



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

**AGENDA**

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

**II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:**

- A. Employee introductions/recognitions/retirement (Metdker) (Griggs) (Terry)
- B. 2016 Annual Report/Racial Profiling (Griggs)
- C. Fiscal Year 2015/2016 Audit Presentation (Toutouchian)
- D. Discussion regarding original old water tower on Elm Street (Terry)
- E. Cinco de Mayo request (Terry)
- F. Old Town Neighborhood Association Meeting (Liebman)
- G. Development Project Management Process Policy (Liebman)
- H. 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. Discussion regarding City consent to legislation providing for the Board of Municipal Management District No.1 (Old Celina, LTD)
- B. 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 - Feb 14, 2017 5:00 PM
  2. City Council - Public Hearing and Special Meeting - Feb 28, 2017 5:00 PM
- B. Consider and act upon a Chapter 43 Pre-Annexation Agreement between the City of Celina, Texas and Mark and Lisa Hendricks for approximately 7.386 acres situated in the I.C. Williamson Survey, Abstract No. 0943, Tract 14. (Hendricks Pre-Annexation Agreement) (Liebman)
- C. Consider and act upon a Chapter 43 Pre-Annexation Agreement between the City of Celina, Texas and Jerry Moore for approximately 15.66 acres situated in the S. McCullough Survey, Abstract No. 0593, Tract 5. (Moore Pre-Annexation Agreement) (Liebman)
- D. Consider and act upon a Chapter 43 Pre-Annexation Agreement between the City of Celina, Texas and Jerry Moore for approximately 3.00 acres situated in the S. McCullough Survey, Abstract No. 0593, Tract 10. (Moore Pre-Annexation Agreement) (Liebman)
- E. Consider and act upon a Chapter 43 Pre-Annexation Agreement between the City of Celina, Texas and Jerry Moore for approximately 3.69 acres situated in the S. McCullough Survey, Abstract No. 0593, Tract 11. (Moore Pre-Annexation Agreement) (Liebman)
- F. Consider and act upon creation of a new receptionist/administrative assistant position. (Chaffin)
- G. Consider and act upon a contract Change Order No. 1 by and between the City of Celina and Freese & Nichols, Inc for the Engineering Design for Southeast Sector 2.0 MG EST and waterline Improvements. (Johnson)
- H. Consider and act upon approval of the proposed sale of surplus equipment and vehicles at public auction. (Fourmentin)
- I. Consider and act upon a resolution of the City Council of the City of Celina, Texas, supporting House Bill 1427 which amends Section 41.005 of the Texas Utilities Code to clarify that a municipality may regulate the operations of an Electric Cooperative through the city's zoning ordinance which is a permissible public health, safety, or welfare regulation. (Vanzant)

**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 of Celina, Texas, amending Chapter 14: Zoning, Article 14.05 Development Standards and Use Regulations; and Article 14.04: Use Regulations to add regulations for solar panels and wind energy systems. (Wind energy/solar panels) (Liebman)

**IX. ACTION ITEM:**

- A. Consider and act upon approval of the 2016 Fiscal Year Audit. (Toutouchian)
- B. Consider and act upon a resolution approving a development project management process policy. (Liebman)
- C. 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, Sec. A6.014 Development agreement application. (Liebman)
- D. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, pursuant to Chapter 311 of the Texas Tax Code, appointing members to the Board of Directors for the Reinvestment Zones created by the City of Celina. (Fort)
- E. Consider and act upon a Construction Plat for Glen Crossing, Phase 1, being approximately 41.814 acres situated in the Collin County School Land Survey, Abstract No. 167, Collin County, Texas, comprised of 159 residential lots, and four (4) open space/common areas. The property is located south of County Road 55 (Glendenning Parkway), and west of County Road 1117, west of Preston Road, and east of Dallas North Tollway. (Glen Crossing Phase 1 Construction Plat) (Liebman)
- F. Consider and act to institute the annexation of a  $\pm 1.0$  acre tract of land and half of its adjacent right-of-way situated in the C. Watson Survey, Abstract No. 945. Collin County, Texas. 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)
- G. Consider and act upon a resolution of the City of Celina, Texas, setting a public hearing under Section 311.003, 311.007 and 311.011 of the Texas Tax Code to amend the Final Project and Financing Plan for Tax Increment Reinvestment Zone Number Four; City of Celina, Texas and to enlarge the boundaries of said Reinvestment Zone; authorizing the issuance of notice by the City Secretary of Celina, Texas regarding the public hearing; providing for an effective date; and resolving other matters incident and related thereto. (Sutton Fields II) (Petty)
- H. Consider and act upon a resolution for the City of Celina, Texas, calling for a public hearing on April 11, 2017, to consider an ordinance amending the Sutton Fields II Public Improvement District Service and Assessment Plans (SAP), dated November 10, 2015; directing the City Staff to publish and mail notice of said public hearing; providing for an effective date; and resolving other matters incident and related thereto. (Sutton Fields II) (Petty)
- I. Consider and act upon a request for a Subdivision Ordinance Variance from First Texas Homes and Centurion American Development Group to Section 10.23.122(r)(5) Boundary Streets & Section 10.03.126 (f)(2) Streets, to allow certain portions of roadways adjacent to the Creeks of Legacy, Phase 2C development to be constructed with future phases of development and/or to have funds escrowed for the future construction. (Creeks of Legacy Phase 2C SOV) (Liebman)

- J. Consider and act upon a request for a Subdivision Ordinance Variance from First Texas Homes to Section 10.03.122(m)(1), Culs-de-sac, dead-end streets, to allow an over length cul-de-sac for Creeks of Legacy Phase 2C. The project is located north of Frontier Parkway, west of Dallas Parkway, east of County Road 6 (Legacy Drive), and west of Doe Branch Boulevard. (Creeks of Legacy Phase 2C SOV) (Liebman)
- K. Consider and act upon a resolution approving a Facilities Agreement for Phase 2A and Phase 2C, Creeks of Legacy Subdivision, between the City, and the Developers of Phase 2A and Phase 2C, CADG, Frontier 192, LLC; CTMGT Frontier 80, LLC; and First Texas Homes INC., for the dedication of right of way and installation of public improvements and facilities, providing obligations of the property owners; and authorizing the City Manager to execute all necessary contract documents. (Creeks of Legacy) (Petty)
- L. Consider and act upon a Construction Plat for Creeks of Legacy Phase 2C, being approximately 22.986 acres situated in the WM. Davenport Survey, Abstract No. 262, and the F.D. Gary Survey, Abstract No. 361, Collin County, Texas, comprised of sixty-six (66) residential lots and one (1) open space/common area. The property is located north of Frontier Parkway, west of Dallas Parkway, east of County Road 6 (Legacy Drive), and west of Doe Branch Boulevard. (Creeks of Legacy Phase 2C 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."

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

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Date Notice Removed