



**NOTICE OF
CITY COUNCIL REGULAR MEETING
FIRST UNITED METHODIST CHURCH 112 N. COLORADO ST, CELINA, TX 75009
TUESDAY, FEBRUARY 9, 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. Fiscal Year 2015 Audit (Toutounchian)

Auditor Tommy Nelson presented the FY2015 Audit Summary.

B. Planning and Zoning Commission Annual Report (Ousley)

Chairman Jace Ousley presented the Annual Report.

C. Police Department 2015 Annual Report (Metdker)

Lieutenant Tony Griggs presented the report.

D. Fire Department update (Mills)

Deputy Fire Chief Kyle Mills outlined proposed staff changes.

E. Economic Development Corporation Gigabit City Mission Statement (Howard)

Economic Development Director Corbett Howard presented the Gigabit City Mission Statement.

III. EXECUTIVE SESSION:

The Celina City Council convened into executive session at 5:55 PM with City Manager Mike Foreman, City Attorney Lance Vanzant and Public Works Director Gabe Johnson.

The Celina City Council will convene into Executive Session pursuant to Texas Government Code 551.071, Consultation with Attorney, on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this Chapter, and 551.072 Deliberations Regarding Real Property, to deliberate the purchase, exchange, lease or value of Real Property.

A. Southeast Sector Utility Line Project easements

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

The Celina City Council reconvened into open session at 6:20 PM. Councilman Nabors moved to approve the City Manager to purchase real estate as directed in executive session.

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

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

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

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

VI. OPEN FORUM:

Jane Huddleston of 613 W. Pecan spoke on Action Item F saying there would be no transportation at this site and that Celina is not ready right now for this. On Action Item G she stated that the schools don't have enough buildings at this time and on Action Item H she noted that this is a busy road and the City should rethink the location and put it aside right now.

Billie Ray Huddleston of 613 W. Pecan spoke on Action Item F saying that the south part of town needs to be restaurants, businesses and homes. On Action Item G he stated that the schools are not ready right now and asked the city to consider a delay. On Action Item H he thought the city should wait a little longer and that this (project) should be on a better road a little further from town.

VII. CONSENT AGENDA:

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

A. Minutes Approval:

1. City Council - Special Meeting - Jan 29, 2016 8:00 AM
2. City Council - Special Meeting - Jan 27, 2016 11:00 AM
3. City Council - Regular Meeting - Jan 12, 2016 5:00 PM

- B. Consider and act upon a Construction Plat for Mustang Lakes Phase 2A, approximately 58.98 acres situated in the Collin County School Land Survey No. 14, Abstract No. 167, containing 240 residential lots and seven (7) common area lots, and generally located north of FM 1461 (Frontier Parkway) and west of FM 2478 (Custer Road). (Liebman)
- C. Consider and act upon a Construction Plat for Mustang Lakes Phase 2B, approximately 44.778 acres situated in the Collin County School Land Survey No. 14, Abstract No. 167, containing 120 residential lots and four (4) common area lots, and generally located north of FM 1461 (Frontier Parkway) and west of FM 2478 (Custer Road). (Liebman)
- D. Consider and act upon a Final Plat for Light Farms rights-of-way, Cypress Creek Way and Worthington Way, approximately 7.03 acres situated in the Collin County School Land Survey No. 14, Abstract No. 167. Cypress Creek extends from the BNSF right-of-way eastward to John Campbell Trail and Worthington Way extends from John Campbell Trail southward to approximately 400 feet north of Allbright Road. (Cypress Creek Way and Worthington Way ROW) (Liebman)
- E. Consider and act upon a Construction Plat for Wells South Phase 1, approximately 98.51 acres situated in the Jonathan Westover Survey, Abstract No. 1030 and the W. Wilhite Survey, Abstract No. 1002, and generally located on the north side of FM 1461 (Frontier Parkway) and on the west side of CR 84, consisting of 294 residential lots and eighteen (18) open space lots. (Wells South Phase 1) (Liebman)
- F. The City Council of the City of Celina, Texas will consider and act upon a Construction Plat for Celina Village, approximately 3.59 acres situated in the John Willock Survey, Abstract No. 1055, Tract 1, Collin County, Texas and containing eighteen (18) residential lots and one (1) HOA/common area lot. The property is generally located north of FM 455 (Walnut Street), south of CR 994, west of N. Illinois Drive, and east of N. Florida Drive. (Celina Village) (Liebman)
- G. The City Council of the City of Celina, Texas will consider and act upon a petition for the voluntary annexation from Westgate 115 Investors, L.P. for a ± 115.5 acre tract of land and the adjacent right of way. Located in the McKinzie Wilhite Survey, Abstract Number 1008 & 1009 and is generally located on the southwest corner of CR 88 & CR 86 within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas and set two public hearing dates on March 8, 2016 at 6:00 p.m. and on March 8, 2016 at 6:05 p.m. (Westgate 115 Tract) (Liebman)
- H. The City Council of the City of Celina, Texas will consider and act upon a petition for the voluntary annexation from Celina Coit 40 Partners LTD. For a ± 49.0 acre tract of land and the adjacent right of way. Located In The McKinzie Wilhite Survey, Abstract Number 1009 and is generally located on the southeast corner of CR 88 & CR 86, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas and set two public hearing dates on March 8, 2016 at 6:00 p.m. and on March 8, 2016 at 6:05 p.m. (Celina Coit 40 Tract) (Liebman)
- I. The City Council of the City of Celina, Texas will consider and act upon a petition for the voluntary annexation from Ken Wood For a ± 43.0 acre tract of land and the adjacent right of way. Located In The McKinzie Wilhite Survey, Tract 3, Abstract Number 1008 and is 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 and set two public hearing dates on March 8, 2016 at 6:00 p.m. and on March 8, 2016 at 6:05 p.m. (Wood Tract) (Liebman)

- J. Consider and act upon a petition for the voluntary annexation from Mahard Egg Farm Inc., for a ± 10 acre tract of land Located In The Collin County School Land Survey #14, Tract 3, Abstract Number 167 and is generally located at the north east corner of Frontier Parkway and the BNSF Railroad, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas and set two public hearing dates on March 8, 2016 at 6:00 p.m. and on March 8, 2016 at 6:05 p.m. (Mahard Tract) (Liebman)
- K. Consider and adopt an ordinance annexing certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being an approximately 669.95 acre tract of land located in the Mary Howell Survey, Abstract No. 395, the Charles Rice Survey, Abstract No. 771, the J.B. Wilmeth Surveys, Abstracts No. 983 and No. 985, the Levin Routh Survey, Abstract No. 779 and the Samuel Queen Survey, Abstract No. 731, 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 east of Preston Road and on both the north and south sides of Sunset Boulevard, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Parks at Wilson Creek Annexation) (Liebman)

Ordinance 2016-04

- L. Consider and act to approve the Fiscal Year 2015 Audit. (Toutouchian)
- M. Consider and act upon a resolution of the City of Celina, Texas, pertaining to the sale of a certain 1.374 acre tract of Real Property to Emersons Commercial Real Estate. (Foreman)

Resolution 2016-10R

- N. Consider and act upon agreements by and between the City of Celina and MuniCap, Inc., for specialized services related to the administration of the Wells South Public Improvement District and the Sutton Fields II Public Improvement District. (Toutouchian)
- O. Consider and act upon a resolution of the City Council of the City of Celina, Texas, authorizing the Texas Coalition for Affordable Power, Inc. to negotiate an Electric Supply Agreement. (Toutouchian)

Resolution 2016-11R

- P. Consider and act upon an agreement between the City of Celina, Texas and Brown Reynolds Watford Architects, Inc., for the Celina Methodist Church Feasibility Study (Montgomery)
- Q. The City Council of the City of Celina, Texas will consider and act upon a Construction Plat for Parkside Phase 2, approximately 27.286 acres situated in the M.E.P. & P.R.R. CO. Survey, Abstract No. 644, and containing 122 Residential Lots and four (4) HOA/common area lots. The property is generally located west of Tolleson Drive, south of FM 455, north of W. Sunset Blvd. And East Of FM 428.

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 annexation of 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, Abstracts No. 129 and 130, and the George Jay Survey, Abstract No. 488 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) (Liebman)

Mayor Terry opened the first hearing at 6:30 PM. No public comment was received. The hearing was closed at 6:30 PM. Mayor Terry opened the second hearing at 6:31 PM. No public comment was received. The hearing was closed at 6:31 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 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)

Mayor Terry opened the first hearing at 6:32 PM. No public comment was received. The hearing was closed at 6:32 PM. Mayor Terry opened the second hearing at 6:32 PM. No public comment was received. The hearing was closed at 6:33 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 annexation of three (3) rights-of-way adjacent to the annexation for Wells North: a portion of CR-83 right-of-way, a ± 1.845 acre strip of land situated in the McKinzie Wilhite Survey, Abstract No. 1008; a portion of CR-88 right-of-way, a ± 2.643 acre strip of land situated in the Shelby Glass Survey, Abstract No. 346; and a portion of CR-1224 right-of-way, a ± 2.266 acre strip of land situated in the Shelby Glass Survey, Abstract No. 346. (Liebman)

Mayor Terry opened the first hearing at 6:33 PM. No public comment was received. The hearing was closed at 6:33 PM. Mayor Terry opened the second hearing at 6:33 PM. No public comment was received. The hearing was closed at 6:34 PM.

- D. The Celina City Council will conduct two public hearings at 6:00 p.m. and 6:05 p.m. to consider testimony regarding the proposed involuntary annexation of a ± 111.9710 acre tract of land situated in Tracts 10, 9, 34, & 76 of Block 2, of the Collin County School Land Survey #15, Abstract No. 170 and generally located north of Malone St, south of CR 95, west of Preston Road, and east of the BNSF Railroad. (Celina LM 115) (Liebman)

Mayor Terry opened the first public hearing at 6:34 PM. No public comment was received. The hearing was closed at 6:34 PM. Mayor Terry opened the second public hearing at 6:34 PM. No public comment was received. The hearing was closed at 6:35 PM.

- E. The Celina City Council will conduct a public hearing to consider testimony and take action upon a resolution authorizing and creating the Wells North Public Improvement District (PID) in accordance with Chapter 372 of the Texas Local Government Code; a 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)

Mayor Terry opened the hearing at 6:36 PM. Dale Bainum of 3541 Heritage Trail asked what the Municipap company will do for the PIDS. Resolution 2016-12R.

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

- F. 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 and consider taking action on whether to continue the public hearing to 6:00 p.m. on March 8, 2016. (GBar7 PID) (Liebman)

Mayor Terry opened the hearing at 6:41 PM. No public comment was received. Councilman Nabors moved to continue the hearing to March 8th.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
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 a zoning amendment request from an AG-Agricultural District to a PD-Planned Development District with an underlying zoning of SF-R-Single Family Residential District and a CF-Community Facility District for a ±127.897 acre tract of land in the Thomas McIntyre Survey, Abstract Number 903, Denton County, Texas. The property is generally located east of FM 1385, north and west of Crutchfield Road, and south of FM 428. (Sutton Fields 128) (Liebman)

Mayor Terry recused himself at this time (6:43 PM) due to a conflict of interest. Mayor Pro Tem Anderson opened the hearing at 6:43 PM. No public comment was received. The hearing was closed at 6:43 PM. Ordinance 2016-05

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Erik Geiger, Place 1
SECONDER:	Lori Vaden, Place 5
AYES:	Nabors, Roberts, Vaden, Anderson, Hopkins, Geiger

- H. The Celina City Council will conduct a public hearing to consider testimony and act upon on a request to amend Planned Development No. 50 (PD-50), a ±681.999 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas and generally located north of FM 1461 (Frontier Parkway), west of FM 2478 (Custer Road), east of County Road 84 and south of Brinkmann Ranch Road. (Mustang Lakes) (Liebman)

Mayor Terry returned to the meeting at this time (6:46 PM). Mayor Terry opened the hearing at 6:46 PM. No public comment was received. The hearing was closed at 6:47 PM. Ordinance 2016-06

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

- I. The Celina City Council will conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 669.95 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 R/O–Retail Office. The property is located in the Mary Howell Survey, Abstract No. 395, the Charles Rice Survey, Abstract No. 771, the J.B. Wilmeth Surveys, Abstracts No. 983 and No. 985, the Levin Routh Survey, Abstract No. 779 and the Samuel Queen Survey, Abstract No. 731, Collin County, Texas and generally located east of Preston Road, north and south of Sunset Boulevard (future Carl Darnall Parkway), north of the future alignment of the Collin County Outer Loop, and west of FM 2478 (Custer Road). (Parks at Wilson Creek) (Liebman)

Mayor Terry opened the hearing at 6:48 PM. No public comment was received. The hearing was closed at 6:50 PM. Ordinance 2016-07

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

- J. 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 located 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 6:51 PM. No public comment was received. Councilman Hopkins moved to continue the hearing to March 8th.

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

IX. ACTION ITEM:

- A. Consider and act to approve the Economic Development Corporation Gigabit City Mission Statement. (Howard)

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

- B. Consider and act upon a resolution of the City Council of the City of Celina, Texas setting a public hearing under Sec. 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone within the City of Celina, Texas and consisting of approximately 1235.8 acres of land generally located over the boundaries of Old Celina MMD and along Highway 289 and extending north, south, east and west therefrom; authorizing the issuance of notice by the City Secretary of Celina, Texas, regarding the public hearing; and directing the City to prepare a preliminary reinvestment zone financing plan. (Old Celina LTD.) (Liebman)

Resolution 2016-13R

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 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)

Mayor Pro Tem Anderson moved to table this item to March 8th

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

- D. Consider and act upon an ordinance annexing certain territory contiguous to and adjoining the City of Celina, Texas, to wit: being an approximately 34.62 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, Tract 55, 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 west of FM 2478 (Custer Road) and north of FM 1461 (Frontier Parkway), within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (Kim Young Lei Annexation) (Liebman)

Ordinance 2016-08

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

- E. Consider and act on a Final Plat for Light Farms, The Hawthorne Neighborhood Phase 1, being approximately 29.28 acres situated in the John Ragsdale Survey No. 14, Abstract No. 738 and being comprised of 118 lots and three (3) open spaces and generally located south of Light Farms Way and west of Prairie Crossing.(Hawthorne Phase 1) (Liebman)

Councilman Nabors moved to approve with the condition that the plat not be filed until public improvements are accepted.

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

- F. Consider and act upon a Commitment of Development Funding for Palladium Celina Senior Living, approximately 11.1 acres located on the west of S. Oklahoma Drive/Business 289, west of Cherrywood Street, and south of Ash Street, within the City of Celina, Collin County, Texas. (Liebman)

Ryan Combs with Palladium presented the project to the City Council. Resolution 2016-14R

RESULT:	APPROVED [4 TO 2]
MOVER:	Carmen Roberts, Place 4
SECONDER:	Andy Hopkins, Place 3
AYES:	Roberts, Vaden, Hopkins, Geiger
NAYS:	Nabors, Anderson

- G. Consider and act on Commitment of Development Funding for Provision at Celina a multi-family community, approximately 8.5 acres located west of N. Louisiana Drive/Business 289 and north of Poplar Street within Collin County, Texas. (Liebman)

John Palmer with Gardner Capital presented the project to the City Council. Mayor Terry broke the tie with a yes vote. 2016-15R

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

- H. Consider and act on a Commitment of Development Funding for Gala Senior Residences, an age restricted multi-family community, approximately 6.2 acres located west of N. Louisiana Drive/Business 289 and north of Poplar Street within Collin County, Texas. (Liebman)

John Palmer with Gardner Capital presented the project to the City Council. 2016-16R

RESULT:	APPROVED [4 TO 2]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Carmen Roberts, Place 4
AYES:	Roberts, Vaden, Hopkins, Geiger
NAYS:	Nabors, Anderson

- I. Consider and act to allow the sale and consumption of alcoholic beverages at Cajun Fest, Farmer's Markets and Celina Fall Festival for the year 2016. (Ricketts)

RESULT:	APPROVED [5 TO 1]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Chad Anderson, Place 6
AYES:	Roberts, Vaden, Anderson, Hopkins, Geiger
NAYS:	Nabors

- J. Consider and act upon amendments to the Celina Main Street Advisory Board Bylaws (Bise/Baty)

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

X. **ADJOURNMENT:**

There being no further comment Mayor Terry adjourned the meeting at 7:52 PM.

Sean Terry, Mayor

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

Date Minutes Approved