



**NOTICE OF  
CITY COUNCIL PUBLIC HEARING AND SPECIAL MEETING  
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009  
TUESDAY, JANUARY 17, 2017 AT 5:00 PM**

**AGENDA**

**I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:**

**II. WORKSESSION:**

- A. WORKSESSION: Creeks of Legacy Public Improvement District - TIRZ Calculation Alteration

**III. 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.**

**IV. PUBLIC HEARING:**

- A. The Celina City Council will conduct two public hearings at 5:00 P.M. and 5:05 P.M. regarding a voluntary annexation of an approximately 15.471 acre tract of land situated in the Collin County School Land Survey #14, Abstract A0167. The property is generally located at the northeast corner of Frontier Parkway and Prairie Crossing. (Liebman) (Stelzer Tract Annexation)
- B. The Celina City Council will continue and conduct a public hearing on the proposed assessments to be levied against the assessable property within the Ownsby Farms Public Improvement 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 113.5 acres of land located at the southwest quadrant of Preston Road (SH-289) and future Ownsby Parkway (CR-83) (Ownsby Farms) (Petty)

**V. 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. Proposed resolution in support of special legislation creating and consenting to the creation of Municipal Management District No. 3. (Dynavest) (Petty)
- B. Dynavest Joint Venture v. City of Celina, Texas et al, Cause No. 2010-50356-367, Denton County, Texas, and related development and settlement agreement. (Petty)

Reconvene Into Open Session:

- C. Consider and act upon any items discussed in Executive Session.

**VI. ACTION:**

- A. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, approving Part 1 of 2 Annual Service Plan update to the Service and Assessment Plan and Assessment Roll for public improvements for the Creeks of Legacy Public Improvement District in accordance with Chapter 372, Texas Local Government Code. (Toutouchian/Petty)
- B. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, accepting and approving a Service and Assessment Plan and the Phase #1 Assessment Roll for Ownsby Farms Public Improvement District; making a finding of Special Benefit to the property in the District, levying special assessments against property within the District and establishing a lien on such property; providing for payment of the Phase #1 Assessments, in accordance with Chapter 372, Texas Local Government Code, as amended; providing a method of assessment and the payment of the Phase #1 Assessments, and providing penalties and interest on delinquent assessments. (Ownsby Farms) (Petty)
- C. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, accepting and approving a Service and Assessment Plan and the Phase #2 Major Improvement Assessment Roll for Ownsby Farms Public Improvement District; making a finding of Special Benefit to the property in the District, levying special assessments against property within the District and establishing a lien on such property; providing for payment of the Phase #2 Major Improvement Assessments, in accordance with Chapter 372, Texas Local Government Code, as amended; providing a method of assessment and the payment of Phase #2 Major Improvement Assessments, and providing penalties and interest on delinquent assessments. (Ownsby Farms) (Petty)
- D. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2017 (Ownsby Farms Public Improvement District Phase #1 Project) and approving and authorizing related agreements. (Ownsby Farms) (Petty)
- E. Consider and act upon an ordinance of the City Council of the City of Celina, Texas approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2017 (Ownsby Public Improvement District Phase #2 Major Improvement Project) and approving and authorizing related agreements. (Ownsby Farms) (Petty)
- F. Consider and act on a resolution determining the costs of certain authorized improvements to be financed by assessments levied on property within The Parks at Wilson Creek Public Improvement District, approving a Preliminary Service and Assessment Plan, including a proposed Assessment Roll, directing the filing of the proposed Assessment Roll to be made available for public inspection, noticing a public hearing for February 14, 2017 to consider an ordinance levying assessments on property within The Parks at Wilson Creek Public Improvement District, directing notice of such public hearing as required by law, and resolving other matters incident and related thereto. (Petty)

- G. Consider and act to approve (1) the Celina Economic Development Corporation’s acquisition of a line of credit from Independent Bank in the amount of \$1.7 million for use in development of the Gigabit City Project; (2) the CEDC’s authorization of the initial draw and uses of the funds provided under the Line of Credit, as reflected in the minutes of the January 9, 2017, meeting of the CEDC Board of Directors; (3) authorizing the City Manager or his designee to review and approve future requests for CEDC’s draw and use of funds provided under the Line of Credit as needed by the CEDC for development of the Gigabit City Project. (Howard)

**VII. 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.”

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

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Date Notice Removed