO. 2015-__**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, SETTING A DATE, TIME, AND PLACE FOR PUBLIC HEARINGS ON A PROPOSED 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.

WHEREAS, the City of Celina, Texas (the “City”) is a Home Rule municipality located in Collin County, Texas, and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the Celina Home Rule Charter; and

WHEREAS, the City of Celina is provided the power to annex land under its Home Rule Charter and Section 43.021 of the Texas Local Government Code pursuant to the requirements and limitations set forth in state law; and

WHEREAS, the City of Celina has determined that it is in the best interest of the City and its citizens to consider the potential annexation of certain properties that are located within the City’s extraterritorial jurisdiction; and

WHEREAS, the City of Celina desires to start the process that will enable the City, should it so desire, to annex the properties referenced in Exhibits “A” & “B” into the City of Celina, call two public hearings, and set a proposed annexation proceedings schedule.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS;

- I. That on Tuesday, the 9^h day of June, 2015 at 6:00 p.m. and on Tuesday, the 9th day of June, 2015 at 6:05 p.m., at 112 N. Colorado, Celina, Texas 75009. The City Council will hold public hearings giving all interested persons the right to appear and be heard on the proposed annexations by the City of Celina of the properties more particularly described on the attached Exhibits “A”, “B”, “C” & “D”.
- II. That the City Secretary is hereby authorized and directed to cause notice of each public hearing to be published once in a newspaper having general circulation in the City and in the territories described in Exhibits “A”, “B”, “C” & “D” not more than twenty (20) days, nor less than ten (10) days prior to the date of such public hearing, in accordance with the Municipal Annexation Act.

PASSED AND APPROVED by the City Council of the City of Celina, Texas, this the 12th day May, 2015.

SEAN TERRY, MAYOR

VICKI FAULKNER, CITY SECRETARY

Attachment: May Involuntary Annexation Resolution (1081 : May Involuntary Annexation Resolution)

EXHIBIT “A”**Property Description**

Abs A0167 Collin County School Land #14 Survey, Blk 2, Tract 39, 7.0 Acres

EXHIBIT “B”**Property Description**

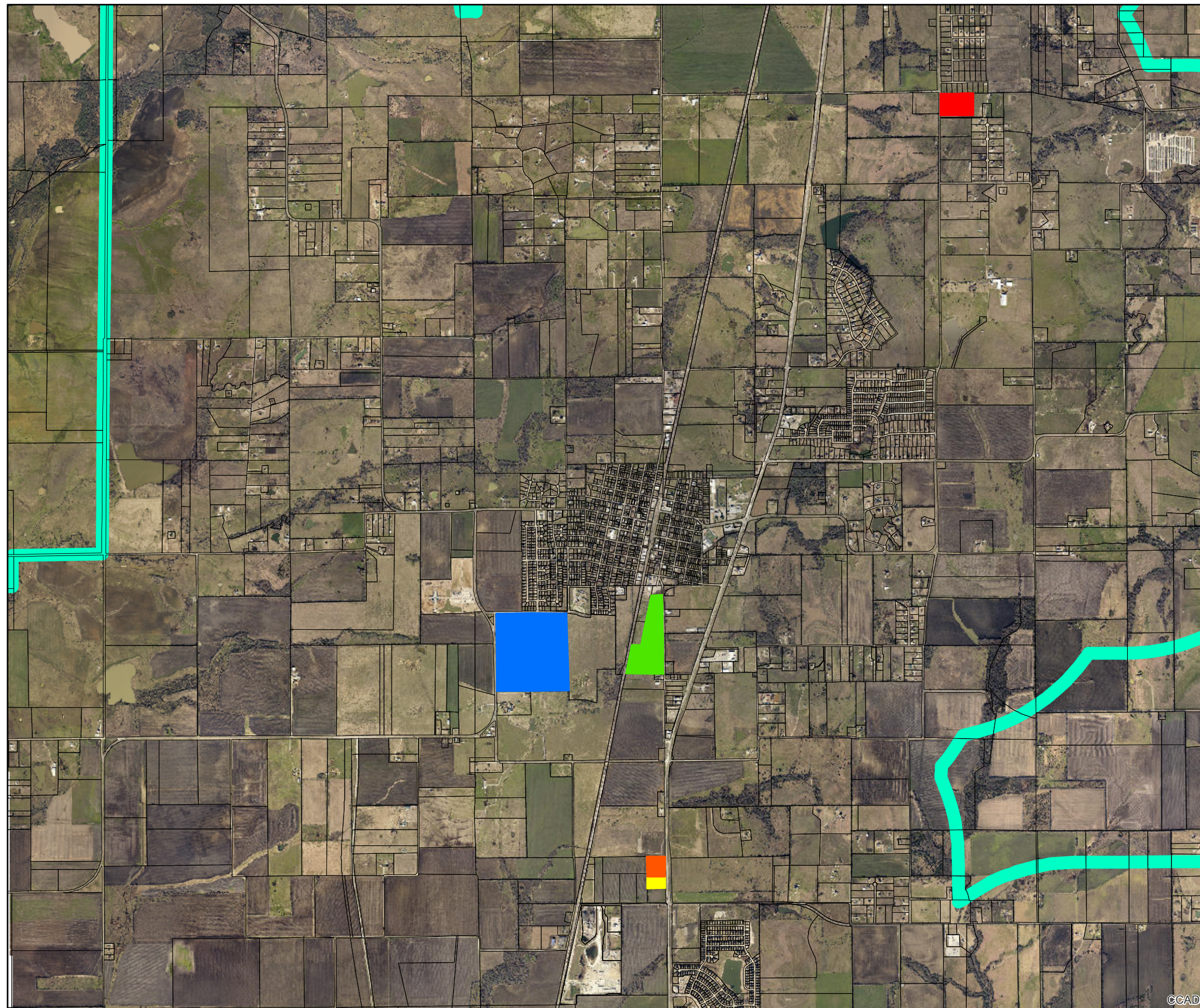
Abs A0167 Collin County School Land #14 Survey, Blk 2, Tract 89, 4.115 Acres

EXHIBIT “C”**Property Description**

Abs A0132 B B B & C Ry Co Survey, Tract 12, 34.815 Acres

EXHIBIT “D”**Property Description**

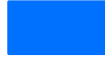
Abs A0132 B B B & C Ry Co Survey, Tract 6, 107.207 Acres



Aerial Exhibit



Legend

-  Tract "A"
-  Tract "B"
-  Tract "C"
-  Tract "D"
-  Tract "E"
-  ETJ



Date: 5/6/2015



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Helen-Eve Liebman, Director of Planning and Development Services
CC: Mike Foreman, City Manager
Date: May 12, 2015
Re: Public Improvement District Petition for Ownsby Farms

Action Requested:

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, calling for a public hearing and directing the statutory notices to be given. The property, Ownsby Farms, is ± 113.548 acres and is comprised of Lots 14, 15 and 17 of Subdivision 14 of the Collin County School Land Survey, Abstract Number 167, Collin County, State of Texas. The property is generally located west of SH 289 (Preston Road), north of Frontier Parkway (FM 1461), south and east of CR 53. (Ownsby Farms) Liebman

Background Information:

The applicant submitted a petition on March 26, 2015 to create a PID Public Improvement District for ± 113.548 acres of land (Ownsby Farms). The proposed resolution authorizes the creation of the Ownsby Farms Public Improvement District PID and provides for items associated with the PID.

Public Notice:

N/A

Supporting Documents:

- PID Petition
- Resolution Authorizing and the Creation of the Ownsby Farms PID

Legal Review:

The proposed resolution has been reviewed by the City's land use attorney.

Board/Committee Recommendation:

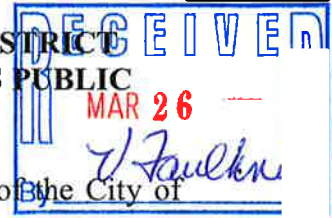
N/A

Staff Recommendation:

Approval.

Thank you for your consideration of this item. If I can be of any support, please contact me at 972-382-2682 x 1071 or by email at vfaulkner@celina-tx.gov.

**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT
WITHIN THE CITY OF CELINA, TEXAS FOR THE OWNSBY FARMS PUBLIC
IMPROVEMENT DISTRICT**



This petition ("Petition") is submitted and filed with the City Secretary of the City of Celina, Texas ("City"), by CADG Ownsby Farms, LLC, a Texas limited liability company, owner of a majority of the real property (the "Petitioner") located within the proposed boundaries of the District, as hereinafter defined. Acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "Act"), the Petitioner requests that the City create a public improvement district (the "District"), to include property located within the city limits of the City (the "Property"), more particularly described by a metes and bounds description in **Exhibit A** and depicted in **Exhibit B**. In support of this Petition, the Petitioner would present the following:

Section 1. General Nature of the Authorized Improvements. The general nature of the proposed public improvements (collectively, the "Authorized Improvements") may include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction and maintenance of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the district; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (vi) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (vi) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

Section 2. Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire, and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in the establishment administration and operation of the District, is \$20,000,000.00. The City will pay none of the costs of the proposed improvements from funds other than such assessments. The remaining costs of the proposed improvements will be paid from sources other than the City or assessments of property owners.

Section 3. Boundaries of the Proposed District. The District is proposed to include the Property.

Attachment: Petition for PID Ownsby Farms (1087 : Ownsby Farms PID Petition)

Section 4. Proposed Method of Assessment.

The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and principal), and certain assessments may be paid in annual installments (including interest and principal). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest).

Section 5. Proposed Apportionment of Costs between the District and the City.

The City will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the District and possible tax increment reinvestment zone revenue. No municipal property in the public improvement district shall be assessed. The Petitioner may also pay certain costs of the improvements from other funds available to the Petitioner.

Section 6. Management of the District.

The Petitioner proposes that the District be managed by the City, with the assistance of a consultant, who shall, from time to time, advise the City regarding certain operations of the District.

Section 7. The Petitioner Requests Establishment of the District. The person(s) signing this Petition request(s) the establishment of the District, is duly authorized, and has the corporate authority to execute and deliver the Petition.

Section 8. Advisory Board.

The Petitioner proposes that the District be established and managed without the creation of an advisory board. If an advisory board is created, the Petitioner requests that a representative of the Petitioner be appointed to the advisory board.

Section 9. Landowner(s).

This Petition has been signed by (1) the owners of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located; and (2) record owners of real property liable for assessment under the proposal who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal.

This Petition is hereby filed with the City Secretary of the City, or other officer performing the functions of the municipal secretary, in support of the creation of the District by

the City Council of the City as herein provided. The undersigned request that the City Council of the City call a public hearing on the advisability of the Authorized Improvements, give notice thereof as provided by law and grant all matters requested in this Petition and grant such other relief, in law or in equity, to which Petitioner may show itself to be entitled.

RESPECTFULLY SUBMITTED, on this the 10 day of March, 2015.

CADG Ownsby Farms, LLC,
a Texas limited liability company

By: CADG Holdings, LLC,
a Texas limited liability company
Its Sole Member

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: [Signature]
Name: Mehrdad Moayed
Its: Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 10 day of March, 2015, by Mehrdad Moayed, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of CADG Holdings, LLC, as Sole Member of CADG Ownsby Farms, LLC, a Texas limited liability company on behalf of said company.



[Signature]
Notary Public, State of Texas

Attachment: Petition for PID Ownsby Farms (1087 : Ownsby Farms PID Petition)

EXHIBIT A**Metes and Bounds**

BEING A CERTAIN TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY NO. 14, ABSTRACT NUMBER 167, COLLIN COUNTY, TEXAS AND BEING A PART OF THAT TRACT OF LAND (TRACTS 2 AND 3) DESCRIBED BY DEED TO OWNSBY 1880 FARMS, LTD., RECORDED IN VOLUME 4332, PAGE 1047 OF OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 60D NAIL FOUND AT THE SOUTHWEST CORNER OF SAID TRACT 3, AND BEING THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO KEERAN FAMILY PARTNERSHIP, LTD., RECORDED IN VOLUME 4957, PAGE 2455 OF SAID OFFICIAL PUBLIC RECORDS, AND BEING IN THE EAST LINE OF THAT TRACT OF LAND DESCRIBED BY DEED TO FORESTAR/RPG LAND COMPANY LLC, RECORDED IN INSTRUMENT NUMBER 20070221000239380 SAID OFFICIAL PUBLIC RECORDS;

THENCE N 00°28'06"W, 2685.49 FEET WITH WEST LINE OF SAID TRACT 2 AND 3 AND THE EAST LINE OF SAID FORESTAR/RPG TRACT, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", SET, FROM WHICH A ½ INCH IRON ROD, FOUND AT AN ELL CORNER, BEARS N00°28'06"W, 1372.52 FEET;

THENCE S 89°59'53"E, 1578.03 FEET, DEPARTING SAID COMMON LINE, TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", SET;

THENCE S 00°32'58"E, AT 1550.00 FEET, A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PELTON", SET AS WITNESS, IN ALL 1621.17 FEET TO THE CENTERLINE OF A TRIBUTARY OF DOE BRANCH;

THENCE GENERALLY ALONG SAID CENTERLINE THE FOLLOWING BEARINGS AND DISTANCES:

S 47°14'14"E, 632.14 FEET;

S 88°43'41"E, 330.75 FEET;

S 64°15'48"E, 259.39 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 289, ALSO KNOWN AS PRESTON ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 00°36'04"E, 125.28 FEET, WITH SAID WEST RIGHT-OF-WAY, TO A TEXAS DEPARTMENT OF TRANSPORTATION WOOD POST, FOUND;

THENCE S 00°24'05"E, 366.47 FEET, CONTINUING WITH SAID WEST RIGHT-OF-WAY LINE TO A METAL FENCE POST FOUND AT THE SOUTHEAST CORNER OF AFOREMENTIONED TRACT 3, AND BEING THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO J.ALTUS, INC., PROFIT SHARING TRUST, ET AL, RECORDED IN VOLUME 5870, PAGE 5025 SAID OFFICIAL PUBLIC RECORDS;

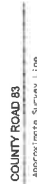
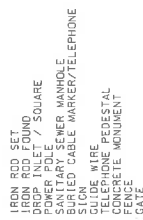
THENCE S 89°23'49"W, 1264.45 FEET, DEPARTING SAID WEST RIGHT-OF-WAY WITH THE NORTH LINE OF SAID ALTUS TRACT TO A 1/2 INCH IRON ROD, FOUND AT THE NORTHWEST CORNER OF SAID ALTUS TRACT AND BEING THE NORTHEAST CORNER OF AFOREMENTIONED KEERAN TRACT;

THENCE S 89°34'11"W, 1334.46 FEET WITH THE NORTH LINE OF SAID KEERAN TRACT, TO THE POINT OF BEGINNING AND CONTAINING 4,946,162 SQUARE FEET OR 113.548 ACRES OF LAND MORE OR LESS.

EXHIBIT B
Property Depiction

Attachment: Petition for PID Ownsby Farms (1087 : Ownsby Farms PID Petition)

CERTIFICATION

APG Land Company LLC
00070221000239380[illegible]

www

1. THE SURVEY SHOWN WERE PREPARED WITH THE BENEFIT OF A COMINGLY ISSUED POLICY INSURANCE ISSUED ON DECEMBER 29, 2014 ISSUED BY TEXAS STATE LIFE INSURANCE COMPANY, 10000 WEST 13TH AVE AND 805 S. WILSON, DALLAS, TEXAS 75243-4600.
2. BASED ON BEARING IS THE TEXAS STATE PLUME COORDINATE SYSTEM. NAD83, ZONE 402E.
3. STATIONED "PLUTO" UNLESS OTHERWISE NOTED.
4. THE APPROXIMATE 100 YEAR FLOOD PLAIN LINE SHOWN WAS DIGITIZED FROM THE 1976 FLOOD INSURANCE RATE MAP FOR FLOOD ZONE 1A, 2A, 3A, 4A, 5A, 6A, 7A, 8A, 9A, 10A, 11A, 12A, 13A, 14A, 15A, 16A, 17A, 18A, 19A, 20A, 21A, 22A, 23A, 24A, 25A, 26A, 27A, 28A, 29A, 30A, 31A, 32A, 33A, 34A, 35A, 36A, 37A, 38A, 39A, 40A, 41A, 42A, 43A, 44A, 45A, 46A, 47A, 48A, 49A, 50A, 51A, 52A, 53A, 54A, 55A, 56A, 57A, 58A, 59A, 60A, 61A, 62A, 63A, 64A, 65A, 66A, 67A, 68A, 69A, 70A, 71A, 72A, 73A, 74A, 75A, 76A, 77A, 78A, 79A, 80A, 81A, 82A, 83A, 84A, 85A, 86A, 87A, 88A, 89A, 90A, 91A, 92A, 93A, 94A, 95A, 96A, 97A, 98A, 99A, 100A, 101A, 102A, 103A, 104A, 105A, 106A, 107A, 108A, 109A, 110A, 111A, 112A, 113A, 114A, 115A, 116A, 117A, 118A, 119A, 120A, 121A, 122A, 123A, 124A, 125A, 126A, 127A, 128A, 129A, 130A, 131A, 132A, 133A, 134A, 135A, 136A, 137A, 138A, 139A, 140A, 141A, 142A, 143A, 144A, 145A, 146A, 147A, 148A, 149A, 150A, 151A, 152A, 153A, 154A, 155A, 156A, 157A, 158A, 159A, 160A, 161A, 162A, 163A, 164A, 165A, 166A, 167A, 168A, 169A, 170A, 171A, 172A, 173A, 174A, 175A, 176A, 177A, 178A, 179A, 180A, 181A, 182A, 183A, 184A, 185A, 186A, 187A, 188A, 189A, 190A, 191A, 192A, 193A, 194A, 195A, 196A, 197A, 198A, 199A, 200A, 201A, 202A, 203A, 204A, 205A, 206A, 207A, 208A, 209A, 210A, 211A, 212A, 213A, 214A, 215A, 216A, 217A, 218A, 219A, 220A, 221A, 222A, 223A, 224A, 225A, 226A, 227A, 228A, 229A, 230A, 231A, 232A, 233A, 234A, 235A, 236A, 237A, 238A, 239A, 240A, 241A, 242A, 243A, 244A, 245A, 246A, 247A, 248A, 249A, 250A, 251A, 252A, 253A, 254A, 255A, 256A, 257A, 258A, 259A, 260A, 261A, 262A, 263A, 264A, 265A, 266A, 267A, 268A, 269A, 270A, 271A, 272A, 273A, 274A, 275A, 276A, 277A, 278A, 279A, 280A, 281A, 282A, 283A, 284A, 285A, 286A, 287A, 288A, 289A, 290A, 291A, 292A, 293A, 294A, 295A, 296A, 297A, 298A, 299A, 300A, 301A, 302A, 303A, 304A, 305A, 306A, 307A, 308A, 309A, 310A, 311A, 312A, 313A, 314A, 315A, 316A, 317A, 318A, 319A, 320A, 321A, 322A, 323A, 324A, 325A, 326A, 327A, 328A, 329A, 330A, 331A, 332A, 333A, 334A, 335A, 336A, 337A, 338A, 339A, 340A, 341A, 342A, 343A, 344A, 345A, 346A, 347A, 348A, 349A, 350A, 351A, 352A, 353A, 354A, 355A, 356A, 357A, 358A, 359A, 360A, 361A, 362A, 363A, 364A, 365A, 366A, 367A, 368A, 369A, 370A, 371A, 372A, 373A, 374A, 375A, 376A, 377A, 378A, 379A, 380A, 381A, 382A, 383A, 384A, 385A, 386A, 387A, 388A, 389A, 390A, 391A, 392A, 393A, 394A, 395A, 396A, 397A, 398A, 399A, 400A, 401A, 402A, 403A, 404A, 405A, 406A, 407A, 408A, 409A, 410A, 411A, 412A, 413A, 414A, 415A, 416A, 417A, 418A, 419A, 420A, 421A, 422A, 423A, 424A, 425A, 426A, 427A, 428A, 429A, 430A, 431A, 432A, 433A, 434A, 435A, 436A, 437A, 438A, 439A, 440A, 441A, 442A, 443A, 444A, 445A, 446A, 447A, 448A, 449A, 450A, 451A, 452A, 453A, 454A, 455A, 456A, 457A, 458A, 459A, 460A, 461A, 462A, 463A, 464A, 465A, 466A, 467A, 468A, 469A, 470A, 471A, 472A, 473A, 474A, 475A, 476A, 477A, 478A, 479A, 480A, 481A, 482A, 483A, 484A, 485A, 486A, 487A, 488A, 489A, 490A, 491A, 492A, 493A, 494A, 495A, 496A, 497A, 498A, 499A, 500A, 501A, 502A, 503A, 504A, 505A, 506A, 507A, 508A, 509A, 510A, 511A, 512A, 513A, 514A, 515A, 516A, 517A, 518A, 519A, 520A, 521A, 522A, 523A, 524A, 525A, 526A, 527A, 528A, 529A, 530A, 531A, 532A, 533A, 534A, 535A, 536A, 537A, 538A, 539A, 540A, 541A, 542A, 543A, 544A, 545A, 546A, 547A, 548A, 549A, 550A, 551A, 552A, 553A, 554A, 555A, 556A, 557A, 558A, 559A, 560A, 561A, 562A, 563A, 564A, 565A, 566A, 567A, 568A, 569A, 570A, 571A, 572A, 573A, 574A, 575A, 576A, 577A, 578A, 579A, 580A, 581A, 582A, 583A, 584A, 585A, 586A, 587A, 588A, 589A, 590A, 591A, 592A, 593A, 594A, 595A, 596A, 597A, 598A, 599A, 600A, 601A, 602A, 603A, 604A, 605A, 606A, 607A, 608A, 609A, 610A, 611A, 612A, 613A, 614A, 615A, 616A, 617A, 618A, 619A, 620A, 621A, 622A, 623A, 624A, 625A, 626A, 627A, 628A, 629A, 630A, 631A, 632A, 633A, 634A, 635A, 636A, 637A, 638A, 639A, 640A, 641A, 642A, 643A, 644A, 645A, 646A, 647A, 648A, 649A, 650A, 651A, 652A, 653A, 654A, 655A, 656A, 657A, 658A, 659A, 660A, 661A, 662A, 663A, 664A, 665A, 6

A BOUNDARY SURVEY OF
113.548 Acres
LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY
NO. 14, ABSTRACT NUMBER 167, COLLIN COUNTY, TEXAS

A BOUNDARY SURVEY OF
113.548 Acres

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113.548 Acres

A BOUNDARY SURVEY OF

AND SITUATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY
NO. 14, ABSTRACT NUMBER 167, COLLIN COUNTY, TEXAS



PELTON
LAND SOLUTIONS

1

OF SHEETS

**CITY OF CELINA, TEXAS
RESOLUTION NO. __**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA,
TEXAS, ACCEPTING A PETITION TO CREATE A PUBLIC
IMPROVEMENT DISTRICT IN THE ETJ AND CALLING FOR A
PUBLIC HEARING.**

WHEREAS, Chapter 372 of the Texas Local Government Code (the “Act”) authorizes the creation of public improvement districts; and

WHEREAS, on March 26, 2015, the owners of real property delivered to the City of Celina, Texas a petition (the “Petition”, which is attached as Exhibit “A”) indicating: (i) the owners of more than fifty percent (50%) of the appraised value of the taxable real property liable for assessment, and (ii) the owners of more than fifty percent (50%) of the area of all taxable real property liable for assessment within the District have executed the Petition requesting that the City Council create the Ownsby Farms Public Improvement District (the “District”), as shown in Exhibit “A” (the “map of the District”); and

WHEREAS, the Act states that the Petition is sufficient if signed by owners of more than fifty percent (50%) of the taxable real property, according to appraised value, and either of the following: more than fifty percent (50%) of the area of all taxable real property liable for assessment under the proposal, or more than fifty percent (50%) of all record owners of property liable for assessment; and

WHEREAS, the Act further requires that prior to the adoption of the resolution creating the District, the City Council must hold a public hearing on the advisability of establishing the District, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the costs.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

Section 1. City Staff reviewed the Petition and determined that same complied with the requirement of the Act and the City Council accepts the Petition.

Section 2. The City Council calls a public hearing to be scheduled at 6:30 p.m. on June 9, 2015 to be held at First United Methodist Church, 112 N. Colorado Street, Celina, Texas on the advisability of establishing the District, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the cost.

Section 3. The City Council hereby authorizes and directs the City Secretary, before the 15th day before the June 9th, 2015 hearing, in accordance with the Act, to: (a) publish notice in a newspaper of general circulation of the public hearing; and (b) mail notice of the public hearing to the owners of property located in the proposed District as reflected on the city tax rolls.

PASSED AND APPROVED THIS THE 12th DAY OF May, 2015.

CITY OF CELINA, TEXAS

SEAN TERRY, MAYOR

ATTEST:

VICKI FAULKNER, CITY SECRETARY

EXHIBIT A
Petition for the Creation of a Public Improvement District including Map

Attachment: Resolution Accepting PID Petition Ownsby Farms (1087 : Ownsby Farms PID Petition)



Planning and Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Helen-Eve Liebman, Director of Planning and Development Services
 CC: Mike Foreman, City Manager
 Date: May 12, 2015
 Re: Public Improvement District Petition for Sutton Fields

Action Requested:

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, calling for a public hearing and directing the statutory notices to be given. The property, Sutton Fields, is a ±494.883 acre tract of land located in the F. Wilkerson Survey, Abstract No. 1411, H. Rue Survey, Abstract No. 1111, T. Cox Survey, Abstract No. 309, J. Rue Survey, Abstract No. 1109, and the C. Jackson Survey, Abstract No. 1546, Denton County, Texas the property is generally located at the northeast corner of Parvin Road and FM1385. (Sutton Fields) Liebman

Background Information:

The applicant has submitted a petition to create a PID Public Improvement District for ±494.883 acres of land (Sutton Fields). The proposed resolution authorizes the creation of the Sutton Fields Public Improvement District PID and provides for items associated with the PID.

Public Notice:

N/A

Supporting Documents:

- PID Petition
- Resolution Authorizing the Creation of the Sutton Fields PID

Legal Review:

The proposed resolution has been reviewed by the City's land use attorney.

Board/Committee Recommendation:

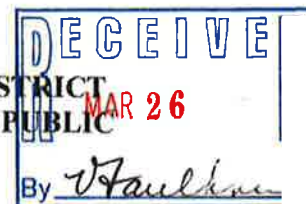
N/A

Staff Recommendation:

Approval.

Thank you for your consideration of this item. If I can be of any support, please contact me at 972-382-2682 x 1071 or by email at vfaulkner@celina-tx.gov.

**PETITION FOR THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT
WITHIN THE CITY OF CELINA, TEXAS FOR THE SUTTON FIELDS PUBLIC
IMPROVEMENT DISTRICT**



This petition ("Petition") is submitted and filed with the City Secretary of the City of Celina, Texas ("City"), by CADG Sutton Fields, L.L.C., a Texas limited liability company; owner of a majority of the real property (the "Petitioner"). Acting pursuant to the provisions of Chapter 372, Texas Local Government Code, as amended (the "Act"), the Petitioner requests that the City create a public improvement district (the "District"), to include property located within the city limits of the City (the "Property"), more particularly described by a metes and bounds description in **Exhibit A** and depicted in **Exhibit B**. In support of this Petition, the Petitioner would present the following:

Section 1. General Nature of the Authorized Improvements. The purposes of the District include the design, acquisition, construction, and improvement of public improvement projects authorized by the Act that are necessary for the development of the Property, which public improvements will include (collectively, the "Authorized Improvements"): landscaping, entryway features, water, wastewater, sidewalks, streets, roadways, off-street parking, drainage system improvements, trails, parks and open space; similar off-site projects that provide a benefit to the property within the District; special supplemental services for the improvement and promotion of the district; payment of costs associated with operating and maintaining the public improvements listed above; and payment of expenses incurred in the establishment, administration, and operation of the district. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

Section 2. Estimated Cost of the Authorized Improvements. The estimated cost to design, acquire, and construct the Authorized Improvements, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in the establishment administration and operation of the District, is \$80,000,000.00. The City will pay none of the costs of the proposed improvements from funds other than such assessments and/or amounts received by the City pursuant to a tax increment reinvestment zone applicable to the Property. The remaining costs of the proposed improvements will be paid from sources other than the City or assessments of property owners.

Section 3. Boundaries of the Proposed District. The District is proposed to include the Property.

Section 4. Proposed Method of Assessment.

The City shall levy assessments on each parcel within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments may be paid in full at any time (including interest and principal), and certain assessments may be paid in annual installments (including interest and principal). If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for

those Authorized Improvements financed by the assessment, and must continue for a period necessary to retire the indebtedness of those Authorized Improvements (including interest).

Section 5. Proposed Apportionment of Costs between the District and the City.

The City will not be obligated to provide any funds to finance the Authorized Improvements, other than from assessments levied on the District, and possible tax increment reinvestment zone revenue. No municipal property in the public improvement district shall be assessed. The Petitioners may also pay certain costs of the improvements from other funds available to the Petitioners.

Section 6. Management of the District.

The Petitioner proposes that the District be managed by the City, with the assistance of a consultant, who shall, from time to time, advise the City regarding certain operations of the District.

Section 7. The Petitioner Requests Establishment of the District. The person(s) signing this Petition request(s) the establishment of the District, is duly authorized, and has the corporate authority to execute and deliver the Petition.

Section 8. Advisory Board.

The Petitioner proposes that the District be established and managed without the creation of an advisory board. If an advisory board is created, the Petitioner requests that a representative of the Petitioner be appointed to the advisory board.

Section 9. Landowner(s).

This Petition has been signed by (1) the owners of taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment under the proposal, as determined by the current roll of the appraisal district in which the property is located; and (2) record owners of real property liable for assessment under the proposal who: (A) constitute more than 50 percent of all record owners of property that is liable for assessment under the proposal; or (B) own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment under the proposal.

This Petition is hereby filed with the City Secretary of the City, or other officer performing the functions of the municipal secretary, in support of the creation of the District by the City Council of the City as herein provided. The undersigned request that the City Council of the City call a public hearing on the advisability of the Authorized Improvements, give notice thereof as provided by law and grant all matters requested in this Petition and grant such other relief, in law or in equity, to which Petitioners may show themselves to be entitled.

RESPECTFULLY SUBMITTED, on this the _____ day of _____, 2015.

OWNER:

CADG Sutton Fields, LLC,
a Texas limited liability company

By: CADG Holdings, LLC,
a Texas limited liability company
Its Sole Member

By: MMM Ventures, LLC,
a Texas limited liability company
Its Manager

By: 2M Ventures, LLC,
a Delaware limited liability company
Its Manager

By: *Mehrdad Moayed*
Name: Mehrdad Moayed
Its: Manager

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 24 day of March, 2015 by Mehrdad Moayed, Manager of 2M Ventures, LLC, as Manager of MMM Ventures, LLC, as Manager of CADG Holdings, LLC, as Sole Member of CADG Sutton Fields, LLC, a Texas limited liability company on behalf of said company.



Laura L. Wayland
Notary Public, State of Texas

Attachment: Petition for PID Sutton Fields (1086 : Sutton Fields PID Petition)

EXHIBIT A
Metes and Bounds

Attachment: Petition for PID Sutton Fields (1086 : Sutton Fields PID Petition)

SUTTON FIELDS P.I.D. NO. 1

LEGAL DESCRIPTION

494.883 ACRE TRACT

BEING that certain tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, the Thomas B. Cox Survey, Abstract No. 309, the Carrol Jackson Survey, Abstract No. 1546, the Jacob Rue Survey, Abstract No. 1109, and the Hiram Rue Survey, Abstract No. 1111, in Denton County, Texas, and being all of that certain tract of land described in deed to Tarsan Corporation recorded in Document No. 2002-108524, of the Real Property Records of Denton County, Texas (RPRDCT), being all of those certain tracts of land described in deeds to Mike A. Myers Investment Holdings, L.P. recorded in Document No. 2005-33384, RPRDCT, Document No. 2007-53939 RPRDCT, and Document No. 2005-93340, RPRDCT, all of that certain tract of land described in deed to The Amanda S. Myers Irrevocable Asset Trust recorded in Document No. 2011-125051, RPRDCT, all of that certain tract of land described in deed to Ok Kyun and Youngmoo Kim, Trustees of the Kim Family Living Trust recorded in Document No. 2005-86220, RPRDCT, and part of that certain tract of land described in deed to Frisco Industrial Partners recorded in Document NO. 2008-66233, RPRDCT, and being more particularly described as follows;

BEGINNING at a 1/2 inch capped iron rod found, said iron rod being located on the east right-of-way line of Farm to Market (FM) Road No. 1385 (variable width R.O.W.), and also being the northwest corner of Countryview Addition, an addition to Denton County according to Final Plat recorded in Cabinet F, Page 267, of the Plat Records of Denton County, Texas;

THENCE North $01^{\circ}28'09''$ East, with said east right-of-way line of FM No. 1385, a distance of 310.72 feet to a 1/2 inch iron rod found for corner, said iron rod being the northwest corner of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2007-53939 RPRDCT, and a southwest corner of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-93340 RPRDCT;

THENCE North $01^{\circ}22'30''$ East, continuing with the east right-of-way line of FM No. 1385, a distance of 204.07 feet to a 1/2 inch iron rod found for corner, said iron rod being the northwest corner of said Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-93340 RPRDCT, and the southwest corner of the aforementioned tract of land described in deed to Tarsan Corporation recorded in Document No. 2002-108524, RPRDCT;

THENCE North $01^{\circ}32'20''$ East, continuing with the east right-of-way line of FM No. 1385, a distance of 455.39 feet to a 1/2 inch iron rod found for corner;

THENCE North $01^{\circ}55'34''$ East, continuing with the east right-of-way line of FM No. 1385, a distance of 446.59 feet to a 1/2 inch iron rod found for corner at the intersection of the east right-of-way line of FM No. 1385, and the approximate center of Crutchfield Road (undedicated public road), and the northwest corner of said Tarsan Corporation tract;

THENCE North $89^{\circ}43'38''$ East, with said approximate center of Crutchfield Road, and the north line of the Tarsan tract, and the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in

Document No. 2005-33384, RPRDCT, a distance of 3428.14 feet to a railroad spike found for corner at the northeast corner of said Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT;

THENCE North 00°08'37" West, continuing with the approximate center of Crutchfield Road, and with the west line of the aforementioned Amanda S. Myers Irrevocable Asset Trust tract, a distance of 858.91 feet to a 1/2 inch iron rod found for corner, said iron rod being the northwest corner of said Amanda S. Myers Irrevocable Asset Trust tract, and the southeast corner of that certain tract of land described in deed to Fashand Farm, Ltd. recorded in Document No. 2004-135532, RPRDCT;

THENCE North 89°30'51" East, continuing with the approximate center of Crutchfield Road, and with the north line of the Amanda S. Myers Irrevocable Asset Trust tract, a distance of 1759.29 feet to a 1/2 inch iron rod found for corner;

THENCE South 00°23'19" East, with the east line of the Amanda S. Myers Irrevocable Asset Trust tract, and the west line of that certain tract of land described in deed to Smiley Road, Ltd. recorded in Document No. 2006-2064, RPRDCT, a distance of 2685.16 feet to a 5/8 inch iron rod found for corner;

THENCE South 89°13'31" West, with a line described in Boundary Line Agreement recorded in Instrument No. 2005-122140, RPRDT, a distance of 527.69 feet to a 1/2 inch iron rod found for corner;

THENCE South 00°41'45" West, with a line described in said Boundary Line Agreement recorded in Instrument No. 2005-122140, RPRDT, a distance of 2985.21 feet to a 60d nail found in asphalt for corner, said nail being located in the approximate center of Parvin Road (undedicated public road);

THENCE North 89°11'44" West, with said approximate center of Parvin Road, and with a line described in said Boundary Line Agreement recorded in Instrument No. 2005-122140, RPRDT, a distance of 1163.46 feet to a 3/8 inch iron rod found for corner;

THENCE North 00°42'55" West, leaving the approximate center of Parvin Road, and with the west line of the Amanda S. Myers Irrevocable Asset Trust tract, the east line of that certain tract of land described in deed to Donald K. Estep and Sonja K. Estep recorded in Document No. 2011-67774, RPRDCT, and that certain tract of land described in deed to Donald Kenny Estep and Sonja Kay Estep recorded in Document No. 2001-99806, RPRDCT, a distance of 280.30 feet to a 5/8 inch iron rod with plastic cap marked [PETITT-RPLS 4087] set for corner;

THENCE South 89°32'42" West, with a south line of that certain tract of land described in deed to Ok Kyun and Youngmoo Kim, Trustees of the Kim Family Living Trust recorded in Document No. 2005-86220, RPRDCT, a distance of 239.66 feet to a 5/8 inch iron rod with plastic cap marked [PETITT-RPLS 4087] set for corner;

THENCE South 00°49'27" East, with an easterly line of said Kim Family Living Trust tract, the west line of said Estep tracts, and the west line of that certain tract of land described in deed to Claude Adams and Kathleen Adams recorded in Document No. 2011-67775, RPRDCT, and the west line of that certain tract of land described in deed to David P. Brewer and Carolyn Brewer recorded in Document No. 2012-34990, RPRDCT, a distance of 734.88 feet to a 1/2 inch iron rod found for corner at the southwest corner of said Brewer tract, and an interior [ell] corner of the Kim Family Living Trust tract;

THENCE North $89^{\circ}20'27''$ East, a distance of 238.85 feet to a 1/2 inch iron rod found for corner, said iron rod being located at the southwest corner of the Brewer tract, a northeast corner of the Kim Family Living Trust tract, and also being located in the aforementioned approximate center of Parvin Road;

THENCE South $00^{\circ}32'10''$ East, with an easterly line of the Kim Family Living Trust tract, and said approximate center of Parvin Road, a distance of 490.79 feet to a 1/2 inch iron rod found for corner at the most southerly southeast corner of the Kim Family Living Trust tract;

THENCE South $89^{\circ}26'22''$ West, with the south line of the Kim Family Living Trust tract, and the approximate center of Parvin Road, a distance of 378.96 feet to a nail in asphalt found for corner;

THENCE North $00^{\circ}17'53''$ East, leaving the approximate center of Parvin Road, and with a west line of the Kim Family Living Trust tract, and the east line of that certain tract of land described in deed to John M. Cospers and Jackie Cospers recorded in Volume 626, Page 706, RPRDCT, passing at a distance of 27.73 feet a 5/8 inch iron rod in concrete found, continuing in all, a distance of 267.98 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" set for corner, from which a 5/8 inch iron rod in concrete found bears South $00^{\circ}17'33''$ West, a distance of 2.99 feet;

THENCE South $89^{\circ}25'59''$ West, with a south line of the Kim Family Living Trust tract, and the north line of the Cospers tract, a distance of 824.19 feet to a 1/2 inch iron rod found for corner;

THENCE South $00^{\circ}39'57''$ East, with the west line of the Cospers tract, and an easterly line of the Kim Family Living Trust tract, passing at a distance of 244.64 feet a 1/2 inch iron rod found, continuing in all, a distance of 265.80 feet to a 1/2 inch iron rod found for corner at a southeast corner of Kim Family Living Trust tract, and also being located in the aforementioned approximate center of Parvin Road;

THENCE South $89^{\circ}09'41''$ West, with the south line of the Kim Family Living Trust tract, and the approximate center of Parvin Road, passing at a distance of 411.81 feet a 1/2 inch iron rod found at the northeast corner of that certain tract of land described in deed to Swisher Partners, L.P. recorded in Document No. 2004-7927, RPRDCT, continuing in all, a distance of 462.41 feet to a 1/2 inch iron rod found for corner at the southeast corner of that certain tract of land described in deed to the City of Celina, Texas recorded in Document No. 2008-62468, RPRDCT;

THENCE North $00^{\circ}41'57''$ West, with the east line of said City of Celina, Texas tract, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" set for corner;

THENCE South $89^{\circ}18'36''$ West, with a north line of the City of Celina, Texas tract, and Parvin Road, a distance of 1107.30 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" set for corner;

THENCE North $00^{\circ}41'04''$ West, leaving said north line of Parvin Road, a distance of 843.46 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" set for corner;

THENCE South $89^{\circ}18'36''$ West, a distance of 815.06 feet to a 5/8 inch iron rod with plastic cap marked "PETITT-RPLS 4087" set for corner, said iron rod being located on an easterly line of said City of Celina, Texas tract, and the aforementioned east right-of-way line of FM No. 1385;

THENCE North 01°32'26" East, with said east right-of-way line of FM No. 1385 according to City of Celina, Texas tract deed, a distance of 350.05 feet to a 5/8 inch iron rod with plastic cap marked PETITT-RPLS 4087 set for corner;

THENCE North 89°22'47" East, leaving the east right-of-way line of FM No. 1385, and with the north line of the aforementioned tract of land described in deed to Frisco Industrial Partners recorded in Document No. 2008-66233, RPRDCT, and the south line of that certain tract of land described in deed to Anna Liz Hong recorded in Document No. 2014-15601, RPRDCT, a distance of 1908.52 feet to a 5/8 inch iron rod with plastic cap marked PETITT-RPLS 4087 set for corner;

THENCE North 00°41'47" West, with the east line of said Anna Liz Hong tract, and the most westerly line of the aforementioned Kim Family Living Trust tract, a distance of 1546.84 feet to an old wood corner post found for corner, from which a 5/8 inch iron rod found bears South 16°28'33" West, a distance of 1.57 feet;

THENCE North 00°24'23" West, with the west line of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT, passing at a distance of 479.75 feet a 5/8 inch iron rod found at the southeast corner of that certain tract of land described in deed to Lee A. Brown recorded in Document No. 2003-122624, RPRDCT, continuing with said west line of the Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT, and the east line of said Lee A. Brown tract, in all, a total distance of 951.64 feet to a 5/8 inch iron rod found for corner at the southeast corner of the aforementioned Countryview Addition;

THENCE North 00°07'02" West, continuing with the west line of the Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT, and the east line of said Countryview Addition, a distance of 588.61 feet to a 5/8 inch iron rod with plastic cap marked PETITT-RPLS 4087 set for corner, from which a 1/2 inch iron rod found bears South 89°26'31" West, a distance of 1.51 feet;

THENCE South 89°18'4" West, with the south line of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-93340, RPRDCT, a distance of 1301.63 feet to a 1/2 inch iron rod found for corner at the most southerly southwest corner of said Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-93340 RPRDCT, and the southeast corner of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2007-53939 RPRDCT;

THENCE South 89°15'45" West, with the south line of said Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2007-53939 RPRDCT, a distance of 522.72 feet to the POINT OF BEGINNING of herein described tract of land containing an area of 494.883 acres of land.

Note: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

EXHIBIT B
Property Depiction

Attachment: Petition for PID Sutton Fields (1086 : Sutton Fields PID Petition)



**CITY OF CELINA, TEXAS
RESOLUTION NO. __**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA,
TEXAS, ACCEPTING A PETITION TO CREATE A PUBLIC
IMPROVEMENT DISTRICT IN THE ETJ AND CALLING FOR A
PUBLIC HEARING.**

WHEREAS, Chapter 372 of the Texas Local Government Code (the “Act”) authorizes the creation of public improvement districts; and

WHEREAS, on March 26, 2015, the owners of real property delivered to the City of Celina, Texas a petition (the “Petition”, which is attached as Exhibit “A”) indicating: (i) the owners of more than fifty percent (50%) of the appraised value of the taxable real property liable for assessment, and (ii) the owners of more than fifty percent (50%) of the area of all taxable real property liable for assessment within the District have executed the Petition requesting that the City Council create the Sutton Fields Public Improvement District (the “District”), as shown in Exhibit “A” (the “map of the District”); and

WHEREAS, the Act states that the Petition is sufficient if signed by owners of more than fifty percent (50%) of the taxable real property, according to appraised value, and either of the following: more than fifty percent (50%) of the area of all taxable real property liable for assessment under the proposal, or more than fifty percent (50%) of all record owners of property liable for assessment; and

WHEREAS, the Act further requires that prior to the adoption of the resolution creating the District, the City Council must hold a public hearing on the advisability of establishing the District, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the costs.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

Section 1. City Staff reviewed the Petition and determined that same complied with the requirement of the Act and the City Council accepts the Petition.

Section 2. The City Council calls a public hearing to be scheduled at 6:30 p.m. on June 9, 2015 to be held at First United Methodist Church, 112 N. Colorado Street, Celina, Texas on the advisability of establishing the District, the nature of the improvements contemplated, the estimated costs of the improvements, the boundaries of the District, the method of assessment, and the apportionment, if any, of the cost.

Section 3. The City Council hereby authorizes and directs the City Secretary, before the 15th day before the June 9th, 2015 hearing, in accordance with the Act, to: (a) publish notice in a newspaper of general circulation of the public hearing; and (b) mail notice of the public hearing to the owners of property located in the proposed District as reflected on the city tax rolls.

PASSED AND APPROVED THIS THE 12th DAY OF May, 2015.

CITY OF CELINA, TEXAS

SEAN TERRY, MAYOR

ATTEST:

VICKI FAULKNER, CITY SECRETARY

EXHIBIT A
Petition for the Creation of a Public Improvement District including Map

Attachment: Resolution Accepting PID Petition Sutton Fields (1086 : Sutton Fields PID Petition)