



**NOTICE OF
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
TUESDAY, FEBRUARY 14, 2017 AT 5:00 PM**

AGENDA

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Alma Jo and Ronnie Scott -Thank you to Fire Department (Metdker)
- B. Facilities Master Plan (Chaffin)
- C. Downtown Neighborhood Empowerment Zone (Liebman)
- D. Old Town Neighborhood Association (Liebman)
- E. Discussion regarding any and/or all agenda items

III. EXECUTIVE SESSION:

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)
- 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:

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

IV. PLEDGE OF ALLEGIANCE/INVOCATION:

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

VI. OPEN FORUM:

Open Forum is for information only. If you wish to speak, please sign the "Speaker List" with the City Secretary. Speakers are limited to three (3) minutes. The Council can take no action. No charges and/or complaints will be heard against any elected official or employee of the city.

Please note Anyone wishing to furnish the City Council with copies/handouts regarding their item of interest must provide 9 copies and present them to the City Secretary for distribution to the City Council.

VII. CONSENT AGENDA: Items are considered self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the City Council.

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).

- 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)

- 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)
- 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)
- 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)
- 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)

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)
- 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)

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

X. ADJOURNMENT:

City Council Chambers is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551. "I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: _____ at ____ p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

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

Date Notice Removed