



**NOTICE OF
CITY COUNCIL REGULAR MEETING
CITY COUNCIL CHAMBERS 112 N. COLORADO ST, CELINA, TX 75009
TUESDAY, MARCH 8, 2016 AT 5:00 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

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

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Employee recognitions/introductions (Shaw, Toutounchian, Liebman)

Senior Accountant Patty Martinez, Permit Clerks Allegra Lawlis and Joni Newberry, and Building Inspector Carlos Fransen were introduced.

B. Engineering update (Johnson)

Assistant Director of Public Works Alan Fourmentin gave brief overviews of the department's agenda items.

C. Park Land Purchase (Montgomery)

Administrative Services Manager Michael Montgomery went over the proposed purchase of park land north of the Old Celina Park.

III. EXECUTIVE SESSION:

The Celina City Council convened into executive session at 5:20 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 551.074, Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

A. Assistant Director of Planning and Development Services

B. Consider and act upon any items discussed in executive session.

The City Council reconvened into open session at 6:00 PM. No action was taken out of executive session.

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

Mayor Terry led the pledges of allegiance. EDC Director Corbett Howard gave the invocation.

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:**VI. OPEN FORUM:**

No public comments were received.

VII. CONSENT AGENDA:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Lori Vaden, Place 5
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

A. Minutes Approval:

1. City Council - Regular Meeting - Feb 9, 2016 5:00 PM
2. City Council - Special Meeting - Feb 18, 2016 5:00 PM

- B. Consider and act upon a resolution of the City Council of the City of Celina, Texas, setting a date, time and place (Tuesday April 12, 2016 at 6:00 p.m. and Tuesday April 12, 2016 at 6:05 p.m., 112 N. Colorado, Celina, Texas) for public hearings on the proposed annexation of portions of right-of-way adjacent to the annexation for the O'Donnell Tract: being a 1.31 acre strip of land in the William Stapp Survey, Abstract No. 834 (CR 128), being a 1.23 acre strip of land in the Benjamin Haile Survey, Abstract No. 397 (CR 130 – west portion), being a 1.14 acre strip of land in the Benjamin Haile Survey, Abstract No. 397 (CR 130 – east portion), being a 0.491 acre strip of land in the B.B.B. and C.R.R. Co. Survey, Abstract No. 130 (CR 131), being a 1.314 acre strip of land in the Benjamin Haile Survey, Abstract No. 397 and the B.B.B. and C.Ry. Co. Survey, Abstract No. 130 (CR 132), and being a 0.843 acre strip of land in the John Culwell Survey, Abstract No. 208 (CR 133). (O'Donnell ROW Annexation Resolution) (Liebman)

2016-17R

- C. Consider and act to authorize Celina Fire Department and Celina Parks Department to auction surplus property through Renee Bates Auctioneers. (Mills)
- D. Consider and act upon a contract between the City of Celina and Collin County and a contract between the City of Celina and Denton County for Election Services. (Faulkner)
- E. Consider and act upon a contract change order #3 by and between the City of Celina and Pacheco Koch for the Engineering Design for the Southeast Sector Water and Sewer Project. (Fourmentin)
- F. Consider and act upon a contract by and between the City of Celina and Pavecon Public Works, LP in the amount of \$864,261.46 For the construction of the 2015 Street Improvement Project. (Fourmentin)

- G. Consider and act upon a contract by and between the City of Celina and XIT Paving and Construction in the amount of \$242,304.70 for the construction of the Willock Hills Phase I Project. (Fourmentin)
- H. Consider and act upon an ordinance of the City Council of Celina, Texas amending the City's Code of Ordinances, Chapter 12: Traffic and Vehicles, Article 12.03: Operation of Vehicles, Division 2 Traffic Schedules, Section 12.03.053 Stop Signs; Providing a Cumulative Repealer Clause; Providing a Savings Clause; Providing a Severability Clause; Providing for Publication; Providing for Engrossment and Enrollment; and Providing an Effective Date. (Fourmentin)

2016-09

- I. Consider and act to approve new Engineering Design Standards, Specifications and Standard Details and allow the Director of Engineering and Public Works to make minor modifications as necessary. (Fourmentin)
- J. Consider and act upon an ordinance of the City of Celina, Texas amending the City's Code of Ordinances, Chapter 12, Traffic and Vehicles, Article 12.04, Parking, Section 12.04.002 Parking Restrictions on Specific Streets; prohibiting parking on both sides of East Ash Street from the intersection of South Preston Road (SH 289) to the intersection of South Oklahoma Drive (Bus 289). (Fourmentin)

2016-10

- K. Consider and act upon an ordinance altering the prima facie speed limits established for vehicles under the provisions of transportation code, section 545.356 upon State Highway 289, or parts thereof, within the incorporate limits of the City of Celina. (Preston Road from FM 1461 to FM 455 to 55 MPH) (Fourmentin)

2016-11

- L. Consider and act upon the appointment of new members to the Main Street Advisory Board for a two year term. (Bise)
- M. Consider and act upon an ordinance of the City of Celina, Texas, amending the City's Code of Ordinances to include provisions pertaining to the properly adopted version of the Fire Code throughout the Code. (Metdker)

2016-12

- N. Consider and Act upon the rejection of all bids for the Request for Proposals: Technology Services. (Montgomery)
- O. Consider and act upon Memorandum of Understanding by and between the City of Celina and the Celina ISD Police Department. (Metdker)

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct two (2) public hearings at 6:00 p.m. and 6:05 p.m. on the proposed voluntary annexation of a ±43.0 acre tract of land and the adjacent right of way situated in the McKinzie Wilhite Survey, Tract 3, Abstract No. 1008 and generally located west of CR 86, south of CR 88, and north of CR 83, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Wood Tract) (Liebman)

Mayor Terry opened the first hearing at 6:03 PM. No public comment was received. Mayor Terry closed the hearing at 6:04 PM. Mayor Terry opened the second hearing at 6:05 PM. No public comment was received. Mayor Terry closed the hearing at 6:06 PM.

- B. The Celina City Council will conduct two (2) public hearings at 6:00 p.m. and 6:05 p.m. on the proposed voluntary annexation of a ± 115.5 acre tract of land and the adjacent right of way situated in the McKinzie Wilhite Survey, Abstract Nos. 1008 & 1009 and generally located on the southwest corner of CR 88 & CR 86, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Westgate 115 Tract) (Liebman)

Mayor Terry opened the first hearing at 6:05 PM. No public comment was received. Mayor Terry closed the hearing at 6:05 PM. Mayor Terry opened the second hearing at 6:06 PM. No public comment was received. Mayor Terry closed the hearing at 6:06 PM.

- C. The Celina City Council will conduct two (2) public hearings at 6:00 p.m. and 6:05 p.m. on the proposed voluntary annexation of a ± 49.0 acre tract of land and the adjacent right of way situated in the McKinzie Wilhite Survey, Abstract No. 1009 and generally located on the southeast corner of CR 88 & CR 86, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Celina Coit 40 Tract) (Liebman)

Mayor Terry opened the first hearing at 6:07 PM. No public hearing was received. Mayor Terry closed the hearing at 6:07 PM. Mayor Terry opened the second hearing at 6:08 PM. No public comment was received. Mayor Terry closed the hearing at 6:08 PM.

- D. The Celina City Council will conduct two (2) public hearings at 6:00 p.m. and 6:05 p.m. on the proposed voluntary annexation of a ± 10 acre tract of land situated in the Collin County School Land Survey #14, Tract 3, Abstract No. 167 and generally located at the northeast corner of Frontier Parkway and the BNSF Railroad, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Mahard Tract) (Liebman)

Mayor Terry opened the first hearing at 6:08 PM. No public comment was received. Mayor Terry closed the hearing at 6:08 PM. Mayor Terry opened the second hearing at 6:08 PM. No public comment was received. Mayor Terry closed the hearing at 6:09 PM.

- E. The Celina City Council will conduct a public hearing to consider testimony and act upon on a zoning amendment request for a ± 8.931 acre tract of land from AG-Agricultural District to a PD-Planned Development District, with the base zoning designations of LI-Light Industrial and R/O-Retail Office, situated in Lot 1, Block A of the Tri Dal Addition, Collin County, Texas and generally located on the west side of State Highway 289 (Preston Road), and approximately 2,600 feet south of Mark Alexander Court. (Champion Waste and Recycling) (Liebman)

Mayor Terry opened the hearing at 6:09 PM. Misty Ventura speaking on behalf of the applicant said they were in support of the PD regulations and requested approval. Mayor Terry closed the hearing at 6:16 PM. (An ordinance (2016-13) of the City Council of the City of Celina, Texas, amending Ordinance No. 2006-57, as heretofore amended, the same being the Comprehensive Zoning Ordinance, and amending the official zoning map of the City by designating the zoning of land that is an approximately 8.931 acre tract of land situated in Lot 1, Block A, of the TRI DAL Addition, City of Celina, Texas; as described in exhibit "A" and depicted in exhibit "B" attached hereto and incorporated herein to be zoned "PD" Planned Development District Number 63 was passed)

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

- F. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance rezoning an approximately 4.029 acre tract of land from a C-1, Retail zoning district to a PD-Planned Development zoning district with base zoning designations of C-1–Retail. The property is situated in the Collin County School Land Survey, Abstract No. 167 and is generally located north and east of Business 289, south of Ash Street, and west of Preston Road. (Tractor Supply) (Liebman)

Mayor Terry opened the hearing at 6:17 PM. Mayor Terry asked when they would start up. The applicant answered that as soon as possible they (Tractor Supply) would start construction. Mayor Terry closed the hearing at 6:21 PM. (2016-14)

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

- G. 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 for a zoning amendment request for a ±96.712 acre tract of land to amend PD#45 - Planned Development #45 situated in the W.H. Ratton Survey, Abstract No. 753 and the L.M. Boyd Survey, Abstract No. 48, Collin County, Texas. The property is generally located on the east side of SH 289 (Preston Road), west of CR 97, north of CR 100 and south of CR 134. (Westgate 96) (Liebman)

Mayor Terry opened the hearing at 6:22 PM. No public comment was received. Councilman Nabors moved to continue the hearing to April 12th. No action was taken on the ordinance.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Andy Hopkins, Place 3
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- H. 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 hearing at 6:25 PM. No public comment was received. Councilman Hopkins moved to continue the hearing to March 29th.

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

- I. The Celina City Council will conduct a public hearing to provide reasonable opportunity for any owner of property within the proposed Tax Increment Reinvestment Zone to protest the inclusion of their property within the proposed reinvestment zone, which consists of a $\pm 1,235.8$ Acres Of Land. The proposed Zone consists of approximately 1,235.8 acres generally located in the City Limits and ETJ of the City of Celina. (Old Celina LTD) (Liebman)

Mayor Terry opened the hearing at 6:26 PM. No public comment was received. Mayor Terry closed the hearing at 6:26 PM.

IX. ACTION ITEM:

- A. Consider and act upon a resolution of the City of Celina, Texas, approving the form and authorizing the distribution of a Preliminary Limited Offering Memorandum for the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2016 (Wells North Public Improvement District Major Improvement Area Project); and approving the form and authorizing the distribution of a Preliminary Limited Offering Memorandum for the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2016 (Wells North Public Improvement District Neighborhood Improvement Area #1 Project) and resolving other matters incident and related thereto. (Wells North PID) (Liebman)

(2016-18R)

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

- B. Consider and act upon a resolution determining the cost of authorized improvements, calling for a public hearing for March 29, 2016 on the PID Levies and Assessments, approving the preliminary Service Assessment Plan and proposed assessment roll, and directing notice of the March 29, 2016 public hearing for Wells North Public Improvement District Major Improvement Area (MIA) and Neighborhood Improvement Area #1 (NIA#1) and, totaling an approximately 244.1 acre tract of land 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)

(2016-19R)

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

- C. Consider and act to institute the annexation of 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 Institution) (Liebman)

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

- D. Consider and act to institute the annexation of certain territory 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 (CR-83 Annexation); being a ± 2.643 acre strip of land situated in the Shelby Glass Survey, Abstract No. 346, Collin County, Texas (CR-88 Annexation) and being a ± 2.266 acre strip of land situated in the Shelby Glass Survey, Abstract No. 346, Collin County, Texas (CR-1224 Annexation). (Wells North ROW Annexation Institutions) (Liebman)

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

- E. Consider and act to institute the annexation of certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being a ± 641.3 acre tract of land situated in the John Culwell Survey, Abstract No. 208, the Hezekiah Culwell Survey, Abstract No. 186, the B.B.B. & C.R.R. Survey, Abstract Nos. 129 and 130, and the George Jay Survey, Abstract No. 488, 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 130, south of CR 134, and east of CR 101, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (O'Donnell Annexation Institution) (Liebman)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Chad Anderson, Place 6
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- F. Consider and act on a Final Plat for Light Farms, The Grange Neighborhood, approximately 17.78 acres situated in the John Ragsdale Survey, Abstract No. 734 and the Collin County School Land Survey #14, Abstract No. 167, comprising forty-nine (49) residential lots and seven (7) open space lots. The property is generally located north of Frontier Parkway, west of Light Farms Way and east of the Dallas North Tollroad. (Liebman)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Wayne Nabors, Place 2
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- G. Consider and act on a Final Plat for Light Farms, Hazel Neighborhood, approximately 28.89 acres situated in the John Ragsdale Survey, Abstract No. 734, comprising 106 residential lots and eight (8) open space lots. The property is generally located north of Frontier Parkway, south of Light Farms Way and west of the BNSF Railroad. (Liebman)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Erik Geiger, Place 1
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- H. Consider and act on a Final Plat for Light Farms, Maydelle Phase 2, approximately 15.457 acres situated in the John Ragsdale Survey, Abstract No. 734 and the Collin County School Land Survey No. 14, Abstract No. 167, comprising thirty-six (36) residential lots and three (3) open space lots. The property is generally located north of Frontier Parkway, south of Light Farms Way and west of the BNSF Railroad. (Liebman)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Erik Geiger, Place 1
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- I. Consider and act on a Final Plat for Light Farms, Parkview Neighborhood, approximately 14.78 acres situated in the John Ragsdale Survey, Abstract No. 734, and comprising twenty-four (24) residential lots and six (6) open space lots. The property is generally located north of Frontier Parkway, south of Light Farms Way and west of the BNSF Railroad. (Liebman)

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

- J. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, designating a noncontiguous geographic area within the City and its extraterritorial jurisdiction as a Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as the Reinvestment Zone Number Five, City of Celina, describing the boundaries of the zone; creating a Board of Directors for the Zone; establishing a Tax Increment Fund for the Zone; containing findings related to the creation of the Zone; providing a date for the termination of the Zone; providing that the Zone take effect immediately upon passage of the Ordinance. The proposed Zone consists of approximately 1,235.8 acres generally located in the City Limits and ETJ of the City of Celina. (Old Celina LTD.) (Liebman)

Approved with noted changes. 2016-16

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Wayne Nabors, Place 2
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- K. Consider and act upon a resolution of the City Council of the City of Celina, Texas, setting a date, time and place (Tuesday, April 12, 2016 at 6:00 p.m. & Tuesday, April 19, 2016 at 5:30 p.m.) for public hearings on the proposed involuntary annexation of DC Ranch Phase 1 & 2, a residential subdivision comprised of 130 lots and approximately 165 acres situated in Collin County, Texas and is generally located at the south east corner of CR 97 (Future Coit Road) and CR 134. (DC Ranch) (Liebman)

2016-20R

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Carmen Roberts, Place 4
SECONDER:	Erik Geiger, Place 1
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- L. Consider and act upon an ordinance amending the City's Signage Standards, Chapter 3: Building Regulations, Article 3.07: "Signs." (Liebman)

2016-17

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

- M. Consider and act on 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 tracts #9, #34, #44, & #76 situated in the Collin County School Land Survey #15, Abstract No. 0170, block 2, being ±79.531 acres owned by LM Celina 115LP C/O D2 Investments; and being more particularly described by legal description in Exhibit "A" and graphically depicted in Exhibit "B" such tracts are generally located north of E. Malone Street, west of SH 289, east of the BNSF railroad, and south of County Road 95. (Liebman)

2016-18

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

- N. Consider and act upon a resolution of the City Council of the City of Celina, Texas, hereby authorizing the Mayor of the City of Celina, Texas, to execute an interlocal agreement with Collin County for the acquisition of park land and authorize the City Manager to purchase 18.97 Acres For a maximum price of \$1,681,000. (Montgomery)

2016-21R

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Lori Vaden, Place 5
SECONDER:	Carmen Roberts, Place 4
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 6:55 PM.

Sean Terry, Mayor

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

Date Minutes Approved