



**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**

**MINUTES**

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

Attendee Name	Organization	Title	Status	Arrived	Departed
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	Absent		
Sean Terry	City of Celina	Mayor	Present		5:11 PM

Mayor Terry called the meeting to order at 5:00 pm. The City Council went directly into Executive Session, then took Action Item G. Mayor Terry left the meeting after action on Item G at 5:11pm. Mayor Pro Tem Anderson led the remainder of the meeting.

**II. WORKSESSION:**

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

Mary Petty with Petty & Associates explained the new TIRZ calculation for the Creeks of Legacy Public Improvement District.

**III. CONSENT AGENDA:**

**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)**

Mayor Pro Tem Anderson opened the first hearing at 5:13 pm. No public comment was received. The hearing was closed at 5:14 pm. The second hearing was opened at 5:14 pm. No public comment was received. The hearing was closed at 5:15 pm.

- 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)

Mayor Pro Tem Anderson opened the hearing at 5:15 pm. No public comment was received. The hearing was closed at 5:15 pm.

**V. EXECUTIVE SESSION:**

The City Council adjourned into Executive Session at 5:00 pm. With City Attorneys Trey Sargent and Julie Fort, and Interim City Manager Rick Chaffin.

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:

The City Council reconvened into Open Session at 5:08 pm.

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

No action was taken out of 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)

(2017-05)

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Andy Hopkins, Place 3
<b>SECONDER:</b>	Carmen Roberts, Place 4
<b>AYES:</b>	Koehne, Hopkins, Webber, Roberts, Anderson
<b>ABSENT:</b>	Nabors

- 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)

(2017-06) Councilman Hopkins moved to approve with the amendment to authorize the Mayor Pro Tem to execute the final documents subject to Financial Advisor and Bound Counsel approval.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Andy Hopkins, Place 3
<b>SECONDER:</b>	Carmen Roberts, Place 4
<b>AYES:</b>	Koehne, Hopkins, Webber, Roberts, Anderson
<b>ABSENT:</b>	Nabors

- 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)

(2017-07) Councilman Hopkins moved to approve with the amendment to authorize the Mayor Pro Tem to execute the final documents subject to Financial Advisor and Bound Counsel approval.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Andy Hopkins, Place 3
<b>SECONDER:</b>	Bill Webber, Place 1
<b>AYES:</b>	Koehne, Hopkins, Webber, Roberts, Anderson
<b>ABSENT:</b>	Nabors

- 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)

(2017-08) Councilman Hopkins moved to approve with the amendment to authorize the Mayor Pro Tem to execute the final documents subject to Financial Advisor and Bound Counsel approval.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Andy Hopkins, Place 3
<b>SECONDER:</b>	Carmen Roberts, Place 4
<b>AYES:</b>	Koehne, Hopkins, Webber, Roberts, Anderson
<b>ABSENT:</b>	Nabors

- 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)

(2017-09) Councilman Hopkins moved to approve with the amendment to authorize the Mayor Pro Tem to execute the final documents subject to Financial Advisor and Bound Counsel approval.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Andy Hopkins, Place 3
<b>SECONDER:</b>	Carmen Roberts, Place 4
<b>AYES:</b>	Koehne, Hopkins, Webber, Roberts, Anderson
<b>ABSENT:</b>	Nabors

- 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)

(2017-05R)

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Andy Hopkins, Place 3
<b>SECONDER:</b>	Carmen Roberts, Place 4
<b>AYES:</b>	Koehne, Hopkins, Webber, Roberts, Anderson
<b>ABSENT:</b>	Nabors

- 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)

Councilman Hopkins moved to approve with the change to (2) "as reflected in minutes of the January 13, 2017, meeting of the CEDC" as noted by the Mayor.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Andy Hopkins, Place 3
<b>SECONDER:</b>	Bill Webber, Place 1
<b>AYES:</b>	Koehne, Hopkins, Webber, Roberts, Anderson
<b>ABSENT:</b>	Nabors

**VII. ADJOURNMENT:**

There being no further comment Mayor Pro Tem Anderson adjourned the meeting at 5:29 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