



**NOTICE OF
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
TUESDAY, FEBRUARY 14, 2017 AT 5:00 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	Absent	
Chad Anderson	City of Celina	Place 6	Present	
Wayne Nabors	City of Celina	Place 2	Present	
Sean Terry	City of Celina	Mayor	Present	

Mayor Terry called the meeting to order at 5:03 pm and announced a quorum present.

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Alma Jo and Ronnie Scott -Thank you to Fire Department (Metdker)

Fire Chief Mark Metdker and members of the Fire Department were recognized and thanked by Alma Jo and Ronnie Scott for their quick response to Mr. Scott's medical emergency which contributed to a positive outcome for him.

B. Facilities Master Plan (Chaffin)

Mayor Terry noted the importance of planning for future city facilities in times of high growth.

C. Downtown Neighborhood Empowerment Zone (Liebman)

Councilman Andy Hopkins explained the vision and proposed incentives for encouraging residents and businesses to invest in the downtown area.

D. Old Town Neighborhood Association (Liebman)

Director of Planning and Development Services Helen-Eve Liebman and Councilman Andy Hopkins presented an association idea to help the downtown residents and businesses come together as a group to relay information and have a voice in local issues.

E. Discussion regarding any and/or all agenda items

No other items were discussed.

III. EXECUTIVE SESSION:

The Celina City Council convened into Executive Session at 5:31 pm with City Attorneys Lance Vanzant and Julie Fort, and City Consultants Trent and Mary Petty. Mayor Terry recused himself at 6:13 pm from the session during the discussion of items B and D due to a conflict of interest.

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.

- A. Settlement of claims related to Dynavest Joint Venture and proposed Resolution in support of special legislation creating and consenting to the creation of Municipal Management District No. 3. (Dynavest) (Petty)

(2017-06R)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Bill Webber, Place 1
AYES:	Koehne, Hopkins, Webber, Anderson, Nabors

- B. Discussion regarding an amendment to the CADG Sutton Fields II, LLC Development Agreement, and seeking legal counsel related to outstanding financial matters. (Sutton Fields) (Petty)
- C. Discussion regarding an Economic Development Agreement with Tollway/Outer Loop, L.P. and seeking legal counsel to related matters. (Sutton Fields) (Petty)
- D. Proposed Facilities Agreement between Mustang Special Utility District, CADG Sutton Fields II, LLC, and the City of Celina related to water and wastewater service and infrastructure. (Sutton Fields) (Petty)

Reconvene into Open Session:

The City Council reconvened into Open Session at 6:45 pm.

- E. Consider and act upon any items discussed in executive session.

Item A - (Resolution 2017-06R) was approved.

Item B - Councilman Nabors moved to authorize City Staff and City Consultants to communicate conditions discussed. Councilman Webber seconded. Motion carried. 5-yes;0-no.

Item C - no action

Item D - no action

IV. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Terry led the pledges of allegiance. Councilman Nabors gave the invocation.

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

VI. OPEN FORUM:

Jack Ousley of Celina thanked staff for their work on the Neighborhood Empowerment Zone and Old Town Neighborhood Association highlighting the historic district. He would like the Historic Preservation Commission and Main Street Program to be a part of it and recommends new builds in the area go before a review board.

Vince Rojas of Celina asked if the City would consider allowing the holding of baseball tournaments at the baseball parks after the spring season.

VII. CONSENT AGENDA:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Chad Anderson, Place 6
SECONDER:	Andy Hopkins, Place 3
AYES:	Koehne, Hopkins, Webber, Anderson, Nabors

A. Minutes Approval:

1. City Council - Regular Meeting - Jan 10, 2017 5:00 PM
2. City Council - Public Hearing and Special Meeting - Jan 17, 2017 5:00 PM

B. Consider and act upon approval of a Joint General Election Contract for election services by and among the City of Celina, Celina Independent School District and Marilee SUD, a Joint Election Agreement by and among the City of Celina, Celina Independent School District, Collin College District, Collin County MUD #1, and Marilee SUD and a Joint Election Agreement by and among the City of Celina and Denton County Elections Administrator and political subdivisions of Denton County. (Faulkner)

C. Consider and act to ratify cancellation of a contract by and between the City of Celina and Focused Advocacy for legislative services. (Chaffin)

D. Consider and act upon award of qualifications to Dunkin Sims Stoffels for design and development of the Old Celina Park Expansion and authorize the city manager to negotiate and execute a contract. (Davis)

E. Consider and act upon an ordinance of the City of Celina, Texas, granting to CoServ Gas, Ltd., d/b/a CoServ Gas, a franchise to furnish and supply gas to the general public in the City of Celina, Collin and Denton counties, Texas, and to transport, deliver, sell, and distribute gas in and out of and through said municipality for all purposes; providing for the payment of a fee or charge for the use of the streets, alleys, and public ways. (Toutouchian).

(2017-10)

F. Consider and act upon creating two Firefighter/EMT positions to reduce current overtime costs. (Metdker)

G. Consider and act upon an ordinance of the City Council of the City of Celina, Texas amending the City's Code of Ordinances, Appendix A: Fee Schedule, related to water and wastewater utility fees. (Toutouchian)

(2017-11)

- H. Consider and act upon award of qualifications to Brinkley Sargent Wiginton Architects for the Master City Facilities Plan and authorize the city manager to negotiate and execute a contract. (Chaffin)

VIII. PUBLIC HEARING/ACTION:

- A. 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, 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 an approximately 2.559 acre tract of land from AG, Agriculture zoning district to RO, Retail and Office zoning district. The property is situated in the Coleman Watson Survey, Abstract 945, Collin County, Texas. The property is generally located at the northwest corner of Frontier Parkway and FM 2478 (Future Custer Road), Celina, Texas, as described in Exhibit "A" and depicted in Exhibit "B" attached hereto and incorporated herein to be zoned RO, Retail and Office. (Joel Field Zoning) (Liebman)

(2017-12) Mayor Terry opened the hearing at 6:50 pm. No public comment was received. The hearing was closed at 6:51 pm.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Webber, Place 1
SECONDER:	Chad Anderson, Place 6
AYES:	Koehne, Hopkins, Webber, Anderson, Nabors

- B. The Celina City Council will conduct two Public Hearings at 5:00 and 5:05 to consider testimony on the proposed annexations of a 1 acre tract of land and half of adjacent right-of-way situated in the C. Watson Survey, Abstract No. 945. The property is contiguous to and adjoining the City and is generally located on the west side of FM 2478, north of the Rolling Meadows Estates. (Nguyen Tract) (Liebman)

Mayor Terry opened the first hearing at 6:51 pm. No public comment was received. The hearing was closed at 6:53 pm.

Mayor Terry opened the second hearing at 6:53 pm. No public comment was received. The hearing was closed at 6:53 pm.

- C. Conduct a public hearing to consider testimony and take action on the creation of a Public Improvement District for Cambridge Crossing, a 484.047 acre tract of land, pursuant to the provisions of Chapter 372 of the Texas Local Government Code. The land is generally located west of Dallas Parkway, north of Punk Carter Parkway, and east of County Road 6. (Cambridge Crossing) (Petty)

Mayor Terry opened the hearing at 6:54 pm. No public comment was received. Councilman Nabors moved to continue the hearing to February 28th. Councilman Hopkins seconded. Motion carried. 5-yes;0-no.

- D. The City of Celina will conduct a public hearing on the proposed assessments to be levied against the assessable property within the Parks at Wilson Creek Public Improvements District (PID) and a final Service and Assessment Plan, pursuant to the Provisions of Chapter 372 of the Texas Local Government Code. The PID contains approximately 669.66 acres of land generally east of Preston Road and north of the future Collin County Outer Loop. (Parks at Wilson Creek) (Petty)

Mayor Terry opened the hearing at 6:54 pm. No public comment was received. The hearing was closed at 6:55 pm.

IX. ACTION ITEM:

- A. Consider and act upon an ordinance of the city Council of the City of Celina accepting and approving a Service and Assessment Plan and Assessment Roll for the Parks at Wilson Creek Public Improvement District (PID); making a finding of special benefit to the property in the district; levying special assessment against property within the district and establishing a lien on such property; providing for the method of assessment and the payment of the assessment in accordance with Chapter 372, Texas Local Government Code, as amended, providing penalties and interest on delinquent assessments, provide for severability and providing an effective date. (Parks at Wilson Creek) (Petty)

(2017-13)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Wayne Nabors, Place 2
AYES:	Koehne, Hopkins, Webber, Anderson, Nabors

- B. Consider and act upon a resolution dissolving the original Parks at Wilson Creek Public Improvement District (PID) due to the creation of the new Parks at Wilson Creek Public Improvement District authorized by City Council Resolution No. 2015-38R and resolving other matters incident thereto. (Parks of Wilson Creek) (Petty)

(2017-07R)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Andy Hopkins, Place 3
AYES:	Koehne, Hopkins, Webber, Anderson, Nabors

- C. Consider and act upon a request for a Subdivision Ordinance Variance from Pointe Land & Development to Section 10.23.122(m)(1) Culs-de-sac, dead-end streets, to allow an over length cul-de-sac. The project is located at the northwest intersection of CR 100 and CR 97 (Coit Road) (Buffalo Ridge) (Liebman)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Bill Webber, Place 1
AYES:	Koehne, Hopkins, Webber, Anderson, Nabors

- D. Consider and act upon an resolution establishing a Neighborhood Empowerment Zone. (Liebman)

(2017-08R)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Andy Hopkins, Place 3
SECONDER:	Bill Webber, Place 1
AYES:	Koehne, Hopkins, Webber, Anderson, Nabors

- E. Consider and act upon a Final Plat for Lilyana (Wells South), being approximately 95.68 acres situated in the Jonathan Westover Survey, Abstract No. 1030 & W. Wilhite Survey, Abstract No. 1002, Collin County, Texas, comprised of 293 residential lots, seven (7) open space lots, and one (1) amenity center lot. The property is generally located north of Frontier Parkway, east of County Road 83, and west of County Road 84. (Lilyana Final Plat) (Liebman)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Chad Anderson, Place 6
AYES:	Koehne, Hopkins, Webber, Anderson, Nabors

- F. Consider and act upon a Construction Plat for Creeks of Legacy West, Phase 1, being approximately 54.131 acres situated in the J. McKinn Survey, Abstract No. 889, W. Phillips Survey, Abstract No. 1029, and the A. Thomasson Survey, Abstract No. 1265, Denton County, Texas, comprised of 188 residential lots and nine (9) open space/common areas. The property is located north of Frontier Parkway, and to the west of Legacy Drive. (Creeks of Legacy West Construction Plat) (Liebman)

Mayor Terry recused himself from Item F due to a conflict of interest at 7:04 pm. Councilman Nabors moved to approve Item F contingent on the landscape plans being approved prior to construction.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Wayne Nabors, Place 2
SECONDER:	Bill Webber, Place 1
AYES:	Koehne, Hopkins, Webber, Anderson, Nabors

X. ADJOURNMENT:

There being no further comment Mayor Pro Tem Anderson adjourned the meeting at 7:06 pm.

Sean Terry, Mayor

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

Date Minutes Approved