NOTICE OF
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
TUESDAY, JANUARY 10, 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	Present	
Chad Anderson	City of Celina	Place 6	Present	
Wayne Nabors	City of Celina	Place 2	Present	
Sean Terry	City of Celina	Mayor	Present	

II. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Solar Panels/Wind Energy Systems (Liebman)

Director of Planning and Development Services Helen-Eve Liebman asked for Council direction regarding regulations for these items.

B. Main Street 2017 Calendar of Events (Bise)

Main Street Director Bridgette Bise presented the Calendar of Events for the program.

C. Long Term Planning (Chaffin)

Interim City Manager Rick Chaffin discussed needed planning items for the City such as a Facilites Master Plan, Downtown Economic Study, Financial Management Plan, Strategic Plan and an update to the Comprehensive Plan.

D. Gigabit City update (Howard)

No discussion took place on this item.

E. Discussion regarding any and/or all agenda items.

No further discussion took place.

III. EXECUTIVE SESSION:

The Celina City Council convened into Executive Session at 5:26 pm with Interim City Manager Rick Chaffin, City Attorneys Julie Fort and Lance Vanzant, Consultants Trent and Mary Petty (Items A, B and D) and Director of Engineering Gabe Johnson (Items C and E) at 5:26 p.m. Councilwoman Koehne recused herself from discussion of item A 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; and 551.072 Deliberations regarding Real Property, to deliberate the purchase, exchange, lease or real value of Real Property

A. Proposed resolution in support of special legislation creating and consenting to the creation of Municipal Management District No. 2. (Eland Ranch) (Liebman/Petty)

B. Proposed resolution in support of special legislation creating and consenting to the creation of Municipal Management District No. 3. (Dynavest) (Liebman/Petty)

C. Pending litigation: Cause No. 005-01304-2016, City of Celina, Texas v. Holland Morrison, Shannon Morrison and Independent Bank, Collin County, Texas.

D. Dynavest Joint Venture v. City of Celina, Texas et al, Cause No. 2010-50356-367, Denton County, Texas, and related development and settlement agreement. (Liebman/Petty)

E. Acquisition of water and sewer easements generally located north of FM 1461, east of Preston, south of CR 88/87 and west of FM 2478 including but not limited to the following tracts: 1) Tropics Pools, 2) Southeast Sector No. 5. (Johnson)

Reconvene into Open Session:

The City Council reconvened into Open Session at 6:44 p.m.

F. Consider and act upon a resolution consenting to the creation of Municipal Management District No. 2 and supporting the legislative creation and providing for related matters.(Eland) (Liebman/Petty)

(2017-04R)

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

G. Consider and act upon any other items discussed in executive session.

Item E. Councilman Hopkins moved to authorize the City Engineer to offer to purchase as discussed in Executive Session. Councilman Webber seconded. Motion carried. 6-yes;0-no.

Item C. Councilman Hopkins moved to approve the settlement as discussed in Executive Session. Councilman Webber seconded. 6 yes;0-no.

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:

No public comment was received.

VII. CONSENT AGENDA:

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

A. Minutes Approval:

1. City Council - Regular Meeting - Dec 13, 2016 5:00 PM

2. City Council - Special Meeting - Dec 19, 2016 5:00 PM

B. Consider and act upon a contract by and between the City of Celina and CobbFendley for Professional Services related to the TxCDBG water project . (Johnson)

C. Consider and act upon a Resolution authorizing the City Manager to enter into an agreement between the City of Celina and Parks at Wilson Creek, L.P. for the design and engineering costs for Sunset Blvd. and associated utility and related services, in an amount not to exceed $552,090.00 (Johnson)

(2017-01R)

D. Consider and act upon an engineering consultant change order with Pacheco Koch, LLC. in the maximum amount of $38,940, for Engineering Services for the Southeast Sector Sewer Line Survey and Route Alignment. (Johnson)

E. Consider and act upon an engineering consultant change order with Freese and Nichols, Inc. in the maximum amount of $14,050 for engineering services for the Southeast Sector Elevated Storage Tank and Water Line design. (Johnson)

F. Consider and act upon a resolution of the City Council of the City of Celina, Texas, ordering and calling a General Election for the purpose of electing a mayor, a council member for Place 4 and a council member for Place 5 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 and Celina Independent School District Board of Trustees to be held on May 6, 2017. (Faulkner)

(2017-02R)

G. Consider and act upon the appointment of Jennifer Kennemer to the Main Street Advisory Board. (Bise)

H. Consider and act upon a petition from BG-GPT Celina 15 for the voluntary annexation of an approximately 15.471 acre tract of land situated in the Collin County School Land Survey #14, Abstract A0167, and set two public hearing dates on January 17, 2016 at 5:00 P.M. and 5:05 P.M. The property is generally located at the northeast corner of Frontier Parkway and Prairie Crossing. (Stelzer Tract Annexation)

VIII. PUBLIC HEARING/ACTION:

A. The Celina City Council will conduct a public hearing to consider testimony regarding the proposed assessments to be levied against the assessable property within the Ownsby Farms Public Improvement District (PID), pursuant to the provisions of Chapter 372 of the Texas Local Government Code. The property is a ±119.138 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167 Collin County, Texas and located within the city limits of the City of Celina, Texas. The property is generally located south of CR 53, north of Frontier Parkway, west of Preston Road and east of the BNSF Railroad. (Ownsby Farms) (Liebman/Petty)

Mayor Terry recused himself from this item due to a conflict of interest. Mayor Pro Tem Anderson opened the hearing at 6:45 pm.
No public comment was received. Councilman Hopkins moved to continue this hearing until the January 17th special meeting.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Andy Hopkins, Place 3
SECONDER:	Carmen Roberts, Place 4
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson, Nabors

IX. ACTION ITEM:

A. Consider and act upon a resolution of the City Council of the City of Celina, Texas, accepting a petition to create a Public Improvement District, calling for a public hearing and directing the statutory notices to be given. The property, Cambridge Crossing, is ±639.627 acres situated in the Richard Alderson Survey, Abstract No. 7, the F.D. Gary Survey, Abstract No 360, the I. C. Williamson Survey, Abstract No. 943, and T Staten survey, Abstract No. 806, Collin County, State of Texas. The property is generally located west of the Dallas North Tollway, east of Legacy Drive, north of future Punk Carter Parkway and south of FM 428. (Cambridge Crossing) (Liebman)

2017-03R Councilman Nabors asked for the record "What warrants a PID assessment for this development?".

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Mindy Koehne, Place 5
SECONDER:	Andy Hopkins, Place 3
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson, Nabors

B. The Celina City Council will consider action on adopting an ordinance of the proposed involuntary annexation of approximately a 7.646 acre tract of land situated in the Collin County School Land #14 Survey Abstract No. 167, Tract 37, Collin County, Texas. The property is contiguous to and adjoining the City and is generally located east of the BNSF railroad, west of Preston Road, north of CR 53 and south of Business 289. (Ayala Tract) (Liebman) (Liebman)

(2017-01)

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

C. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, approving the Annual Service Plan update to the Service and Assessment Plan and Assessment Roll for public improvements for the Wells South Public Improvement District in accordance with Chapter 372, Texas Local Government Code. (Toutounchian/Petty)

(2017-02) An updated SAP was presented.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Andy Hopkins, Place 3
SECONDER:	Carmen Roberts, Place 4
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson, Nabors

D. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, approving the Annual Service Plan update to the Service and Assessment Plan and Assessment Roll for public improvements for the Wells North Public Improvement District in accordance with Chapter 372, Texas Local Government Code. (Toutounchian/Petty)

(2017-03) An updated SAP was presented.

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

E. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, approving the Annual Service Plan update to the Service and Assessment Plan and Assessment Roll for public improvements for the Sutton Fields II Public Improvement District in accordance with Chapter 372, Texas Local Government Code. (Toutounchian/Petty)

(2017-04) Mayor Terry recused himself from this item due to a conflict of interest. An updated SAP was presented.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Andy Hopkins, Place 3
SECONDER:	Carmen Roberts, Place 4
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson, Nabors

F. 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. (Toutounchian/Petty)

Mayor Terry recused himself from this item due to a conflict of interest.

RESULT:	**TABLED [UNANIMOUS]**	**Next: 1/17/2017 5:00 PM**
MOVER:	Andy Hopkins, Place 3	
SECONDER:	Bill Webber, Place 1	
AYES:	Koehne, Hopkins, Webber, Roberts, Anderson, Nabors	

G. Consider and act upon a Construction Replat for Preston Plaza, Lot 32R, Block J, Phase 1 of the Heritage Addition, an approximately 1.965 acre tract of land generally located at the southeast corner of Preston Road and Founders Lane, being a replat of Lot 32, Block J, Phase 1 of the Heritage Addition. (Preston Plaza Construction Replat) (Liebman)

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

H. Consider and act to approve the expenditure of funds approved by the Economic Develoment Corporation to fund Gigabit projects. (Howard)

No action was taken on item H.

X. ADJOURNMENT:

There being no further comment Mayor Terry adjourned the meeting at 7:03 pm.

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Sean Terry, Mayor

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

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Date Minutes Approved