



**CITY COUNCIL WORKSESSION, PUBLIC HEARING, & REGULAR MEETING
FIRST UNITED METHODIST CHURCH 112 N. COLORADO (NEW LOCATION)
TUESDAY, JANUARY 13, 2015**

11:00 A.M. Worksession/Regular Session/ 6:30 P.M. Public Hearing/Action

MINUTES

WORKSESSION/REGULAR SESSION 11:00 A.M.

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Sean Terry called the meeting to order at 12:01 p.m. Councilmembers present were Mayor Pro Tem Roberts, Lori Vaden and Wayne Nabors. Councilman Chad Anderson arrived at 1:15 p.m. Councilmembers absent were George Kendrick and Vincent Ramos.

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Capital Improvement Plan, short term and long term items

- 1) 11:00 a.m. - 12:00 p.m. City Council lunch and general overview-While waiting for a quorum City Manager Mike Foreman gave a brief introduction to the different types of bonds used to pay for Capital Improvement projects.
- 2) 12:00 p.m. – 1:00 p.m. Parks and Recreation Department-Director of Parks Cody Webb and Recreation Manager Jeff Davis presented their projects.
- 3) 1:00 p.m. – 2:00 p.m. Police Department-Police Chief Mark Metdker and Sergeant Shea Scott presented their projects.
- 4) 2:00 p.m. – 3:00 p.m. Fire Department-Fire Chief Mark Metdker and Operations Chief Kyle Mills presented their projects.
- 5) 3:00 p.m. – 4:00 p.m. Public Works Department-Director of Public Works Gabe Johnson and Public Works Superintendent Steven Smith presented their projects.
- 6) 4:00 p.m. – 4:30 p.m. Planning and Development Department-No presentation was given.
- 7) 4:30 p.m. – 5:00 p.m. Recess-Mayor Terry recessed the City Council meeting at 3:55 p.m.

The meeting resumed at 112 N. Colorado at 5:05 p.m. with the same members present as earlier.

B. Engineering update – Director of Public Works Gabe Johnson deferred his update until the action portion of the meeting.

C. Employee Introductions and recognitions – Director of Public Works Gabe Johnson recognized Ector Arguello for his work bringing the Wastewater Treatment Plant into State compliance. Director of Planning and Development Services Helen-Eve Liebman introduced new Senior Planner Brooks Wilson. Fire Chief Mark Metdker introduced new Firefighter Patrick DiCredico.

D. Keep Celina Beautiful update – Mainstreet Director Terri Wilson introduced the program to Council.

E. Discussion regarding any and all agenda items-No other items were discussed.

Mayor Terry recessed the City Council meeting at 5:16 p.m.

III. EXECUTIVE SESSION:

At 5:31 p.m. the Council returned to the open meeting and announced an Executive Session pursuant to Government Code 551.071 Consultation with Attorney regarding Public Hearing/Action Items C, D and E. The City Council convened into executive session at 5:33 p.m. with City Attorney Lance Vanzant, City

Manager Mike Foreman and City Financial Consultant Jim Sabonis. The City Council came out of Executive Session and reconvened into open session at 6:30 p.m.

PUBLIC HEARING/ACTION ITEMS 6:30 P.M.

IV. PLEDGE OF ALLEGIANCE/INVOCATION:

Young citizens William and Ava Ford led the pledges of allegiance. Councilman Nabors gave the invocation.

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

VI. OPEN FORUM:

HOA President of North Preston Lake Estates Gregory Ford encouraged the city to make replacing roads a priority.

VII. CONSENT AGENDA:

- A. Consider and act upon approval of meeting minutes from: 12/09/2014, 12/15/2014, 12/22/2014. Faulkner
- B. Consider and act upon approval of an agreement by and between the City of Celina and the Greater Celina Chamber of Commerce for promoting and organizing the Celina Balloon Festival. Wilson
- C. Consider and act upon approval of interlocal agreements by and between the City of Celina and Denton County for Fire protection services and ambulance services. Metdker
- D. Consider and act upon an agreement by and between the City of Celina Fire Department and Training Division.com providing educational facilities for clinical practice of EMT's and Paramedics. Metdker
- E. Consider and take action on a Final Plat for DC Ranch Phase 2 being 62 residential lots on ±75.883 acres out of the Joab H. Biggs Survey, Abstract No. 52, within the Extraterritorial Jurisdiction of Celina, Texas. Liebman
- F. Consider and take action on a resolution (2015-04R) of the City Council of the City of Celina, Texas, supporting the contribution of \$5,000,000 from the Regional Transportation Council for the extension of Dallas North Tollway from FM428 to CR 9 and supporting the Dallas North Tollway Alignment. Liebman
- G. Consider and act upon authorizing the city manager to submit a letter of objection to Brazos Electric for the proposed Parvin Road Transmission Line and Substation Project - Southeastern Denton County. Liebman

Mayor Pro Tem Roberts moved to approve the Consent Agenda. Councilman Nabors seconded. Motion carried. 4-yes;0-no.

VIII. PUBLIC HEARING/ACTION:

- A. The Celina City Council will conduct a public hearing to consider testimony regarding the submission of applications to the Texas Department of Agriculture for Texas Community Development Block Grant Program (TXCDBG) grant funds for water improvements and take action regarding a resolution (2015-05R) of the City Council of Celina, Texas authorizing the submission of a Texas Community Development Block Grant Program application to the Texas Department of Agriculture for the Community Development Fund; and authorizing the city manager to act as the City's Executive officer and authorized representative in all matters pertaining to the City's participation in the Texas Community Development Block Grant Program.

J Rice with Public Management presented the program and proposed project to replace downtown water lines. No public comment was received. Mayor Terry closed the hearing. Councilman Nabors moved to approve item A. Mayor Pro Tem Roberts seconded. Motion carried. 4-yes;0-no.

- B. The Celina City Council will conduct a public hearing to consider testimony and take action regarding an ordinance (2015-06) amending the Celina Code of Ordinances, Chapter 10 Subdivision Ordinance, Article 10.02 Impact Fees by adopting a new division concerning impact fees for roadway facilities; adopting land use assumptions, service area boundaries and capital improvement plans; and approving assessment and collection schedules for roadway impact fees; providing for use of proceeds from such accounts; providing for relief procedures, exemptions and credits; providing for updates.

Consultant Eddie Haas with Freese and Nichols briefly presented the impact fee study. No public comment was received. Mayor Terry closed the hearing. Councilman Nabors moved to approve item B. Mayor Pro Tem Roberts seconded. Motion carried. 4-yes;0-no.

- C. Conduct a public hearing to consider and act upon proposed development regulations and an extraterritorial jurisdiction development agreement with The Parks at Wilson Creek, L.P. for The Parks at Wilson Creek development, approximately 539.914 acres generally located at the north of the Future Outer Loop, east of County Road 92, west of FM 2478 and south of FM 455, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas.

Land Use Attorney Brenda McDonald briefly introduced the agreement and noted the agreement needed to be approved with items noted in the memo updated January 13th from the Director of Planning and Development Services Helen-Eve Liebman. No public comment was received. Mayor Terry closed the hearing. Councilman Wayne Nabors moved to approve item C subject to all conditions noted in the updated memorandum dated January 13th and with 300 additional feet of access along the creek side of Sunset Boulevard. Mayor Pro Tem Roberts seconded. Motion carried. 4-yes;0-no.

- D. Conduct a public hearing to consider testimony on the proposed assessment to be levied against the assessable property within The Parks at Wilson Creek Public Improvement District pursuant to the provisions of Chapter 372 of the Texas Local Government Code.

Financial Consultant Jim Sabonis gave background information. No public comment was received. Mayor Terry closed the hearing.

- E. Conduct a public hearing to consider testimony on the proposed assessment to be levied against the assessable property and to rescind assessment Ordinance No. 2008-14 within the Lakes at Mustang Ranch Public Improvement District pursuant to the provisions of Chapter 372 of the Texas Local Government Code.

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

- F. Conduct a public hearing to consider testimony and take action regarding a Residential Replat request on ± 5.747 acres in the Oxford Farms Addition, Lot 12, and is more commonly known as 8285 Falcon Court.

Director of Planning and Development Services Helen-Eve Liebman presented the re-plat. No public comment was received. Mayor Terry closed the hearing. Mayor Pro Tem Roberts moved to approve item F. Councilwoman Vaden seconded. Motion carried. 4-yes;0-no.

- G. Conduct a public hearing to consider testimony and take action regarding an ordinance (2015-07) amending the City's Code of Ordinances Chapter 14: Zoning, Article 14.05: Development Standards and Use Regulations, Division 4: Fencing, Walls, and Screening Requirements, (Section 14.05.122: screening of nonresidential and multifamily areas with screening walls; to amend the city's screening requirements for refuse storage areas).

Director of Planning and Development Services Helen-Eve Liebman presented the regulations. Herb Miller of 1505 Brook Lane made the comment that he is assuming this regulation does not apply to natural drainage as in his neighborhood. Director Liebman confirmed. Mayor Terry closed the hearing. Councilman Anderson moved to approve item G. Councilwoman Vaden seconded. Motion carried. 4-yes;0-no.

- H. Conduct a public hearing to consider testimony and take action regarding an ordinance (2015-08) amending the City's Code of Ordinances Chapter 14: Zoning, Article 14.03: Zoning Districts, Division 1: Generally, Section 14.03.009 PRO, Preston Road Overlay District.

Director of Planning and Development Services Helen-Eve Liebman presented the regulations. Gregory Ford of North Preston Lake Estates asked if this applies to current properties. Director Liebman said this applies to new properties. Mayor Terry closed the hearing. Councilman Nabors moved to approve item H. Councilman Anderson seconded. Motion carried. 4-yes;0-no.

- I. Conduct two public hearings (6:30 p.m.), and (6:35 p.m.) regarding a voluntary annexation request from Prosper ISD for 112.286 acres in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas. (Wellspring)

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

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

- J. Conduct two public hearings (6:30 p.m.), and (6:35 p.m.) regarding a voluntary annexation request from Mike A. Myers Investment Holdings L.P. for 3.413 acres situated in the F. Wilkerson Survey, Abstract No. 1411, Tract #4.

Mayor Terry recused himself from the meeting due to a conflict at 7:21 p.m.

Mayor Pro Tem Roberts opened the first hearing. No public comment was received. Mayor Pro Tem Roberts closed the hearing.

Mayor Pro Tem Roberts opened the second hearing. No public comment was received. Mayor Pro Tem Roberts closed the hearing.

- K. Conduct two public hearings (6:30 p.m.), and (6:35 p.m.) regarding a voluntary annexation request from the Kim Family Living Trust for 97.547 acres situated in the F. Wilkerson Survey, Abstract No. 1411, Tract #12.

Mayor Pro Tem Roberts opened the first hearing. No public comment was received. Mayor Pro Tem Roberts closed the hearing.

Mayor Pro Tem Roberts opened the second hearing. No public comment was received. Mayor Pro Tem Roberts closed the hearing.

- L. Conduct two public hearings (6:30 p.m.), and (6:35 p.m.) regarding a voluntary annexation request from Frisco Industrial Partners for 36.27 acres situated in the F. Wilkerson Survey, Abstract No. 1411, Tract #11A(1).

Mayor Pro Tem Roberts opened the first hearing. No public comment was received. Mayor Pro Tem Roberts closed the hearing.

Mayor Pro Tem Roberts opened the second hearing. No public comment was received. Mayor Pro Tem Roberts closed the hearing.

- M. Conduct two public hearings (6:30 p.m.) and (6:35 p.m.) regarding a voluntary annexation request from Tarsan Corp for 36.740 acres situated in the F. Wilkerson Survey, Abstract No. 1411, Tract #2.

Mayor Pro Tem Roberts opened the first hearing. No public comment was received. Mayor Pro Tem Roberts closed the hearing.

Mayor Pro Tem Roberts opened the second hearing. No public comment was received. Mayor Pro Tem Roberts closed the hearing.

IX. ACTION ITEMS:

- A. Consider and act upon a Construction Plat for Creeks of Legacy Phase 1A, being 212 lots on ±59.906 acres situated in the William Davenport Survey, Abstract No. 262 and the F.D. Gary Survey, Abstract No. 361 in Celina, Texas. The property is generally located at the east of County Road 6 (Legacy Dr.), west of Dallas Parkway, South of County Road 7, and north of County Road 5 (Frontier Parkway). (Creeks of Legacy)

Items A, B and C were read and considered together. Councilwoman Vaden moved to approve items A, B and C. Councilman Anderson seconded. Motion carried. 4-yes;0-no.

- B. Consider and act upon a Construction Plat for Creeks of Legacy Phase 1B, being 115 lots on ±30.428 acres situated in the William Davenport Survey, Abstract No. 262 and the F.D. Gary Survey, Abstract

No. 361 in Celina, Texas. The property is generally located at the east of County Road 6 (Legacy Dr.), west of Dallas Parkway, South of County Road 7, and north of County Road 5 (Frontier Parkway). (Creeks of Legacy)

Item B considered with item A.

- C. Consider and act upon a Construction Plat for Creeks of Legacy Phase 1C, being 91 lots on ±25.53¹ acres situated in the William Davenport Survey, Abstract No. 262 and the F.D. Gary Survey, Abstract No. 361 in Celina, Texas. The property is generally located at the east of County Road 6 (Legacy Dr.), west of Dallas Parkway, South of County Road 7, and north of County Road 5 (Frontier Parkway). (Creeks of Legacy)

Item C considered with item A.

Mayor Terry returned to the meeting at this time, 7:26 p.m.

- D. Consider and take action on a Final Plat for Light Farms Phase 4 being 78 residential lots on ±17.70 acres out of the John Ragsdale Survey, Abstract No. 734, and the Collin County School Land Survey No. 14, Abstract No. 167 within the Extraterritorial Jurisdiction of Celina, Texas.

Councilman Anderson moved to approve item D. Councilman Nabors seconded. Motion carried. 4-yes;0-no.

- E. Consider and act on an ordinance (2015-01) repealing assessment Ordinance No. 2008-14 regarding The Lakes at Mustang Ranch Public Improvement District, terminating assessments against the property, releasing liens against the property and providing for recordation in the real property records of Collin County, Texas.

Land Use Attorney Brenda McDonald explained the repeal to the City Council. Councilman Nabors moved to approve item E. Councilman Anderson seconded. Motion carried. 4-yes;0-no.

- F. Consider and act upon approval of an ordinance (2015-02) of the City Council of the City of Celina accepting and approving a final Service and Assessment Plan, including a final Assessment Roll for Phase #1 Assessed Property, for The Lakes at Mustang Ranch Public Improvement District; making a finding of special benefit to assessable property within Phase #1 of the District and establishing a lien on such property for payment of the Phase #1 Assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of assessment and the payment of the Phase #1 Assessments, providing penalties and interest on delinquent assessments, providing for severability, and providing an effective date.

Abdi Yassin with MuniCap presented the SAP (one document for both items F & G). Councilman Nabors moved to approve item F with documents substantially submitted subject to final review and approval of the city manager and land use attorney. Councilman Anderson seconded. Motion carried. 4-yes;0-no.

- G. Consider and act upon approval of an ordinance (2015-03) of the City Council of the City of Celina accepting and approving a final Service and Assessment Plan, including a final Assessment Roll for Phases #2-9 Assessed Property, for the Lakes at Mustang Ranch Public Improvement District; making a finding of special benefit to the assessable property within Phases #2-9 of the District; levying special assessments against property within Phases #2-9 of the District and establishing a lien on such property; providing for payment of the Phases #2-9 Major Improvement Assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of assessment and the payment of the Phases #2-9 Major Improvement Assessments, providing penalties and interest on delinquent assessments, providing for severability, and providing an effective date.

Abdi Yassin with MuniCap presented the SAP (one document for both items F & G). Councilman Nabors moved to approve item G with documents substantially submitted subject to final review and approval of the city manager and land use attorney. Councilman Anderson seconded. Motion carried. 4-yes;0-no.

- H. Consider and act upon approval of an ordinance (2015-09) of the City Council of the city of Celina accepting and approving a final Service and Assessment Plan, including a final Assessment Roll for Assessed Property, for The Parks at Wilson Creek Public Improvement District; making a finding of special benefit to assessable property within the District and establishing a lien on such property for

payment of the Assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of assessment and the payment of the Assessments, providing penalties and interest on delinquent assessments, providing for severability, and providing an effective date.

Councilman Nabors moved to approve item H with documents substantially submitted subject to final review and approval of the city manager and land use attorney. Mayor Pro Tem Roberts seconded. Motion carried. 4-yes;0-no.

- I. Consider all matters incident and related to the issuance and sale of "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (The Lakes at Mustang Ranch Public Improvement District Phase #1 Project)", including the adoption of an ordinance (2015-04) authorizing the issuance of such bonds and approving and authorizing related agreements.

Councilman Nabors moved to approve item I with documents substantially submitted subject to final review and approval of the city manager and land use attorney. Councilman Anderson seconded. Motion carried. 4-yes;0-no.

- J. Consider all matters incident and related to the issuance and sale of "City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (The Lakes at Mustang Ranch Public Improvement District Phase #2-9 Project)", including the adoption of an ordinance (2015-05) authorizing the issuance of such bonds and approving and authorizing related agreements.

Financial Advisor Jim Sabonis and Mark Curran with Jeffries Co. explained the sale of the bonds and thanked all involved in the lengthy process. Councilman Nabors moved to approve item J with documents substantially submitted subject to final review and approval of the city manager and land use attorney. Councilman Anderson seconded. Motion carried. 4-yes;0-no.

- K. Consider and act upon an ordinance (2015-10) accepting a petition from Celina 682 Partners, L.P., a Texas Limited Partnership, and dissolving Mustang Ranch Municipal Management District No. 1.

Councilman Anderson moved to approve item K. Councilwoman Vaden seconded. Motion carried. 4-yes;0-no.

- L. Consider and act upon approval of a resolution (2015-01R) of the City Council approving a reimbursement agreement between Celina 682 Partners, L.P. and City of Celina to include developer construction obligations, mechanics for developer payment from PID bonds and developer reimbursement, if any, from cash-flow collection of PID assessments for The Lakes at Mustang Ranch Public Improvement District.

Councilman Nabors moved to approve item L with documents substantially submitted subject to final review and approval of the city manager and land use attorney. Mayor Pro Tem Roberts seconded. Motion carried. 4-yes;0-no.

- M. Consider and act on approval of a resolution (2015-02R) approving a 380 Economic Development Agreement, by and between the City of Celina, The Parks at Wilson Creek, L.P. and Celina 682 Partners, L.P. related to The Lakes at Mustang Ranch Public Improvement District and The Parks at Wilson Creek Public Improvement District and costs for off-site water and sewer improvements included as PID assessments.

Councilman Nabors moved to approve items M and N with documents substantially submitted subject to final review and approval of the city manager and land use attorney. Mayor Pro Tem Roberts seconded. Motion carried. 4-yes;0-no.

- N. Consider and act on approval of a resolution (2015-03R) approving a 380 Economic Development Agreement, by and between the City of Celina, The Parks at Wilson Creek, L.P. and Celina 682 Partners, L.P. related to incentives for homes built within The Lakes at Mustang Ranch Public Improvement District and The Parks at Wilson Creek Public Improvement District. Fort/Liebman

Item N Considered with item M.

- O. Consider and act to allow the sale and consumption of alcoholic beverages at Cajun Fest, the Farmer's Market and Celina Balloon Festival for the year 2015.

Mainstreet Director Terri Wilson noted that Cajun Fest will be held on March 28th, the Farmer's Market's on Fridays beginning April 23rd until October and the Celina Balloon Festival on September 12th and 13th.

Mayor Pro Tem Roberts moved to approve item O. Councilman Anderson seconded. Motion carried. 3-yes;1-no (Nabors).

- P. Consider and act upon approval of a resolution (2015-06R) of the City Council of the City of Celina, Texas, ordering and calling a General Election for the purpose of electing a Council Member for Place 2, and a Council Member for Place 3 for three (3) year terms each; authorizing a joint election with the Collin County Elections Administrator, Denton County Elections Administrator and the political subdivisions located entirely or partially inside the boundaries of Denton County, Celina Independent School District Board of Trustees and Collin County Community College to be held on Saturday, May 9, 2015. *(Resolucion del Concilio Municipal de La Ciudad de Celina, Tejas, se ordenan y convocan las Elecciones Generales para el fin de elegir un Miembro del Concilio de Lugar 2, y un Miembro del Concilio de Lugar 3 para termino de tres (3) anos cada uno: autoriza una eleccion conjunta con el Administrador de Elecciones del Condado Denton y las subdivisiones politicas ubicados total o parcialmente dentro de sus limites Condado de Denton, y el Administrador de Elecciones del Condado Collin y el Distrito Escolar Independiente de Celina y Collin County Community College que se celebrara el 9 de Mayo 2015)*

Mayor Pro Tem Roberts moved to approve item P. Councilman Anderson seconded. Motion carried. 4-yes;0-no.

- Q. Consider and act upon approval of a resolution (2015-07R) of the City Council of the City of Celina, Texas, ordering and calling a special election for the purpose of electing a Council Member for Place 1 to fill the remainder of a three (3) year term to the City Council to be held on May 9, 2015.

(Resolucion del Concilio Municipal de La Ciudad de Celina, Tejas, se ordenan y convocan las Elecciones Especial para el fin de elegir un Miembro del Concilio de Lugar 1 por el resto del termino actual, que se celebrara el 9 de Mayo 2015)

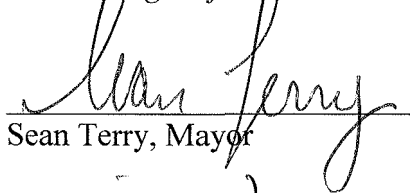
Councilman Anderson moved to approve item Q. Councilwoman Vaden seconded. Motion carried. 4-yes;0-no.

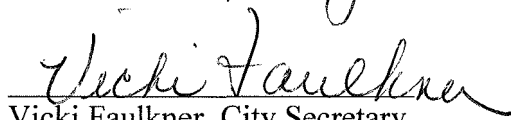
- R. Consider and act upon a resolution of the City of Celina, Texas, regarding a proposed application for support for a low income tax credit program project, generally located south of E. Ash St., east of Business 289/S. Okilahoma Dr., and west of SH 289/Preston Road. Liebman

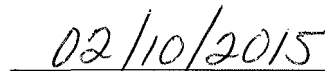
Councilman Nabors moved to table item R (to the February meeting). Councilman Anderson seconded. Motion carried. 4-yes;0-no.

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 7:59 p.m.


Sean Terry, Mayor


Vicki Faulkner, City Secretary
City of Celina, Texas


Date Minutes Approved

