



**NOTICE OF
CITY COUNCIL SPECIAL MEETING
CITY HALL CONFERENCE ROOM 142 N. OHIO DRIVE, CELINA, TX 75009
Friday, March 23, 2018 AT 3:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Attendee Name	Organization	Title	Status	Arrived
Mindy Koehne	City of Celina	Place 5	Present	
Andy Hopkins	City of Celina	Place 3	Present	
Bill Webber	City of Celina	Place 1	Present	
Carmen Roberts	City of Celina	Place 4	Present	
Chad Anderson	City of Celina	Place 6	Present	
Wayne Nabors	City of Celina	Place 2	Absent	
Sean Terry	City of Celina	Mayor	Present	

Mayor Terry called the meeting to order at 3:00 p.m.

II. PUBLIC HEARING:

1. The Celina City Council will conduct a public hearing to consider testimony regarding the proposed assessments to be levied against the assessable property within The Columns Public Improvement District (PID), pursuant to the provisions of Chapter 372 of the Texas Local Government Code. The property is a ±48.784 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, City of Celina, Collin County, Texas and being a portion of those tracts of land conveyed to Lucas Celina 209, LTD, Collin County, Texas, and is generally located south of County Road 51, north of Punk Carter Parkway, east of Dallas Parkway, and west of Light Farms Way. (The Columns) (DeBuff)

Mayor Terry recused himself at this time for the public hearing items and the consent agenda due to a conflict of interest. Mayor Pro Tem Anderson opened the hearing at 3:01 p.m. and announced that it would be continued until the regular April 10, 2018, regular meeting. No public comment was received.

2. The Celina City Council will conduct a public hearing on the proposed assessments to be levied against the assessable property within the Chalk Hill Public Improvement District No. 2 (PID) and a final Service and Assessment Plan, pursuant to the provisions of Chapter 372 of the Texas Local Government Code. (Chalk Hill) (DeBuff)

Mayor Pro Tem Anderson opened the hearing at 3:03 p.m. Robert Miklos (representing Chalk Hill) of 1800 Valley View Lane, Farmers Branch, Texas, stated that he was in favor of the assessments. No other comments were received. The hearing was closed 3:04 p.m.

III. CONSENT AGENDA:

Councilman Webber asked to discuss items 1 through 4 regarding the PIDs and the 2.6 to 1 (value to lien ratio) previously agreed upon. Kirk Wilson (representing Chalk Hill) explained the change to a 2 to 1 (value to lien ratio) is due to financial circumstances. Jason Hughes Financial Advisor, gave note that historically Celina hasn't done this low of a ratio.

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

1. 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 Phase #1 Assessment Roll for the Chalk Hill Public Improvement District No. 2; 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 the method of assessment and the payment of the Phase #1 Assessments, in accordance with Chapter 372, Texas Local Government Code, as amended; and providing penalties and interest on delinquent assessments. (Chalk Hill Ph 1 SAP) (DeBuff)

(2018-12)

2. 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 2018 (Chalk Hill Public Improvement District No. 2 Phase #1 Project) and approving and authorizing related agreements. (Chalk Hill Ph 1 PID Bonds) (DeBuff)

(2018-13)

3. 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 Phases #2 – 3 Major Improvement Assessment Roll for the Chalk Hill Public Improvement District No. 2; 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 the method of assessment and the payment of the Phases #2 – 3 Assessments, in accordance with Chapter 372, Texas Local Government Code, as amended; and providing penalties and interest on delinquent assessments. (Chalk Hill Ph 2-3 SAP) (DeBuff)

(2018-14)

4. 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 2018 (Chalk Hill Public Improvement District No. 2 Phases #2 – 3 Major Improvement Project) and approving and authorizing related agreements. (Chalk Hill Ph 2-3 PID Bonds) (DeBuff)

(2018-15)

5. Consider and act upon an ordinance of the City of Celina, Texas, rescinding, revoking and declaring as void ab initio contracts with the City if all parties have not signed and returned signatures to the City within 180 days from the date of City Council action; providing for a cumulative repealer clause; providing for severability; providing for engrossment and enrollment; and providing for an effective date of March 23, 2018.

(2018-16)

IV. ACTION:

Mayor Terry returned to the meeting at this time.

1. Consider and act upon the approval of a Chapter 43 Pre-Annexation Development Agreement for the Overlook at Wilson Creek, a Single Family Residential Development on an approximately 61.035 acre tract of land situated in the Mckinzie Wilhite Survey, Abstract 1008 & 1009. The property is generally located east of County Road 86, North of County Road 83, South of Choate Parkway and west of FM 2478; (Overlook at Wilson Creek)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Webber, Place 1
SECONDER:	Carmen Roberts, Place 4
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson
ABSENT:	Nabors

V. WORKSHOP:

1. Discussion regarding street signs. (Brawner)

Shortening the city logo for lighted street signs was discussed.

2. Discussion regarding fire station location, land, construction, and police facilities. (Metdker)

Options for temporary buildings were discussed.

3. Discussion regarding downtown changes. (Jackson)

Abra Nusser presented results of the recent community survey.

4. Discussion regarding temporary parking. (Jackson)

City Council discussed the potential to allow temporary parking for commercial or church use.

5. Discussion regarding Cambridge Crossing and Parks at Wilson Creek Developments. (Laumer)

City Manager Laumer discussed re-working the current developer agreements.

6. Discussion regarding hours of operation. (Laumer)

A possible change of hours of operation for city hall was discussed.

7. Discussion regarding annexation policy. (Laumer)

The city manager will work on this policy.

8. Discussion regarding senior tax freeze. (Laumer)

A discussion was held regarding a potential tax freeze versus a higher tax exemption.

9. Discussion regarding Public Improvement District (PID) and Tax Increment Reinvestment Zone (TIRZ) policies. (Laumer)

The City Manager will work on these policies

VI. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 4:59 p.m.

Sean Terry, Mayor

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

Date Minutes Approved