Committee of the Whole

August 30, 2021

Present: President King; Council Members Baltzell, Fleck; Lochtefeld, Scott, and Sovinski answered roll call. Also present were Safety-Service Director Hitchcock; Mayor Hazel; and Auditor Strawn.

President King called the meeting to order at 6:00 pm for discussion of the Eaglebrooke Estates Section VII, Phase I final plat. Mayor Hazel reported Administration has talked to the Developer, RCS about concerns from Council members and residents. A stone drive will be put in to Staeger Road for construction traffic and emergency vehicles. The Planning Commission approved and recommended the preliminary plat in 1994. This section is still in that recommended preliminary plat. The majority of subdivisions in Celina have been developed in sections. There have been several sections in this plat. A total of 18 lots were recommended by the planning commission. This plat only includes 15 lots. In January of 2019, the fire code was formally adopted, which requires a second access road. RCS has done everything required of the plat they have submitted. Nothing else can be built beyond these lots, unless a final road is completed.

CM Lochtefeld asked if the stone drive uses the established right-of-way. Mayor Hazel responded, yes it does.

CM Baltzell stated he believes this is a great compromise to get a construction drive and emergency access.

CM Sovinski stated he has not heard any problems with the subdivision utilities and roadways. The only issues he had concerns about is the access drive to the east to facilitate construction traffic and a firm commitment by the developer that the roadway will be completed to Staeger Road with future development. The developer is likely to hold a meeting with the homeowners’ association to discuss the concerns the residents have. Poor communication is an issue they were having. The right-of-way platted to Staeger Road is plated to 140’ right-of-way. The City does not need that wide of a right-of-way for a roadway. The additional right-of-way not need may be vacated. It was made that wide to have a boulevard put in. Boulevards are nice to look at, but hard to maintain.

CM Fleck stated he recalls the two biggest concerns are the construction traffic on the existing roads and the eventual completion of the road.

CM Scott asked RCS if there is a timeframe on getting this complete. Randy Bruns stated it needs to go through engineering for approval first. They want to put the base grade in at the right condition of the ground. If it is not completed this fall, it will be by spring.

A resident asked how the trucks will be directed to come through the construction drive. Mayor Hazel responded it will be through signage directing them to the right drive.

CM Baltzell made a recommendation that the rules be suspended and the Ordinance be passed, seconded by CM Sovinski. Motion passed with a roll call vote 5-0 Aye.

President King adjourned the meeting at 6:15 pm.