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**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, MARCH 11, 2025
5:00 PM
MINUTES**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Tubbs called the meeting to order at 5:01 PM.

Members Present:

Mayor Ryan Tubbs
Deputy Mayor Pro Tem Mindy Koehne
Council Member Philip Ferguson
Council Member Eddie Cawlfeld
Council Member Wendie Wigginton
Council Member Brandon Grumbles

Members Absent:

Mayor Pro Tem Andy Hopkins

II. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Tubbs led the Pledge of Allegiance and Invocation.

III. EXECUTIVE SESSION:

As authorized by Section 551.071 of the Texas Government Code, the Regular Meeting may be Convened into Closed Executive Session for the Purpose of Seeking Confidential Legal Advice from the City Attorney on any Agenda Item Listed Herein. (Closed to Public as Provided in the Texas Government Code.)

Texas Government Code Section 551.071 Consultation with Attorney:

- A. Potential lawsuit for removal of material from public right-of-way
- B. Discussion regarding a Development Agreement for Mesa Verda
- C. Discussion regarding the Temporary Facilities for 1876 Country Club
- D. Discussion regarding Solid Waste Contract
- E. Update and briefing regarding personnel investigation

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.087 Deliberation of Economic Development Negotiations:

- F. Discussion regarding an incentive application for a business located at 206 N. Louisiana St.

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.072 Deliberation Regarding Real Property:

- G. Discussion regarding an electrical easement for the Texas New Mexico Power Company
- H. Discussion regarding eminent domain for property located on the southwest corner of Choate Parkway and Custer Road
- I. Discussion regarding land acquisition located approximately northeast of Smiley Road and Old Dairy Farm Road
- J. Discussion regarding land acquisition located approximately east/northeast of Collin County Outer Loop and County Road 51
- K. Discussion of potential land acquisition approximately south of Ohio Street and Louisiana Drive

Mayor Tubbs recessed the meeting at 5:03 PM.

Mayor Tubbs reconvened the meeting at 6:50 PM.

Reconvene into Open Session to consider and take action, if any, on matters discussed during Executive Session.

- L. Consider and act on a Resolution of the City Council of the City of Celina, Texas finding that a public necessity exists and authorizing condemnation to acquire a 0.2830 acre tract for construction of public improvements for Choate Parkway from Roseland Parkway to Custer Road (FM 2478), including but not limited to, construction and maintenance of roadway, grading, such appurtenant facilities as may be necessary, and other public uses, on property generally described as being located in the Coleman Watson survey, abstract A0945, Collin CAD property ID #2123638, Collin County, Texas, such property generally located on the southwest corner of Choate Parkway and FM 2478, and being more particularly described herein; providing notice of an official determination to acquire real property for construction and maintenance of roadway, grading, such appurtenant facilities as may be necessary, and other public uses; authorizing the city manager to obtain the necessary appraisal reports and make bona fide offers of just compensation for the property; ratifying prior documents made for acquisition of the property; authorizing legal counsel to institute eminent domain proceedings on behalf of the city for the acquisition of the property if negotiations are unsuccessful;

appropriating funds from a lawful source; providing a cumulative repealer clause; providing a severability clause and providing for an effective date.

Upon a motion by Council Member Cawlfeld and a second by Deputy Mayor Pro Tem Koehne, the Council voted five (5) for and none (0) opposed to approve a Resolution of the City Council of the City of Celina, Texas finding that a public necessity exists and authorizing condemnation to acquire a 0.2830 acre tract for construction of public improvements for Choate Parkway from Roseland Parkway to Custer Road (FM 2478), including but not limited to, construction and maintenance of roadway, grading, such appurtenant facilities as may be necessary, and other public uses, on property generally described as being located in the Coleman Watson survey, abstract A0945, Collin CAD property ID #2123638, Collin County, Texas, such property generally located on the southwest corner of Choate Parkway and FM 2478, and being more particularly described herein; providing notice of an official determination to acquire real property for construction and maintenance of roadway, grading, such appurtenant facilities as may be necessary, and other public uses; authorizing the city manager to obtain the necessary appraisal reports and make bona fide offers of just compensation for the property; ratifying prior documents made for acquisition of the property; authorizing legal counsel to institute eminent domain proceedings on behalf of the city for the acquisition of the property if negotiations are unsuccessful; appropriating funds from a lawful source; providing a cumulative repealer clause; providing a severability clause and providing for an effective date . The motion carried 5-0.

RESOLUTION NO. 2025-13R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS FINDING THAT A PUBLIC NECESSITY EXISTS AND AUTHORIZING CONDEMNATION TO ACQUIRE A 0.2830 ACRE TRACT FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS FOR CHOATE PARKWAY FROM ROSELAND PARKWAY TO CUSTER ROAD (FM 2478), INCLUDING BUT NOT LIMITED TO, CONSTRUCTION AND MAINTENANCE OF ROADWAY, GRADING, SUCH APPURTENANT FACILITIES AS MAY BE NECESSARY, AND OTHER PUBLIC USES, ON PROPERTY GENERALLY DESCRIBED AS BEING LOCATED IN THE COLEMAN WATSON SURVEY, ABSTRACT A0945, COLLIN CAD PROPERTY ID #2123638, COLLIN COUNTY, TEXAS, SUCH PROPERTY GENERALLY LOCATED ON THE SOUTHWEST CORNER OF CHOATE PARKWAY AND FM 2478, AND BEING MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING NOTICE OF AN OFFICIAL DETERMINATION TO ACQUIRE REAL PROPERTY FOR CONSTRUCTION AND MAINTENANCE OF ROADWAY, GRADING,

SUCH APPURTENANT FACILITIES AS MAY BE NECESSARY, AND OTHER PUBLIC USES; AUTHORIZING THE CITY MANAGER TO OBTAIN THE NECESSARY APPRAISAL REPORTS AND MAKE BONA FIDE OFFERS OF JUST COMPENSATION FOR THE PROPERTY; RATIFYING PRIOR DOCUMENTS MADE FOR ACQUISITION OF THE PROPERTY; AUTHORIZING LEGAL COUNSEL TO INSTITUTE EMINENT DOMAIN PROCEEDINGS ON BEHALF OF THE CITY FOR THE ACQUISITION OF THE PROPERTY IF NEGOTIATIONS ARE UNSUCCESSFUL; APPROPRIATING FUNDS FROM A LAWFUL SOURCE; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE

- M. Consider and act upon a Resolution to authorize the City Manager to sign easement documents necessary for Texas New Mexico Power Company to acquire a 0.749 acre easement from the City of Celina for \$284,992.00.

Upon a motion by Council Member Wigginton and a second by Deputy Mayor Pro Tem Koehne, the Council voted five (5) for and none (0) opposed to approve Resolution No. 2025-14R. The motion carried 5-0.

RESOLUTION NO. 2025-14R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS AUTHORIZING GRANT AN EASEMENT, GENERALLY DESCRIBED AS BEING A 32,624 SQUARE FOOT (0.749-ACRE) TRACT OF LAND OUT OF THE JAS M. CULWELL SURVEY, ABSTRACT NUMBER 195, LOCATED IN THE CITY OF CELINA, TEXAS, COLLIN COUNTY; AUTHORIZING THE CITY MANAGER TO EXECUTE ANY NECESSARY DOCUMENTS TO GRANT THE EASEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

IV. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

- A. Proclamation recognizing the Celina High School Cheer Team (Tubbs)
- B. Recognition of Carl Hultgren (White)
- C. Proclamation observing Surveyor's Week. (Tubbs)
- D. EDC Update. (Satarino)

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Discussion regarding the Development Services Processes Evaluation (Brawner)
- B. Discussion on water conservation for summer 2025. (Figueroa)
- C. Discussion regarding a school championship recognition policy. (Kearney)

VI. OPEN FORUM:

Open Forum is for information only. If you wish to speak, please sign one of the “Speaker Cards” and present to the City Secretary prior to the beginning of the City Council meeting. 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 that are prohibited by law.

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.

Gina Overstreet spoke regarding J. Fred Smith Pkwy.

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.

Upon a motion by Council Member Wiggington and a second by Council Member Ferguson, the Council voted five (5) for and none (0) opposed to approve consent agenda items A-R, and T. The motion carried 5-0.

A. Minutes Approval:

1. City Council- Regular Meeting- February 11, 2025, 5:00 p.m.

B. Consider and act to purchase Construction Services for the Fire Station #1 Remodel from Crossland Construction through a cooperative contract with TIPS #22010702 for an amount not to exceed \$139,428.00. (Brawner)

C. Consider and act to award bid 2025-018 for the Improvements of the Parkside Lift Station to Criterion Contractors Inc. at the unit prices listed in the amount of \$363,663.21 plus ten percent contingency in the amount of \$36,366.32 for a total amount not to exceed \$400,029.53. (Glasgow)

D. Consider and act to approve a work authorization for design and construction management services of Phase 4 Dark Fiber extension with Capco Communications, for an amount not to exceed \$200,522.93. (Alexander)

E. Consider and act upon a Resolution to authorize the City Manager to execute conveyance documents for the acquisition of the necessary right-of-way and easements for Parvin Road improvements from FM 1385 to South Dallas Parkway. (Glasgow)

RESOLUTION NO. 2025-15R

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE NEGOTIATION AND EXECUTION BY THE CITY MANAGER OF CONVEYANCE DOCUMENTS NECESSARY TO EFFECTUATE THE

ACQUISITION OF RIGHT OF WAY AND EASEMENTS FOR THE PARVIN ROAD IMPROVEMENTS PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE

- F. Consider and act upon an Ordinance granting to Universal Natural Gas, a non-exclusive franchise and right to enter the public ways to install, operate and maintain a distribution system within, along, across, over and under the public ways of the City of Celina, Texas for the transportation, distribution, and/or sale of gas to customers and the public generally in the city (Brawner)

ORDINANCE NO. 2025-10

AN ORDINANCE GRANTING TO UNIVERSAL NATURAL GAS, LLC (d/b/a UNIVERSAL NATURAL GAS, INC.) AND ITS SUCCESSORS AND ASSIGNS, FOR A PERIOD OF TEN (10) YEARS FROM THE EFFECTIVE DATE OF THIS ORDINANCE, A NON-EXCLUSIVE FRANCHISE AND RIGHT TO ENTER THE PUBLIC WAYS TO INSTALL, OPERATE AND MAINTAIN A DISTRIBUTION SYSTEM WITHIN, ALONG, ACROSS, OVER AND UNDER THE PUBLIC WAYS OF THE CITY OF CELINA, TEXAS FOR THE TRANSPORTATION, DISTRIBUTION AND/OR SALE OF GAS TO CUSTOMERS AND THE PUBLIC GENERALLY IN THE CITY; DEFINING THE WORDS AND PHRASES THEREIN; PROVIDING FOR ASSIGNMENT, SALE OR LEASE OF THE FRANCHISE; PROVIDING FOR USE AND REPAIR OF THE PUBLIC WAYS; PROVIDING FOR REGULATION OF SERVICE; ESTABLISHING DEPTH OF PIPELINES; ESTABLISHING RIGHTS AND DUTIES IN THE MOVEMENT AND ALTERATION OF PIPELINES; PROVIDING FOR INDEMNIFICATION OF THE CITY OF CELINA; PROVIDING FOR INSPECTION OF GRANTEE'S RECORDS; REQUIRING GRANTEE TO PAY A FRANCHISE FEE; PROVIDING FOR CONDITIONS OF THE FRANCHISE; PROVIDING FOR CONSTRUCTION OF THIS ORDINANCE UPON THE INVALIDITY OF ANY PART THEREOF; PROVIDING FOR ACCEPTANCE OF THIS FRANCHISE BY GRANTEE AND BOTH AN EFFECTIVE AND AN OPERATIVE DATE THEREOF; REPEALING ALL PREVIOUS GAS FRANCHISE ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION AND PRESCRIBING AN EFFECTIVE DATE.

- G. Consider and act to approve a work authorization for design services from TRC Engineers, Inc., for the design of the reconstruction of Hillside Drive, in an amount not to exceed \$57,750.00. (Glasgow)
- H. Consider and act to authorize an amendment to a work authorization for professional review services of hydraulic and hydrologic studies by Freese and Nichols, Inc. in an amount not to exceed \$60,000.00. (Glasgow)

- I. Consider and act upon the release of temporary turnaround easement as recorded in Instrument No. 2023-27201, of the Real Property Records of Denton County, Texas (the “Easement” – attached hereto), having been executed in favor of the City of Celina (“The City”), burdens that certain tract of land described as Tract 2 in deed to First Texas Homes, Inc. (Owner) recorded in Instrument No. 2023-51337, of the Real Property Records of Denton County, Texas. (Glasgow)
- J. Consider and act on an Ordinance amending Ordinance No. 2024-83 which adopted and approved the budget for fiscal year beginning October 1, 2024, and ending September 30, 2025, and make appropriations for each department, project, and account, by adopting an amended 2024-2025 budget for the City of Celina reallocating funds between accounts, attached hereto and incorporated into this Ordinance. (Bromiley)

ORDINANCE NO. 2025-11

AN ORDINANCE OF THE CITY OF CELINA, TEXAS AMENDING ORDINANCE 2024-83, WHICH ADOPTED AND APPROVED THE BUDGET FOR FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025, AND MAKE APPROPRIATIONS FOR EACH DEPARTMENT, PROJECT AND ACCOUNT, BY ADOPTING AN AMENDED FISCAL YEAR 2024-2025 BUDGET FOR THE CITY OF CELINA, TEXAS, REALLOCATING FUNDS BETWEEN ACCOUNTS PURSUANT TO EXHIBIT “A”, ATTACHED HERETO AND INCORPORATED INTO THIS ORDINANCE; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR FILING OF THE AMENDED BUDGET AND ORDINANCE; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

- K. Consider and act to award RFP 2025-027 for the upgrade of the city council chambers audio/video system to AVI Systems for \$464,717.25 plus ten percent contingency in the amount of \$46,471.73 for a total amount not to exceed \$511,188.98. (Alexander)
- L. Consider and act to authorize the execution of a contract with Utilis Incorporated dba. Asterra to complete leak detection services through a sole source for an amount not to exceed \$87,000.00. (Figueroa)
- M. Consider and act upon a Resolution to enter in a Local On-System Agreement (LOSA) with the Texas Department of Transportation (TxDOT) to construct the permanent intersection at FM 455 (GA Moore Parkway) and Legacy Drive through the Legacy Hills Development Agreement. (Glasgow)

RESOLUTION NO. 2025-16R**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA APPROVING THE PROPOSED LOCAL ON-SYSTEM IMPROVEMENT PROJECT AGREEMENT BETWEEN THE TEXAS DEPARTMENT OF TRANSPORTATION AND THE CITY OF CELINA FOR THE FM 455 (GA MOORE PARKWAY) AND LEGACY DRIVE IMPROVEMENTS PROJECT AT LEGACY HILLS, CELINA, TX.**

- N. Consider and act to authorize Amendment 3 to add the Guaranteed Maximum Price (GMP) for the construction of Arizona Drive from Pecan St. to Walnut St. through the Construction Manager At Risk, Swinerton, in the amount not to exceed \$947,783.00 (Brawner)
- O. Consider and act to accept the resignation of Joseph Burke and declare a vacancy on the Downtown Commission. (Kearney)
- P. Consider and act to accept the resignation of Imelda Everett and Linda Hunter, and declare two vacancies on the Keep Celina Beautiful Board. (Kearney)
- Q. Consider and act on authorizing the City Manager to execute an Interlocal Agreement between the City of Celina, Texas, and Collin County to receive \$327,100.00 of grant funding from Collin County for the development of various trails within Wilson Creek Park. (Walsh)
- R. Consider and act to approve a Work Authorization with B-Weiss Entertainment Group, LLC. for event infrastructure at Celina Cajun Fest in an amount not to exceed \$242,077.76 (Monaco)
- S. Consider and act upon a Chapter 380 Economic Development and Performance Agreement with BARM Group, LLC; for an amount not to exceed \$75,000.00. (Satarino)
Upon a motion by Council Member Ferguson and a second by Council Member Wigginton, the Council voted five (5) for and none (0) opposed to approve a Chapter 380 Economic Development and Performance Agreement with BARM Group, LLC. The motion carried 5-0.
- T. Consider and act to authorize an Interlocal Agreement for fire protection services between the City of Celina and Denton County. (White)

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon an Ordinance Amending the City's Code of Ordinances, Chapter 10: Subdivision Regulation, Article 10.02: Impact Fees, Division 3: Roadway Facilities by adopting Updated Land Use Assumptions; adopting an updated Capital Improvements Plan for roadways; adopting an updated land use equivalency table; adopting revised roadway Impact Fees; adopting a revised Schedule 1, Assessment Rates, and Schedule 2, Collection Rates, for roadway facilities; updating ordinance reference numbers; and providing

for the repeal of the unattributed credits reimbursement provision under Section 10.02.071. (Glasgow)

Mayor Tubbs opened the public hearing at 8:22 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:23 PM.

Upon a motion by Council Member Ferguson and a second by Council Member Grumbles, the Council voted five (5) for and none (0) opposed to approve Ordinance No. 2025-12 as presented without the 50% reduction. The motion carried 5-0.

ORDINANCE NO. 2025-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS AMENDING THE CITY'S CODE OF ORDINANCES, CHAPTER 10: SUBDIVISION REGULATION, ARTICLE 10.02: IMPACT FEES, DIVISION 3: ROADWAY FACILITIES BY ADOPTING UPDATED LAND USE ASSUMPTIONS; ADOPTING AN UPDATED CAPITAL IMPROVEMENTS PLAN FOR ROADWAYS AND IMPACT FEES FOR ROADWAYS; ADOPTING AN UPDATED LAND USE EQUIVALENCY TABLE; ADOPTING REVISED ROADWAY IMPACT FEES; ADOPTING A REVISED SCHEDULE 1 ASSESSMENT RATES AND SCHEDULE 2 COLLECTION RATES FOR ROADWAY FACILITIES; UPDATING ORDINANCE REFERENCE NUMBERS; PROVIDING FOR THE REPEAL OF THE UNATTRIBUTED CREDITS REIMBURSEMENT PROVISION UNDER SECTION 10.02.071, "CREDITS AND OFFSETS"; PROVIDING FOR AN INCORPORATION OF PREMISES; PROVIDING FOR A SAVINGS, CUMULATIVE REPEALER, AND SEVERABILITY CLAUSE; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; PROVIDING FOR PUBLICATION; FINDING AND DETERMINING COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT; AND PROVIDING FOR AN EFFECTIVE DATE.

- B. Consider and act upon an Ordinance altering the prima facie speed limits established for vehicles under the provisions of the transportation code, section 545.356 upon a segment of Preston Road (SH 289) between North Legacy Drive and E. G.A. Moore Parkway (CR 100), that is within the incorporate limits of the City of Celina. (Glasgow)

Mayor Tubbs opened the public hearing at 8:30 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:31 PM.

Upon a motion by Council Member Wigginton and a second by Deputy Mayor Pro Tem Koehne, the Council voted four (4) for and one (1) opposed to deny altering the prima facie speed limits upon a segment of Preston Road. The motion carried 4-1. Council Member Cawfield opposed.

- C. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 26 acres of land; generally located 1,800 feet east of Preston Road and north of Frontier Parkway, within the Extraterritorial Jurisdiction (ETJ). (Millen Farms – Development Agreement) (McAfee)

Mayor Tubbs opened the public hearing at 8:59 PM.

Ron Little spoke in opposition and provided a letter. (Exhibit A)

Mayor Tubbs closed the public hearing at 9:08 PM.

Randy and April Grandgeorge wrote a letter in opposition. (Exhibit B)

Upon a motion by Council Member Grumbles and a second by Council Member Wigginton, the Council voted five (5) for and none (0) opposed to table the Millen Farms Development Agreement. The motion carried 5-0.

- D. Conduct a public hearing to consider and act upon a request to rezone approximately 41 acres to Commercial, Office, & Retail District (C) zoning; generally located north and south of future Doe Branch Boulevard and approximately 2,725 feet west of Dallas North Tollway, within the City Limits. (McKenzie Tract – Rezoning) (Mohan)

Mayor Tubbs opened the public hearing at 9:27 PM.

Rusty Glover and Karla McKenzie for any questions the Council may have.

Mayor Tubbs closed the public hearing at 9:28 PM.

Upon a motion by Council Member Grumbles and a second by Council Member Wigginton, the Council voted five (5) for and none (0) opposed to approve Ordinance No. 2025-13. The motion carried 5-0.

ORDINANCE NO. 2025-13

MCKENZIE TRACT

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS APPROXIMATELY 41 ACRES LOCATED IN THE P.F. HUTCHINSON SURVEY, ABSTRACT NO. 408, AND THE SPENCER RICE SURVEY,

ABSTRACT NO. 788, IN THE CITY OF CELINA, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED NORTH AND SOUTH OF FUTURE DOE BRANCH BOULEVARD AND APPROXIMATELY 2,725 FEET WEST OF DALLAS NORTH TOLLWAY; AS DESCRIBED IN EXHIBIT “A” AND INCORPORATED HEREIN TO BE ZONED COMMERCIAL, OFFICE, & RETAIL DISTRICT (C); PROVIDING FOR INCORPORATION OF PREMISES, FINDINGS, AMENDMENT OF ZONING CLASSIFICATION, ZONING DESIGNATION AND DEVELOPMENT REGULATIONS, REVISION OF ZONING MAP, COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 PER OFFENSE AND OTHER ENFORCEMENT MECHANISMS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

- E. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 8 acres of land; generally located 1,000 feet north of future O’Brien Drive and west of future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (Yellow Door Storage – Development Agreement) (Mohan)

Mayor Tubbs opened the public hearing at 9:31 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 9:31 PM.

Upon a motion by Council Member Grumbles and a second by Council Member Cawfield, the Council voted five (5) for and none (0) opposed to approve the Yellow Door Storage Development Agreement. The motion carried 5-0.

- F. The Celina City Council will conduct a public hearing to consider public comment regarding the creation of the Legacy Celina Public Improvement District and act upon a Resolution creating the Legacy Celina Public Improvement District.(Stovall)

Mayor Tubbs left at 9:32 PM.

Deputy Mayor Pro Tem Koehne opened the public hearing at 9:34 PM.

With no one wishing to speak, Deputy Mayor Pro Tem Koehne closed the public hearing at 9:34 PM.

Upon a motion by Council Member Wigginton and a second by Council Member Ferguson, the Council voted five (5) for and none (0) opposed to approve Resolution No. 2025-17R. The motion carried 5-0.

RESOLUTION NO. 2025-17R

A RESOLUTION OF THE CITY OF CELINA, TEXAS AUTHORIZING AND CREATING THE LEGACY CELINA PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE.

- G. The Celina City Council will conduct a public hearing to consider public comment regarding the creation of the Celina 241 Public Improvement District and act upon a Resolution creating the Celina 241 Public Improvement District. (Stovall)

Mayor Tubbs returned at 9:35 PM.

Council Member Wigginton left at 9:35 PM.

Mayor Tubbs opened the public hearing at 9:36 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 9:36 PM.

Upon a motion by Council Member Ferguson and a second by Council Member Cawlfild, the Council voted four (4) for and none (0) opposed to approve Resolution No. 2025-18R. The motion carried 4-0.

RESOLUTION NO. 2025-18R

A RESOLUTION OF THE CITY OF CELINA, TEXAS AUTHORIZING AND CREATING THE CELINA 241 PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE.

- H. The Celina City Council will conduct a public hearing to consider public comment and act upon an Ordinance accepting and approving a final Sutton Fields East Public Improvement District Service and Assessment Plan, including the Phase #2 Assessment Roll; making a finding of special benefit to property within Phase #2 of the Sutton Fields East Public Improvement District; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments levied against the assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Bromiley)

Council Member Wigginton returned at 9:37 PM.

Deputy Mayor Pro Tem Koehne left at 9:38 PM.

Mayor Tubbs opened the public hearing at 9:39 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 9:40 PM.

Upon a motion by Council Member Wigginton and a second by Council Member Cawlfeld, the Council voted four (4) for and none (0) opposed to approve Ordinance No. 2025-14. The motion carried 4-0.

ORDINANCE NO. 2025-14

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS ACCEPTING AND APPROVING AN UPDATED SERVICE AND ASSESSMENT PLAN, INCLUDING A PHASE #2 ASSESSMENT ROLL FOR THE SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY WITHIN PHASE #2 OF THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN PHASE #2 OF THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Deputy Mayor Pro Tem Koehne returned at 9:40 PM.

IX. ACTION ITEM:

- A. Consider and act upon an Ordinance of the City of Celina, Texas, approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2025 (Sutton Fields East Improvement District Phase #2 Project); approving and authorizing related agreements; and providing an effective date. (Bromiley)

Upon a motion by Council Member Grumbles and a second by Council Member Ferguson, the Council voted five (5) for and none (0) opposed to approve Ordinance No. 2025-15. The motion carried 5-0.

ORDINANCE NO. 2025-15

AN ORDINANCE APPROVING AND AUTHORIZING THE ISSUANCE AND SALE OF THE CITY OF CELINA, TEXAS, SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025 (SUTTON FIELDS EAST PUBLIC IMPROVEMENT DISTRICT PHASE #2 PROJECT); AND APPROVING AND AUTHORIZING RELATED AGREEMENTS.

- B. Consider and act upon a Resolution adopting the 2025-2028 Economic Development Strategic Framework. (Satarino)

Upon a motion by Council Member Cawfield and a second by Deputy Mayor Pro Tem Koehne, the Council voted four (4) for and one (1) opposed to approve Resolution No. 2025-19R. The motion carried 4-1. Council Member Wigginton opposed.

RESOLUTION NO. 2025-19R

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE CELINA ECONOMIC DEVELOPMENT CORPORATION, A TYPE A ECONOMIC DEVELOPMENT CORPORATION, AND THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, A TEXAS HOME-RULE MUNICIPALITY, ADOPTING THE 2025 – 2028 ECONOMIC DEVELOPMENT STRATEGIC FRAMEWORK.

- C. Consider and act on acceptance of the Fiscal Year 2024 Audit, the Annual Comprehensive Financial Report (ACFR), and presentation by Forvis Mazars, LLP. (Bromiley)

Upon a motion by Council Member Wigginton and a second by Council Member Cawfield, the Council voted five (5) for and none (0) opposed to approve the Fiscal Year 2024 Audit. The motion carried 5-0.

- D. Consider and act to award RFP 2025-009 for Solid Waste and Recycling Services to Community Waste Disposal L.P. at the unit prices listed for an initial five-year contract term with two renewal periods. (Berry)

Upon a motion by Council Member Wigginton and a second by Council Member Ferguson, the Council voted five (5) for and none (0) opposed to approve awarding the RFP 2025-009 for Solid Waste and Recycling Services to Community Waste Disposal L.P. The motion carried 5-0.

- E. Consider and act upon a Resolution approving the Neighborhood Integrity Program policy. (Kearney)

Upon a motion by Deputy Mayor Pro Tem Koehne and a second by Council Member Grumbles, the Council voted two (2) for and three (3) opposed to discontinue the program. The motion carried 2-3. Council Member Ferguson, Council Member Cawfield, and Council Member Wigginton opposed.

Upon a motion by Council Member Ferguson and a second by Council Member Wigginton, the Council voted three (3) for and two (2) opposed to approve Resolution No. 2025-20R. The motion carried 3-2. Deputy Mayor Pro Tem Koehne, and Council Member Grumbles opposed.

RESOLUTION NO. 2025-20R**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, APPROVING THE NEW NEIGHBORHOOD INTEGRITY PROGRAM POLICY.**

- F. Consider and appoint City Council Members to serve on art selection committees for Downtown Center art projects. (Kearney)
Upon a motion by Deputy Mayor Pro Tem Koehne and a second by Council Member Wigginton, the Council voted five (5) for and none (0) opposed to appoint Council Member Wigginton for the interior art selection committee, and Council Member Grumbles for the exterior art selection committee for the Downtown Center art projects. The motion carried 5-0.
- G. Consider and act to authorize the purchase of two Pierce Fire Trucks from Siddons Martin Emergency Group in an amount not to exceed \$2,416,840.00. (White)
Upon a motion by Deputy Mayor Pro Tem Koehne and a second by Council Member Wigginton, the Council voted five (5) for and none (0) opposed to approve the purchase of two Pierce Fire Trucks from Siddons Martin Emergency Group. The motion carried 5-0.
- H. Consider and act on all matters incident and related to approving and authorizing publication of notice of intention to issue certificates of obligation, including the adoption of a Resolution pertaining thereto. (Stovall)
Upon a motion by Council Member Wigginton and a second by Council Member Ferguson, the Council voted five (5) for and none (0) opposed to approve Resolution No. 2025-21R. The motion carried 5-0.

RESOLUTION NO. 2025-21R**A RESOLUTION APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION.**

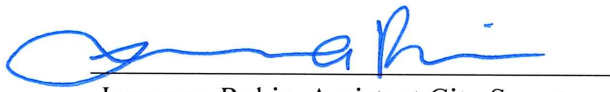
- I. Consider and act on all matters incident and related to declaring the expectation to reimburse expenditures with proceeds of future debt, including the adoption of a Resolution pertaining thereto. (Stovall)
Upon a motion by Council Member Ferguson and a second by Deputy Mayor Pro Tem Koehne, the Council voted five (5) for and none (0) opposed to approve Resolution No. 2025-22R. The motion carried 5-0.

RESOLUTION NO. 2025-22R**A RESOLUTION DECLARING EXPECTATION TO REIMBURSE EXPENDITURES WITH PROCEEDS OF FUTURE DEBT.****X. ADJOURNMENT:**

Mayor Tubbs adjourned the meeting at 10:35 PM.



Ryan Tubbs, Mayor



Jeovanna Rubio, Assistant City Secretary

April 8, 2025
Date



3/11/2025

To: City of Celina City Council

Re: 575 Frontier Pkwy, Millen Ranch

There are multiple issues with this development, I do not want to take away from them, say they are not important or not as important as other issues, but today we are talking about the Development Agreement and Concept Plan.

We are asking for you to vote NO on the Development Agreement, it is not compliant with existing data and cannot be developed as planned. This Development Agreement is not recommended by the P and Z Council vote, and they even had to “add trees”, which is still not reflected, and still did not pass.

1. The facts: The comps and existing data show that a new development up against a 2.25 acre lot, the new lots adjacent should be 1.125 – 2.25 acres. The development agreement requests a .33 acre lot, this does not conform with existing data. Existing data shows 100% to 50% is the correct lot size reduction for a new development up against estate lots, what is being requested is 15%.
2. The Development agreement requires “The subject property shall generally develop per the attached concept plan” The concept plan shows an 8ft fence on the existing property/tree line. The developer does not have permission from owners on the perimeter lots to cut down the existing tree line, because of this their concept plan cannot be developed as designed which violates the Development Agreement.
3. The density is not consistent with the surrounding area. There are 237 units/properties on 460 acres in this subject area. This equates to .51 units per acre. The proposed development is asking for 2.4 units per acre, this is a 470% increase in density.

The proposed Development Agreement is not compliant with existing data and cannot be “generally developed” as proposed, which violates the agreement, we are asking for you to vote NO.

We want what’s best for the property and what us as Celina residents deserve, while the developer wants to make the most money and leave.

A vote of “NO” helps ensure this lot is developed correctly, enhances the area and maintains a cohesive look with correct density, lot sizes and privacy measures.

Thank you for your time and support

To: City of Celina City Council

RE: Item on City Council Agenda, Tuesday March 11th, 2025, 575 Frontier Pky (Millen Farms)

We are writing to you today regarding an item that we are very concerned about on the City Council Meeting on Tuesday March 11th. We are Randy and April Grandgeorge we live at 3098 Preston Hills Cir, 225 feet of our property touches the subject property Millen Farms. We have 2.25 acres, we have a large metal shop and chickens on our property. There are lots that are larger than ours and contain other farm animals and nature including ponds and trees.

At the PandZ meeting in February The Council Voted and the MOTION FAILED, there is no recommendation from the P and Z Council. We the residents showed up to voice our concerns, we brought data to support and the council listened by voting MOTION FAILED. The council even added additional items to the development agreement and the motion still failed. We hope you listen to the residents as well and come to the same conclusion.

The subject property is 26 acres and is surrounded by 400+ acres of existing Single Family Estate Lots. The developer is proposing ¼ to 1/3 acre lots that are 10,000-15,000 sq ft compared to the existing 1-5 acres lots ranging from 43,500-217,000+ sq ft that surround this property. Our lot is 437ft X 225ft (97,574 sq ft) and the developer is proposing 15,000 sq ft lots up against us. In our comps you will see in this area new developments up against acreage estates, the new lots were a minimum of 50% the size of the existing adjacent lots vs this developer is proposing lots 15% the size of existing adjacent lots. This is unacceptable and unprecedented. The proposal also includes only 30ft backyard setback to my property. To put this into prospective, our shop is longer than 30 ft, our chicken run is longer than 30ft and we even have a wood pile longer than 30 ft. Numbers do not lie and it does not make sense to put these small lots up against estate zoning lots, they will stand out like an eyesore and impede on the privacy expected with the current zoning.

We have been in contact with the developer since November and they are unwilling to work with us or take any of our comments into consideration. Kevin Harell with Skorburg Company agreed that larger lots make sense for this property but does not appease their bottom line. The developer has also proposed a fence on the existing property/tree line. This is not feasible as a fence on the tree line will damage and kill the existing trees. Mr. Harell had suggested pushing the fence onto the Millen property to preserve the tree line but this is not reflected in their concept plan.

Attached are comps from our section of Frontier that show larger lots are appropriate.

Thank you for your time. We would appreciate your support in voting against this development agreement.

Thank you for your time and support,

Randy and April Grandgeorge

[REDACTED]

[REDACTED]

RE: 575 Frontier Pkwy Questions

From: Bella Lopez (alopez@celina-tx.gov)

To: [REDACTED] planning@celina-tx.gov

Date: Saturday, December 21, 2024 at 03:32 PM CST

Good afternoon, Randy,

Thank you for your email. Please see my responses to your questions below in this **color**. Thanks!

Respectfully,



Bella Lopez,

Planning Manager

T: 469-589-5796

E: alopez@celina-tx.gov | www.celina-tx.gov

112 N. Colorado St | Celina, TX 75009



From: Randy Grandgeorge [REDACTED]

Sent: Wednesday, December 18, 2024 7:45 PM

To: Planning <planning@celina-tx.gov>

Subject: 575 Frontier Pkwy Questions

Some people who received this message don't often get email from rgrandgeorge@yahoo.com. [Learn why this is important](#)

CAUTION: This message is from an External source. DO NOT click links or open attachments without verifying the sender. Never enter your USERNAME, PASSWORD or sensitive information on linked pages from this email.

Hi,

I have a couple questions, if you could respond with answers or you could call me to discuss, thank you

1. Can a developer tell residents in a neighborhood meeting that they have the staffs' approval 1 month before a planning and zoning meeting? **No.**
2. When there is a fence and trees on a property line, can 1 property owner remove fence and trees without the other owner's permission? **No, this should be coordinated with both (or all) property owners.**
3. I currently have no water running onto my property from the subject property. Can the developer change the flow of water and run water onto my property? **No, as lot-to-lot drainage is not permitted.**
4. Is Partners in Building a reputable company? **I do not have information on this.**
5. If a developer says they're proposing something that does not make sense for the property just their bottom line why is it being entertained by the city at all? **Ultimately, City Council has the authority to approve or disapprove a Development Agreement..**
6. Can I have a site plan that has been submitted to the city with dimensions? **A site plan has not yet been formally submitted to the city for review.**

We are writing to you today regarding Item #C Millen Farms on the Planning and Zoning Meeting for February 20th 2025. We are Randy and April Grandgeorge we live at 3098 Preston Hills Cir, we have 225 feet of property that touches the subject property Millen Farms. We have 2.25 acres, we have a large metal shop and chickens on our property. There are lots that are larger than ours and contain other farm animals and nature including ponds and trees.

The subject property is 26 acres and is surrounded by 400+ acres of existing Single Family Estate Lots. The developer is proposing ¼ to 1/3 acre lots that are 10,000-15,000 sq ft compared to the existing 1-5 acres lots ranging from 43,500-217,000+ sq ft that surround this property. Our lot is 437ft X 225ft (97,574 sq ft) and the developer is proposing 15,000 sq ft lots up against us. In our comps you will see in this area in new developments up against acreage estates the new lots were a minimum of 50% the size of the existing adjacent lots vs this developer is proposing lots 15% the size of existing adjacent lots. This is unacceptable and unprecedented. The proposal also includes only 30ft backyard setback to my property. To put this into prospective, our shop is longer then 30 ft, our chicken run is longer then 30ft and we even have a wood pile longer then 30 ft. Numbers do not lie and it does not make sense to put these small lots up against estate zoning lots, they will stand out like an eyesore and impede on the privacy expected with the current zoning.

We have been in contact with the developer since November and they are unwilling to work with us or take any of our comments into consideration. Kevin Harell with Skorburg Company agreed that larger lots make sense for this property but does not appease their bottom line.

The developer has also proposed a fence on the existing property/tree line. This is not feasible as a fence on the tree line will damage and kill the existing trees. Mr. Harell had suggested pushing the fence onto the Millen property to preserve the tree line but this is not reflected in their concept plan.

Attached are comps from our section of Frontier that show larger lots are appropriate. Because of this we are asking that the following be added to the development standards:

1. Larger Lots
2. Buffer to existing properties: Larger Rear Yard Setback, Berm and Vegetation, Single Story Homes (as shown in their elevations)
3. Developer is not to remove or damage any trees on the property, no fence line on the tree line

Thank you for your time. We would appreciate any kind of support you would be able to give in this matter. We would appreciate your input and thoughts on the matter whether for or against, this is a conversation of what is best for the property.

Thank you

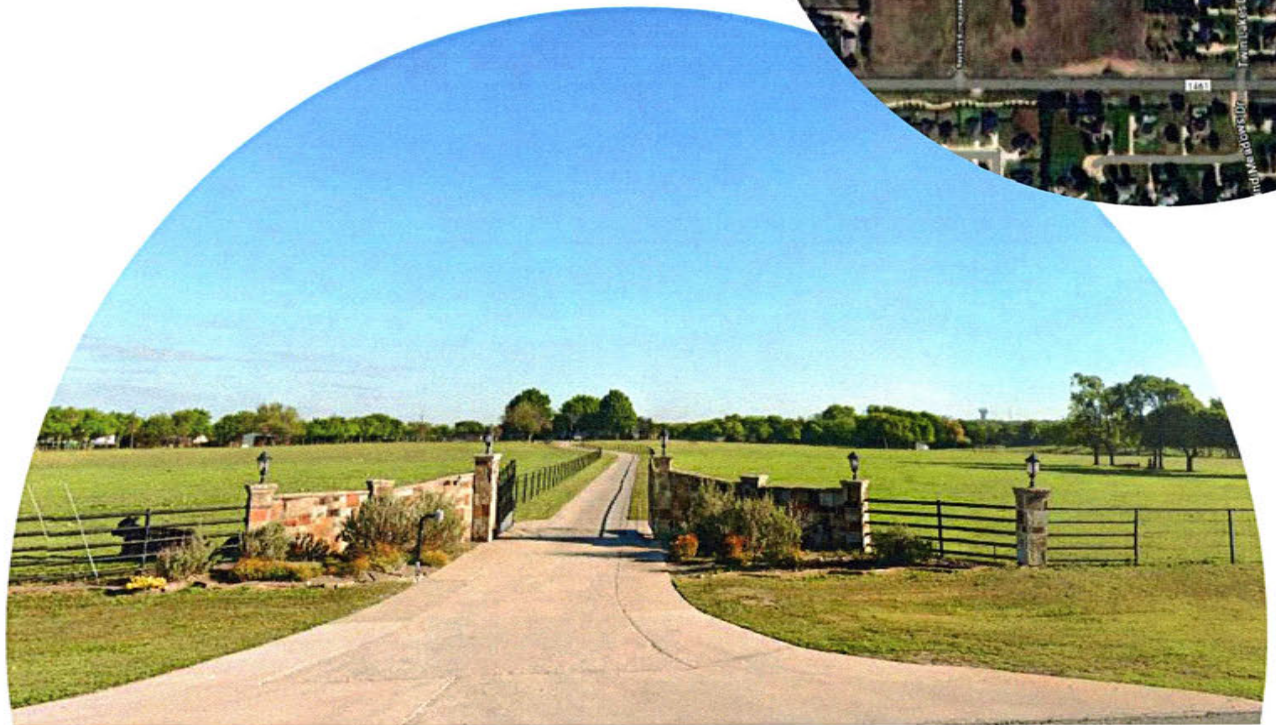
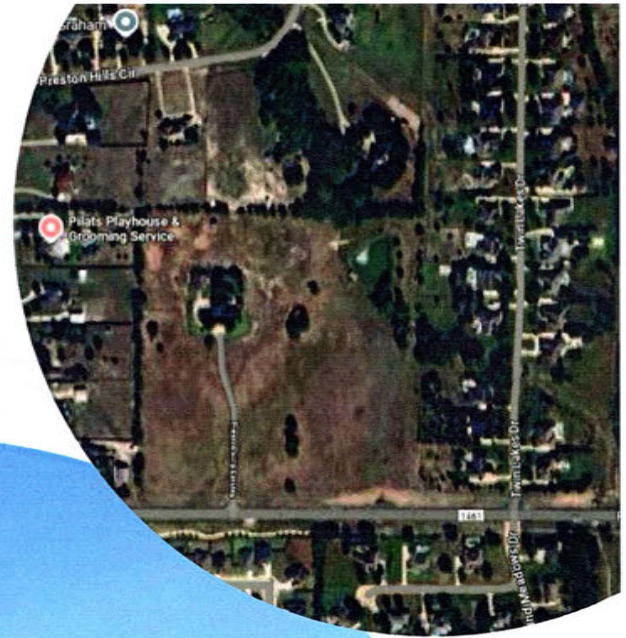
Randy and April Grandgeorge

[REDACTED]

[REDACTED]

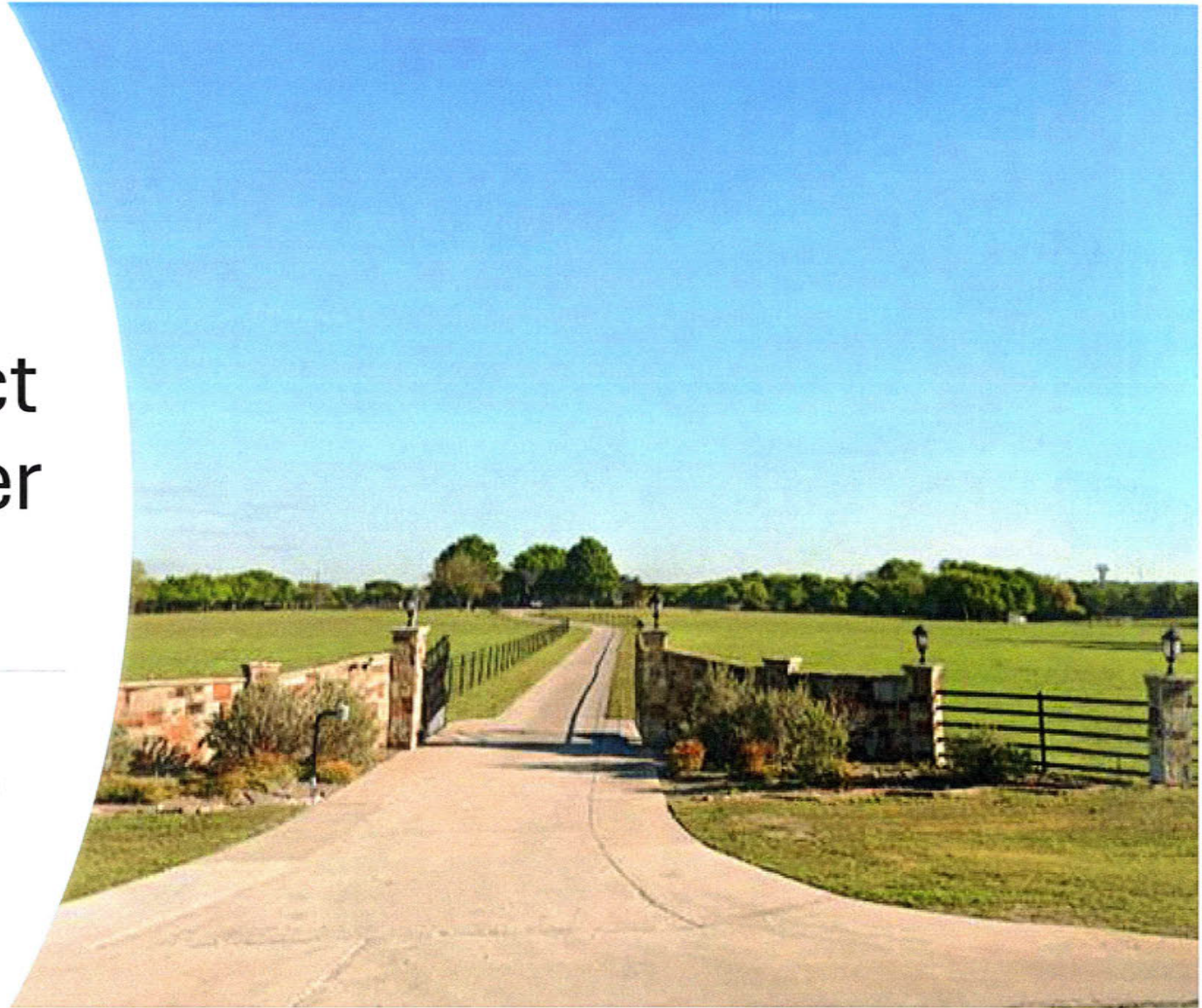
575 Frontier Pkwy

The Facts/ The Comps



What is correct for 575 Frontier Pkwy?

What will fit in with the
surroundings, enhance the area
and not be an eyesore.



The Fact: Every new development in our section of Frontier has been developed with same or similar size properties at a minimum of 50% the size of an adjacent existing property. If this is approved with 1/3 acre lots up against 2 acre lots, 15% the size, it is unprecedented and there are no comps to support it.

The Property

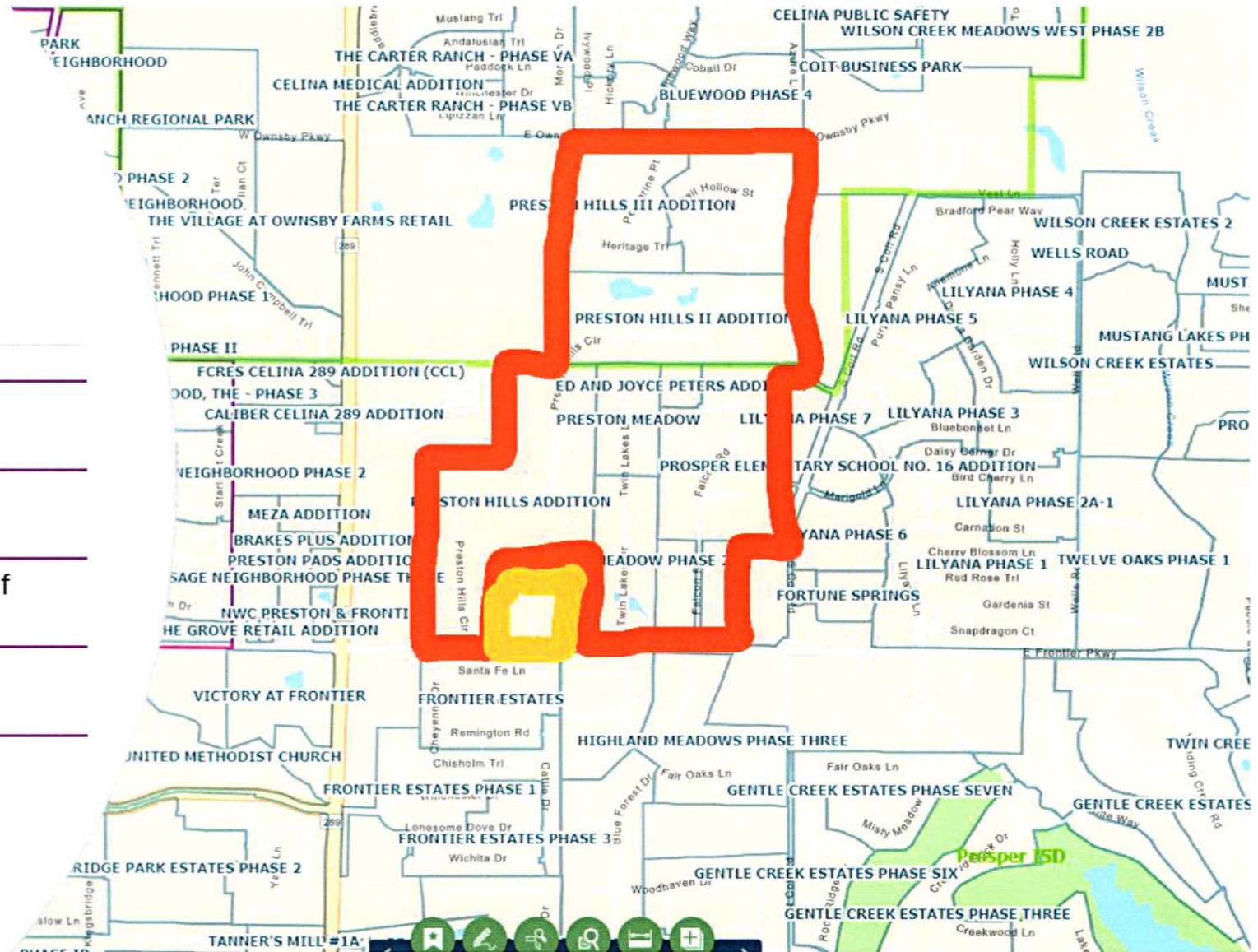
26 Acres

Infill Lot

Surrounded by 400+ acres of
Single Family Estate Zoning

Pond/Creek

Mature Trees



What does Single Family Estate Zoning Look Like

- Open lots
- Ponds
- Fish
- Creeks
- Trees
- Metal Shops
- Accessory Buildings
- Trailers
- Boats
- Campers
- Chickens
- Sheep
- Pigs
- Horses
- Dogs



What does Single Family Residential Look Like?

- Small Lots
- Little Trees or nature
- No farm animals



The differences in Zoning

Estate

- 1-5+ acres
- 43,500 - 217,500+ sq ft
- Shops
- Accessory Buildings
- Farm Animals



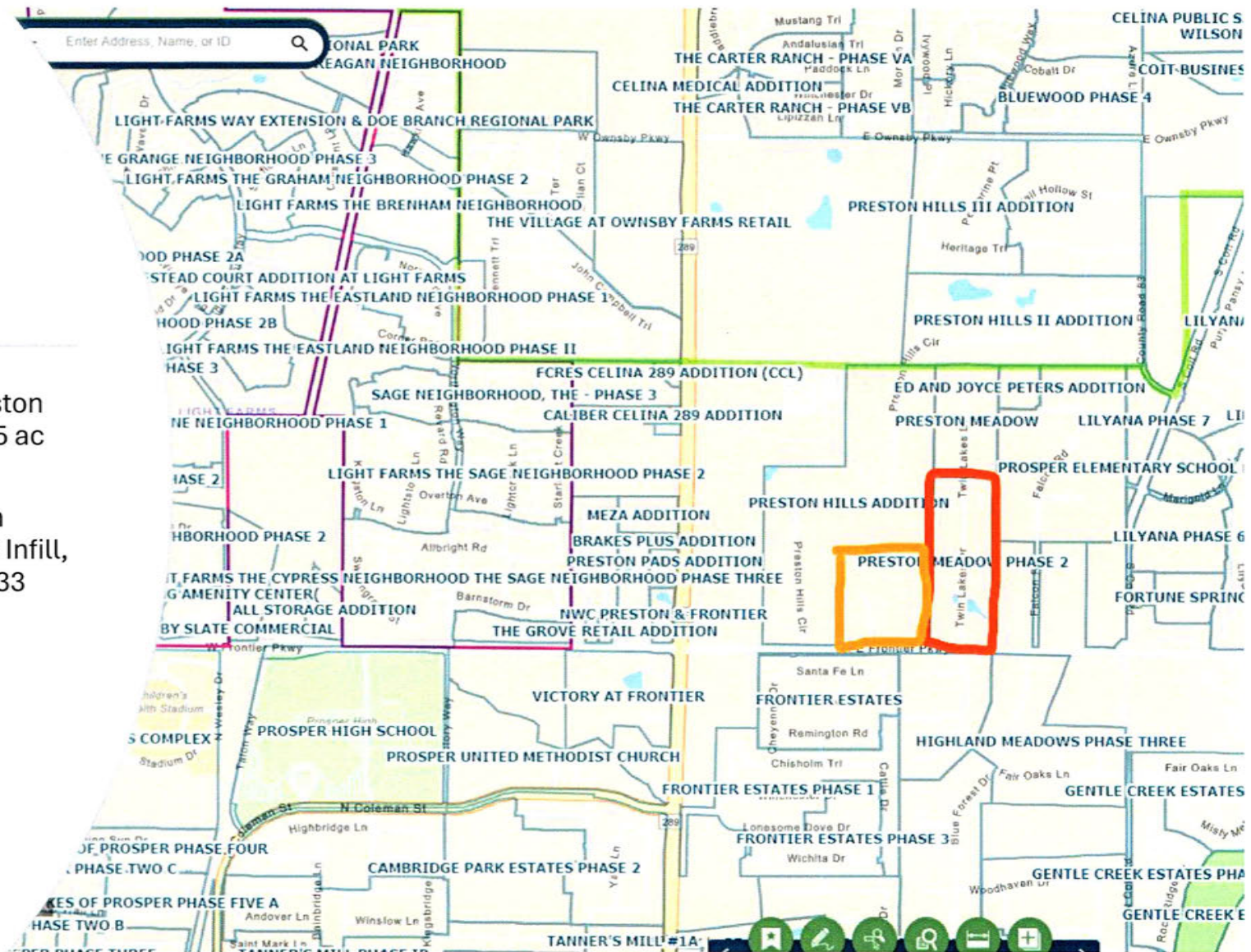
Residential

- ¼ to 1/3 - acre
- 10,875 -15,000 sq ft
- No Shops
- No Accessory Buildings
- No Farm Animals

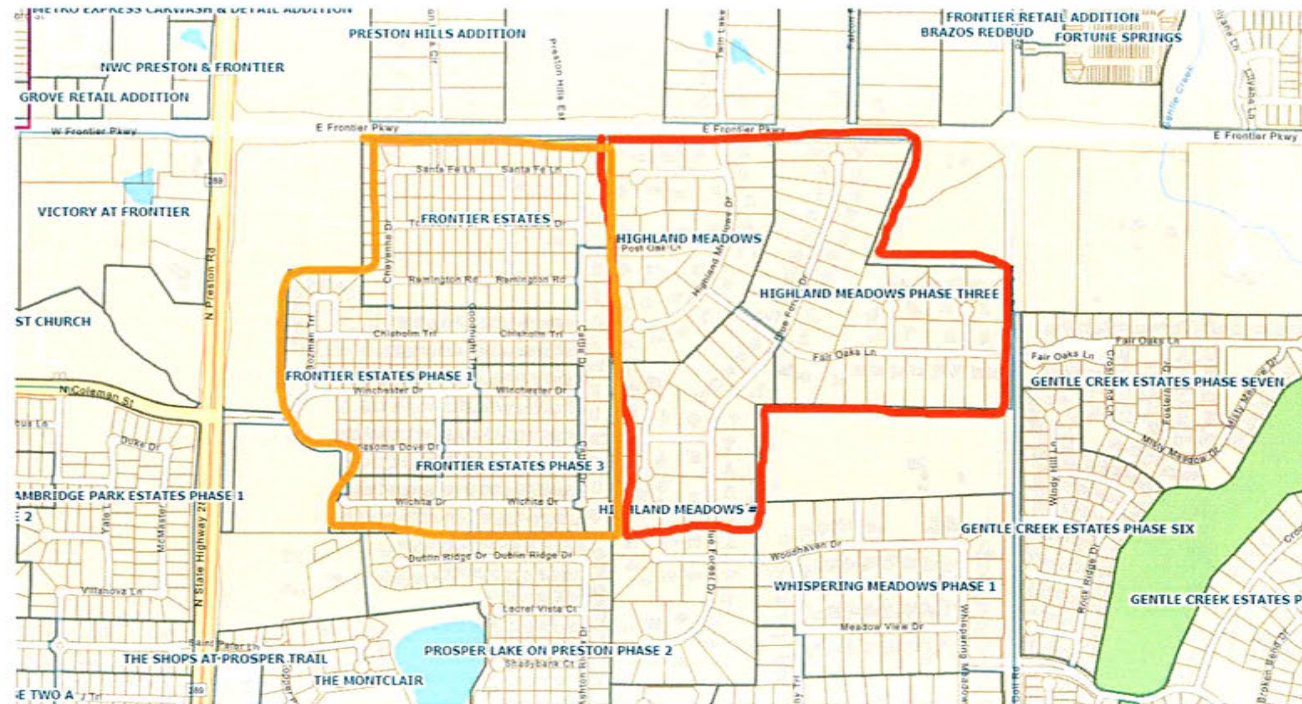


Existing Properties Comps

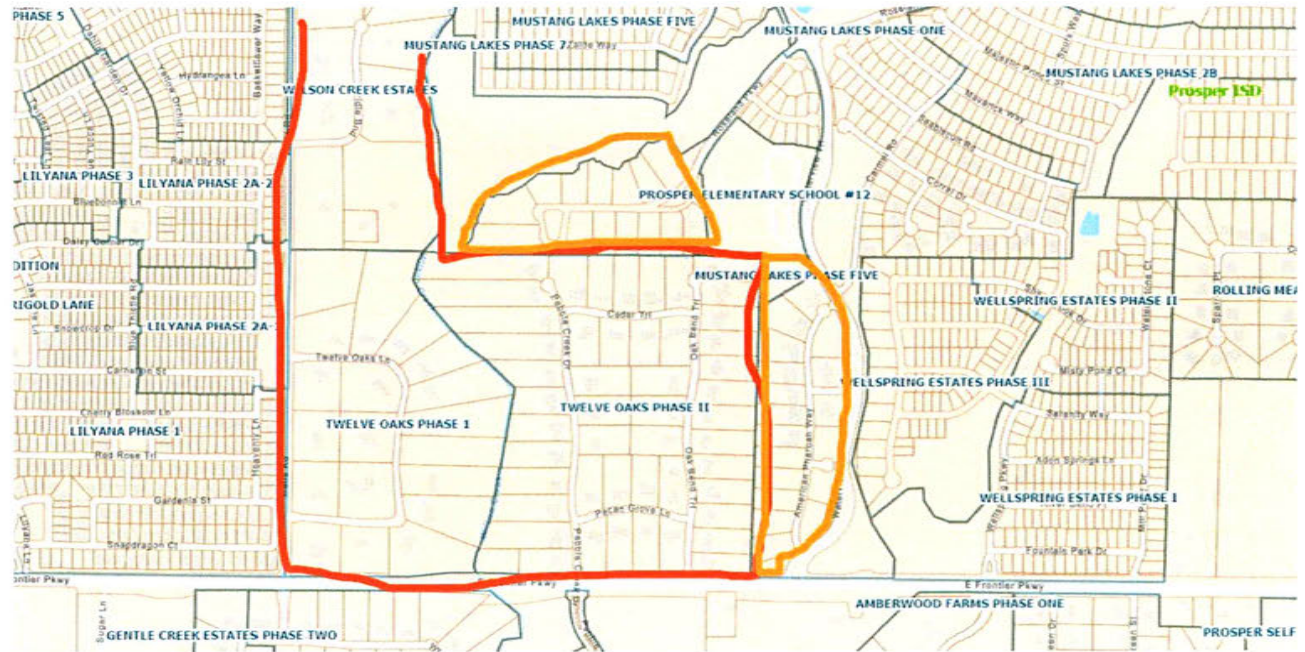
- Existing Development: Preston Meadow and Falcon Rd. 1-5 ac lots
- New Development: Preston Meadow PH2, Twin Lakes 2 Infill, touching subject property, 33 acres, 1 acre lots



- Existing Development: Highland Meadows 1 acre lots
- New Development: Frontier Estates 1/2acre up against 1 acre lots, single story



- Existing Development: Twelve Oaks 1.6+ acre lots
- New Development: Mustang Lakes 1 acre lots



100



Comps Summary

Existing Development

- 1-5 acres
- 1-5 acres
- 1 acre
- 1.6 + acres
- 1-5 acres

New Development

- 1 acre
- 1-2 acres
- ½ acre
- 1 acre
- Proposed ¼-1/3 acre

Every new development in our section of Frontier has been developed with same or similar size properties at a minimum of 50% the size of an adjacent existing property. If this is approved with 1/3 acre lots up against 2 acre lots, 15% the size, it is unprecedented and there are no comps to support it.



The question before us, What is correct for this lot?

- What is correct for this 26 acres. What will fit in with the surroundings, enhance the area, not stand out like an eyesore.
- What a developer wants to put on the property is irrelevant if it is not correctly zoned for the property. Their bottom line does not dictate the correct development for a lot. The existing surroundings decide what is correct for the lot.
- What the homeowner wants to sell their property for is irrelevant. It is only worth what a developer who is willing to build on it correctly zoned and planned is willing to pay. What number profit a developer puts on the correct project will dictate what the property is worth.

To: City of Celina, Planning Director

Re: Formal Petition Against Current Zoning Proposal Regarding Millen Farms Property, 575 Frontier Parkway

We are the City of Celina Residents within 200 feet of Millen's Property, 575 Frontier Parkway. We are petitioning against the current zoning proposal for the property, Millen Farms. We, the residents, would like to work with the developer and the city to create a proposal that is zoned correctly, flows with the existing surroundings and enhances the area. The current proposal is not zoned correctly, it does not flow with the area and creates a non-cohesive feel due to the following reasons:

1. Correct Zoning for this lot is Single Family-Estate. In the current proposal the lot sizes are too small, larger setbacks are needed, and existing area data shows larger lots are appropriate for the lot
 - a. The correct zoning for this lot is Single Family-Estate, there are 400+ acres of existing Single Family Estate lots surrounding this property, this 25 acres is right in the middle of the 400 acres and should be zoned the same, Single Family-Estate.
 - b. The newer section of Twin Lakes developed in 2006 was 33 acres, it was zoned Single Family-Estate with 1 acre lots and fits in correctly with the surroundings.
 - c. Existing developments Gentle Creek/Amberwood, Twelve Oaks, and Highland Meadows have all had new developments built up against them and the new developments Twin Creeks Ranch, Mustang lakes, and Frontier Estates built larger lots against these existing Single Family-Estate zoned communities.
 - i. Newer section of Twin Lakes Infill lot, put 1 ac lots up against Millen Ranch, Falcon Rd., older Twin Lakes and Preston Hills – 1-5 Acre lots
 - ii. Frontier Estates put ½ Acre lots up against Highland Meadows 1 Acre lots
 - iii. Mustang Lakes put 1 acre lots up against Twelve oaks 1.6 Acre lots
 - iv. Twin Creeks Ranch (currently in construction) also an infill lot is 1-2 acre lots up against Gentle Creek and Amberwood's 1.5-5.78 acre lots bordering the property
 - d. Putting a 15,000 sq ft lot 100 x 150 with a 35 ft rear yard setback up against my lot is unacceptable. My lot is not the largest (I am 2.25 acre and there are 3 acre lots) but mine is 97,574.00 sq ft and is 437 ft x 225 ft. There needs to be larger lots on any new development on 575 Frontier Parkway.
 - e. We have talked with Kevin Harell with Skorburg Company and he agreed that larger lots make sense but does not appease their bottom line. A plan needs to be created that is correct for the lot, not a plan that fits within a specific developer's ideal profitability.
2. Lack of privacy to existing lots/residents. Developer is refusing to provide adequate privacy for existing homes and tree preservation.
 - a. The Millen Ranch is in the City of Celina's Green Infrastructure Network which requires careful planning to preserve the natural environment
 - b. Preservation of existing tree line and privacy. My back fence line is 225 ft with 35 trees on it. To preserve the 35 mature trees on my property and others the developer needs to place the property fence 15 ft into the Millen property. This 15 ft buffer is to be maintained by the HOA, secured and locked, and an additional tree line is to be planted in the middle of the 15 ft buffer zone. Jogging a fence to box around the trees is not feasible given how many trees there are on the property line. When talking with Mr. Harell he also mentioned pushing the fence onto the Millen ranch as well to preserve the trees.
 - c. To preserve privacy, single story homes on exterior lots
 - d. To preserve privacy, larger rear setback
 - e. Developer is not to remove any trees on the property's perimeter

We, the residents, feel the developer is not working with us in the current proposed plan and we are against the current proposal for the property. We would like to work with the developer to create a plan that is cohesive with the property setting.

Thank you to the council, city, and staff for your time and support in this matter!

To: City of Celina Planning and Zoning

Re: 575 Frontier Pkwy Developer Virtual Neighborhood Meeting 12.17.24

The developer Skorburg Company held a virtual neighborhood meeting last night 12.17.24. I am not sure if the city was able to attend the call.

The first thing the developer said on the call was, we have city staff's approval for these revisions and plan as presented tonight. This is what will be brought and approved in the January Planning and Zoning Meeting. Is this true? I am very confused by their statement.

The developer explained the new concept plan. The original plan had 20 – 100'x150' lots, the new plan has 15 – 100'x150' lots, that is MINUS 5 larger lots. The original plan had 39 – 80'x140' lots, the new plan has 45 – 80'x125' lots, that is PLUS 6 on smaller lots and MINUS 15 feet on lot size. The total lots on the original plan was 59 and the new plan has 60 total lots, that is PLUS 1 total lot. They are claiming to work with us but instead are cramming more total lots, increasing number of smaller lots, decreasing the number of larger lots, and making the lot sizes smaller, they are not working with us at all.

The developer still agrees the lot sizes are not correct for the property and only care about their bottom line. The developer said, "There's not a viable deal for us with increasing the lot sizes around the perimeter. ...Then maybe this deal does not happen, but another deal could"

They explained the wood fence, they plan to put on the property line and jog for certain trees not all trees, this is not feasible and will not look well considering how many trees they must jog for (35 on my property line alone, these are all large mature trees including wide pine trees) and the loss of whatever trees they decide or any trees is unacceptable.

They explained a water flow plan that would flow water from the new development onto perimeter properties, not contain all the water to the new development and pond. We do not feel this is acceptable. We currently do not have any waterflow from this property onto ours.

They explained their builders chosen, we have never heard of Partners in Building? Not sure how reputable a builder that is?

The developer is continuing to not work with us and is proposing something that is incorrectly zoned for the property.

Thank you for your time and consideration

Randy Grandgeorge

[REDACTED]

[REDACTED]

To: City of Celina Planning and Zoning

Re: Resident Feedback for Millen Property, 575 Frontier Parkway

Thank you to the Council, City, and Staff for your time and support in this matter. Thank you to Jonathan Pollard for your time and professionalism.

I would like to provide you with resident feedback for the Millen Property Project, 575 Frontier Parkway. We would like to work with the Developer and the City to create a proposal that flows with the existing surroundings, enhances the area, is correctly zoned, and fits with the city's comprehensive plan. I have spent hours with the developer and the city as well as hours researching and feel these are the important issues the developer is refusing to work with us on:

1. Lot sizes are too small, larger setbacks are needed, existing area data shows larger lots are appropriate for the lot
 - a. 1 Acre lot minimum up against the Preston Hills Cir 2-3 acre Estates
 - b. Putting a 15,000 sq ft lot 100 x 150 with a 35 ft rear yard setback up against my lot is unacceptable. My lot is not the largest (I am 2.25 acre and there are 3 acre lots) but mine is 97,574.00 sq ft and is 437 ft x 225 ft. There needs to be larger lots on the exterior to provide the correct buffer to existing perimeter lots.
 - c. All 3 sides of the subject property are zoned Single Family Estate
 - d. Existing Developments Gentle Creek/Amberwood, Twelve Oaks, and Highland Meadows have all had new developments built up against them and the new developments Twin Creeks Ranch, Mustang lakes, and Frontier Estates built larger lots against these existing estate communities.
 - i. Frontier Estates put ½ Acre lots up against Highland Meadows 1 Acre lots
 - ii. Mustang Lakes put 1 acre lots up against Twelve oaks 1.6 Acre lots
 - iii. Twin creeks ranch (in construction) also an infill lot is 1-2 acre lots up against Gentle Creek and Amberwood's 1.5-5.78 acre lots bordering the property
 - e. Talked with Kevin Harell with the Developer and he agreed that larger lots make sense but said it was not in the company's profitability. We need to create a plan that is correct for the lot, not a plan that fits within a specific developer's ideal profitability.
2. Lack of privacy to existing lots/residents, developers are refusing to provide adequate privacy for existing homes and lots
 - a. The Millen Ranch is in the City of Celina's Green Infrastructure Network which requires careful planning to preserve the natural environment
 - b. To preserve the tree line and privacy, my back fence line is 225 ft with 35 trees on it. To preserve the 35 mature trees on my property and others the developer needs to place the privacy 8 ft wood fence 15 ft into the Millen property. This creates a 15-foot buffer, this buffer is to be maintained by the HOA, secured and locked, and an additional tree line is to be planted in the middle of the 15 ft buffer zone. Jogging a fence is not feasible with how many trees there are on the property line
 - c. To preserve privacy, single story homes on exterior lots
 - d. To preserve privacy, larger rear setback
 - e. Developer is not to remove any trees on the property's perimeter
 - f. Talked with Kevin Harell with the developer and he said pushing the fence onto the Millen Ranch property could be an option to preserve the trees

I am available for questions and any proactive meetings that can take place to create a proposal that everyone is happy with for the planning and zoning meeting.

Randy Grandgeorge