



**NOTICE OF
CITY COUNCIL SPECIAL MEETING
CITY COUNCIL CHAMBERS 112 N. COLORADO ST, CELINA, TX 75009
TUESDAY, MARCH 29, 2016 AT 4:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

The meeting was called to order at 4:08 PM.

Attendee Name	Organization	Title	Status	Arrived
Wayne Nabors	City of Celina	Place 2	Absent	
Carmen Roberts	City of Celina	Place 4	Present	
Lori Vaden	City of Celina	Place 5	Absent	
Chad Anderson	City of Celina	Place 6	Present	4:09 PM
Andy Hopkins	City of Celina	Place 3	Present	
Erik Geiger	City of Celina	Place 1	Present	
Sean Terry	City of Celina	Mayor	Present	

II. EXECUTIVE SESSION:

The City Council convened into executive session at 4:08 PM with City Manager Mike Foreman and City Attorney Lance Vanzant.

The Celina City Council will convene into Executive Session pursuant to Texas Government Code 551.087, Deliberation Regarding Economic Development Negotiation.

A. Potential new business

City Council reconvened into open session at 4:37 PM. No action was taken out of executive session.

III. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider testimony and act upon an amendment to the Wells North Development Agreement by and between the City of Celina, Texas and the property owners of Wells North. The property is a ±244.1 acre tract of land located within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas and is generally located south of CR 88, east of Carter Ranch, north of CR 83, and approximately 1,350 feet west of the future alignment of Coit Road. (Wells North) (Liebman)

Mayor Terry opened the hearing at 4:38 PM. City Land Use Attorney Julie Fort noted changes made since the packet was published. No public comment was received. Mayor Terry closed the hearing at 4:41 PM.

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

- B. The Celina City Council will conduct a public hearing on the proposed assessments to be levied against the assessable property within the Wells North Public Improvement District (PID) and a final Service and Assessment Plan, pursuant to the provisions of Chapter 372 of the Texas Local Government Code. The property is a ±244.1 acre tract of land located within the ETJ of the City of Celina, Collin County, Texas, and is generally located at the north of CR 83 (, north and south and west of CR 88, and east of Carter Ranch. (Wells North) (Liebman)

Mayor Terry opened the hearing at 4:41 PM. No public comment was received. Mayor Terry closed the hearing at 4:42 PM.

- C. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, accepting and approving a Service and Assessment Plan and Assessment and Major Improvement Area Assessment Roll for Wells North Public Improvement District; making a finding of Special Benefit to the property in the District, levying special assessments against property within the District and establishing a lien on such property; providing for payment of the Major Improvement Area Assessments, in accordance with Chapter 372, Texas Local Government Code, as amended; providing a method of assessment and the payment of Major Improvement Area assessments, and providing penalties and interest on delinquent assessments. (Wells North) (Liebman)

(2016-19)

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

- D. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, accepting and approving a Service and Assessment Plan and Neighborhood Improvement Area #1 Assessment Roll for Wells North Public Improvement District; making a finding of Special Benefit to the property in the District, levying special assessments against property within the District and establishing a lien on such property; providing for payment of the Neighborhood Improvement Area #1 Assessments, in accordance with Chapter 372, Texas Local Government Code, as amended; providing a method of assessment and the payment of Neighborhood Improvement Area #1 assessments, and providing penalties and interest on delinquent assessments. (Wells North) (Liebman)

(2016-20)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chad Anderson, Place 6
SECONDER:	Erik Geiger, Place 1
AYES:	Roberts, Anderson, Hopkins, Geiger
ABSENT:	Nabors, Vaden

- E. Consider and act upon a resolution of the City Council of the City of Celina, Texas, approving and authorizing the Mayor to execute a Wells North Public Improvement District Reimbursement Agreement between the City of Celina, Texas and Celina Development North, LLC. (Wells North) (Liebman)

(2016-22R)

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

- F. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2016 (Wells North Public Improvement District Major Improvement Area) and approving and authorizing related agreements. (Wells North) (Liebman)

(2016-21) Jim Sabonis with First Southwest went over the sale of the bonds and the good interest rate received.

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

- G. Consider and act upon an ordinance of the City of Celina, Texas approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2016 (Wells North Public Improvement District Neighborhood Improvement Area #1 Project) and approving and authorizing related agreements. (Wells North) (Liebman)

(2016-22)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Erik Geiger, Place 1
SECONDER:	Chad Anderson, Place 6
AYES:	Roberts, Anderson, Hopkins, Geiger
ABSENT:	Nabors, Vaden

- H. Consider and adopt an ordinance of the City Council of the City of Celina, Texas, annexing certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being a ± 244.1 acre tract of land situated in the Shelby Glass Survey, Abstract No. 346 and the J. Cahill Survey, Abstract No. 171, 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, and generally located north of CR 83, south of CR 88, and east of Carter Ranch, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Wells North Annexation) (Liebman)

(2016-23)

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

- I. Consider and adopt an ordinance of the City Council of the City of Celina, Texas, annexing certain territories contiguous to and adjoining the City of Celina, Texas, to wit: being a ± 1.845 acre strip of land situated in the McKinzie Wilhite Survey, Abstract No. 1008, 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 right-of-way extends from Preston Road to the north-south segment of CR 83, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas (CR 83); and being a ± 2.643 acre strip of land situated in the Shelby Glass Survey, Abstract No. 346, Collin County, Texas, and being more particularly described by metes and bounds in Exhibit "C" and graphically depicted in Exhibit "D" attached hereto and incorporated herein, such right-of-way extends from the east/west portion of CR 1224 to the north-south portion of CR 1224, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas (CR 88); and being a ± 2.266 acre strip of land situated in the Shelby Glass Survey, Abstract No. 346, Collin County, Texas, and being more particularly described by metes and bounds in Exhibit "E" and graphically depicted in Exhibit "F" attached hereto and incorporated herein, such right-of-way is the entirety of CR 1224, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (CR 1224). (County Roads adjacent to Wells North) (Liebman)

(2016-24)

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

- J. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance of the City Council of the City of Celina, Texas, rezoning an approximately 244.1 acre tract of land from an AG-Agricultural zoning district to a PD-Planned Development zoning district with base zoning designations of SF-R–Single Family Residential and MU-2–Regional Mixed Use. The property is situated in the Shelby Glass Survey, Abstract No. 346 and the J. Cahill Survey, Abstract No. 171 and generally located north of CR 83, south of CR 88, and east of Carter Ranch, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Wells North) (Liebman)

(2016-25) Mayor Terry opened the public hearing at 4:57 PM. No public comment was received. Mayor Terry closed the hearing at 4:58 PM.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Erik Geiger, Place 1
AYES:	Roberts, Anderson, Hopkins, Geiger
ABSENT:	Nabors, Vaden

- K. The Celina City Council will conduct a public hearing to consider testimony on creating the G-Bar 7 Public Improvement District (PID) in accordance with Chapter 372 of the Texas Local Government Code; being an approximately 109.090 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167 and generally located south of CR 55, north of CR 53, west of CR 1117, and east of CR 52, within the City of Celina, Texas (GBar7 PID) (Liebman)

Mayor Terry opened the public hearing at 4:58 PM and noted that this hearing will continue to the April 12th meeting.

- L. Consider and act upon an offer from Ursalene Davis to purchase 204 S. Arkansas Street. (Toutouchian)

Councilman Hopkins moved to deny the offer.

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

- M. Consider and act upon an offer from Ursalene Davis to purchase Block 59, Lot 3 and Block 71, Lot 6b. (Toutouchian)

Councilman Hopkins moved to deny the offer.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Erik Geiger, Place 1
AYES:	Roberts, Anderson, Hopkins, Geiger
ABSENT:	Nabors, Vaden

N. Consider and act upon an offer from Thomas Yi to purchase 601 W. Elm Street. (Toutouchian)
Councilwoman Roberts moved to deny the offer.

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

O. Consider and act upon an offer from Thomas Yi to purchase Block 70, Lot 12 (E. Oak St).
(Toutouchian)
Councilman Geiger moved to deny the offer.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Erik Geiger, Place 1
SECONDER:	Chad Anderson, Place 6
AYES:	Roberts, Anderson, Hopkins, Geiger
ABSENT:	Nabors, Vaden

IV. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 5:02 PM.

Sean Terry, Mayor

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

Date Minutes Approved