

Minutes

The City of Princeton

City Council Meeting of January 8, 2024

The City Council of the City of Princeton, Texas, met in Regular Session on January 8, 2024, at 6:30 p.m. in the City Council Chamber at City Hall, located at 2000 E. Princeton Dr. Princeton, Texas 75407.

The following Councilmembers were present: Mayor Brianna Chacón, Mayor Pro Tempore Steven Deffibaugh, Councilmember David Kleiber, Councilmember Marlo Obera, Councilmember Bryan Washington, Councilmember Ryan Gerfers, Councilmember Ben Long, and Councilmember Carolyn David-Graves.

The following Staff Members were present: City Manager Michael Mashburn, Interim City Manager Lesia Gronemeier, City Secretary Amber Anderson, Deputy City Manager Shawn Fort, Director of Employee Experience Fallan Carrillo, Director of Development Craig Fisher, Communications Coordinator Mallory Camarata, City Attorney Grant Lowry, Police Chief Waters, Lieutenant Rodriguez, Police Administrative Coordinator Tiffany West, Sgt. Crawford, Detective Scott, Detective Bradford, Sgt. Flatt, Officer Peeples, Officer Toler, Officer Trim, Fire Chief Harvey, Director of Finance Carron Prigmore, and EDC/CDC Coordinator DeShawyna Walker.

Mayor **Chacón** called the City Council Meeting to order at 6:31 p.m.

Mayor **Chacón** called roll, present were Councilmembers: **Marlo Obera, Ryan Gerfers, David Kleiber, Bryan Washington, Mayor Pro Tempore Steven Deffibaugh, Ben Long, and Carolyn David-Graves.**

Mayor **Chacón** then announced the invocation: Kelly Carr

Mayor **Chacón** then announced the Pledge of Allegiance.

Mayor **Chacón** then announced Public Appearance: The following is a list of speakers that spoke in order under Public Appearance: Maxine Ellis, Clinton Lowrance.

Mayor **Chacón** then announced the Mayors Comments: Pursuant to Section 551.0415 of the Texas Government Code, Mayor may report on Items of Community Interest, including: (1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedules; (3) recognition of individuals; (4) reminders about upcoming City Council events; (5) information about community events; and (6) announcements involving an imminent threat to public health and safety. No action will be taken on any Item of Community Interest. In addition to the foregoing, Mayor will address the following subject matters: **None**.

Mayor **Chacón** then announced the Consent Agenda: Consent Agenda: All consent agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

Minutes: Discussion and possible action regarding the minutes of December 11, 2023, Regular City Council Meeting. **FP20190536 - Final Plat - Princeton Meadows, Block A, Lots 1-6:** Discussion and possible action regarding a request from The Reserves, LLC for final plat approval for a property being a 15.11 acre tract of land situated in the David Cherry Survey, Abstract No. 166, and the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas. **PI20220779 - Preliminary Plat - Garden Homes of Princeton:** Discussion and possible action regarding a request from Tex-Dal Holdings, LLC for preliminary plat approval for a property being a 12.14 acre tract of

land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas. **PL20221230 - Preliminary Plat - Beauchamp Plaza Phase 2:**

Discussion and possible action regarding a request from Retail Partners, LLC for preliminary plat approval for a property being a 24.95 acre tract of land situated in the Harden Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

Resolution No. 2024-01-08-R (Parks & Rec. Building): Discussion and possible action regarding a resolution of the City of Princeton, Texas authorizing the design-build

method for construction of the Parks & Recreation Department Office & Maintenance Building for the City of Princeton. **Resolution No. EDC-2024-01-03-R03 (PEDC**

Bylaws): Discussion and possible action regarding a resolution of the PEDC adopting amended Bylaws for its affairs; providing for repealing and severability clauses;

providing for an effective date; and containing other matters related thereto. **Resolution No. EDC-2024-01-03-R02 (PEDC Policies and Procedures):** Discussion and possible

action regarding a resolution of the PEDC adopting amended Policies and Procedures for its affairs; providing for repealing and severability clauses; providing for an effective date; and containing other matters related thereto. **Resolution No. EDC-2024-01-03-**

R01 (PEDC Rules of Order and Code of Conduct): Discussion and possible action regarding a resolution of the PEDC adopting amended Rules of Order and Code of

Ethics for its affairs; providing for repealing and severability clauses; providing for an effective date; and containing other matters related thereto. **Resolution No. CDC-2023-**

10-03-R (CDC Bylaws Discussion and possible action to approve an amendment to the CDC bylaws. **Resolution No. 2024-01-08-R01 (Library Building):** Discussion and

possible action regarding a resolution of the City of Princeton, Texas authorizing the

design-build method for construction of the Princeton Public Library Addition, for the City of Princeton. **Resolution No. 2024-01-08-R02 (Court Security Door):** Discussion and possible action regarding a resolution of the City of Princeton, Texas establishing funding for the construction of a security door at the Municipal Center Facility, and authorizing the City Manager to execute the contracts. **Resolution CD 2024-01-04-R:** Discussion and possible action regarding Resolution CD 2024-01-04-R authorizing the funding for equipment for Community Engagement. **Personnel Policy Amendments:** Discussion and possible action regarding amendments to the City of Princeton's personnel policy. Mayor Pro Tempore **Deffibaugh** made a motion to approve the consent agenda. Councilmember **Washington** seconded the motion to approve the consent agenda. The motion carried 7-0.

Mayor **Chacón** then announced the first item under the Regular Agenda: **(2024-003 Recognition):** The City of Princeton would like to acknowledge Jesus Rodriguez for achieving 20 years of service working for the City of Princeton Police Department. Jesus Rodriguez is the first full time officer for the city to reach this impressive milestone. His dedication has made a lasting impact on the City of Princeton and its residents. **No Action.**

Mayor **Chacón** then announced the second item under the Regular Agenda: **(2024-004 Recognition):** The City of Princeton would like to recognize Sgt. Crawford, Detective Scott, Detective Bradford, Sgt. Flatt, Officer Peeples, Officer Toler, and Tiffany West in their work and the quick recovery of three abducted children. **No Action.**

Mayor **Chacón** then announced the third item under the Regular Agenda: **(2024-013 Resolution No. 2024-01-08-R03):** Discussion and possible action on a resolution

directing publication of notice of intention to issue combination tax and revenue certificates of obligation. Mayor Pro Tempore **Steven Deffibaugh** made a motion to approve. Councilmember **Ryan Gerfers** seconded motion to approve. The motion carried 7-0.

Mayor **Chacón** then announced the fourth item under the Regular Agenda: **(2024-006 Public Hearing – SUP2023002)**: Discussion and possible action regarding a request from Indefonso Torres for a Specific Use Permit for a Guest House on a 0.447 acre tract of land in the Harden Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas. Mayor Pro Tempore **Steven Deffibaugh** made a motion to bring back ordinance with conditions that only allow this to be a guest house not rental, if property sells, same restrictions apply. Councilmember **Marlo Obera** seconded motion to bring back ordinance with conditions that only allow this to be a guest house not rental, if property sells, same restrictions apply. The motion carried 7-0.

Mayor Chacón opened Public Hearing at 7:10 p.m.

Mayor Chacón closed Public Hearing at 7:11 p.m.

Mayor **Chacón** then announced the fifth item under the Regular Agenda: **(2024-007 Public Hearing (Annexation – Clearhaven)**: Conduct a public hearing regarding a request received from AJE, for the voluntary annexation of property being a 45.55 acre tract of land situated Collin County, Texas, being part of the Hardin Wright Survey, Abstract No. 957

Mayor Chacón opened Public Hearing at 7:10 p.m.

Mayor Chacón closed Public Hearing at 7:11 p.m.

Mayor **Chacón** then announced the sixth item under the Regular Agenda: **(2023-008 Ordinance No. 2024-01-08 (Clearhaven Annexation))**: Discussion and possible action regarding an ordinance of the City Council of the City of Princeton, Texas, annexing adjacent and contiguous territory to the City of Princeton, Texas, being approximately 45.55 acres. Councilmember **Maro Obera made the motion to approve.** Councilmember **Carolyn David-Graves** seconded the motion to approve. The motion carried 7-0.

Mayor **Chacón** then announced the seventh item under the Regular Agenda: **(2024-009 Annexation and Development Agreement)**: Discussion and possible action regarding an agreement by and between the City of Princeton and CPO Holding, LLC specifying the terms for annexation and development of a 20.8 acre tract of land in the Sarah D. Terry Survey, Abstract No. 890. Collin County, Texas. Mayor Pro Tempore **Deffibagh** made a motion to approve. Councilmember **Long** seconded the motion to approve. Mayor Pro Tempore **Steven Deffibaugh** made the motion to approve. Councilmember **Ben Long** seconded the motion to approve. The motion carried 7-0.

Mayor **Chacón** then announced the eighth item under the Regular Agenda: **(2024-010 Interlocal Cooperation Agreement (City of Lowry Crossing))**: Discussion and possible action regarding an Interlocal Cooperation Agreement regarding extraterritorial jurisdiction by and between the City of Lowry Crossing, Texas and the City of Princeton, Texas. Councilmember **Ben Long** motioned to approve. Councilmember **Washington** seconded the motion to approve. The motion carried 7-0

Mayor Chacón then announced the ninth item under the Regular Agenda: **(2024-011 Ordinance No. 2024-01-08-01 (Princeton & Lowry Crossing ETJ):** Discussion and possible action regarding an ordinance of the City Council of the City of Princeton, Texas, annexing hereinafter described territory into the extraterritorial jurisdiction of the City of Princeton, Collin County, Texas, and extending the boundary limits of said extraterritorial jurisdiction so as to include the described property within the extraterritorial jurisdiction; releasing separate hereinafter described territory into the extraterritorial jurisdiction of the City of Lowry Crossing, Collin County, Texas and reducing the boundary limits of Princeton's extraterritorial jurisdiction; so as to release the described property within the extraterritorial jurisdiction; providing instructions for filing this ordinance and for correcting the official map and boundaries of Princeton; providing a severability and cumulative clauses; and providing an effective date. Mayor Pro Tempore **Steven Deffibaugh made a motion to approve.** Councilmember **Bryan Washington seconded the motion to approve.** The motion carried **7-0.**

Mayor Chacón then announced the tenth item under the Regular Agenda: **(2024-012 Mixed Use Development):** Discussion regarding potential mixed use development project request for development incentives. Mayor Chacón directed staff **DeShawyna Walker to do some research to see if it is inevitable for a hospital to come here over time. No Action Taken.**

Mayor Chacón then announced the **Executive Session:** In accordance with terms of Chapter 551 of the Texas Government Code the City Council may enter into **CLOSED SESSION** or Executive Session to discuss any of the following: Section 551.071 (2) Texas Government Code. Consultation with the City Attorney on pending or

contemplated litigation, a settlement offer, or on a matter in 2 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 on any agenda item listed elsewhere within this agenda, and/or the subject matter listed below.

- 1) Megatel
- 2) City Manager
- 3) Community Development Corporation – Places 3, 4, 5, 6, & 7
- 4) Economic Development Corporation – Places 3, 4, 5, 6, & 7
- 5) Planning & Zoning Commission – Places 3, 4, 5, 6, & 7
- 6) Library Advisory Board – Places 3, 4, 5, 6, & 7

ACTION PERTAINING TO EXECUTIVE SESSION: None

Council adjourned into executive session 7:52 p.m.

Council reconvened from executive session 8:53 p.m.

Mayor **Chacón** then announced the eleventh item under the Regular Agenda: **(2024-005 Board Appointments)**: Discussion and possible action regarding the appointments and/or reappointments to the Boards and Commissions for CDC, EDC, P&Z, and Library.

Mayor **Chacón** asked for the appointments/reappointments for CDC.

Councilmember **Carolyn David-Graves** made a motion to appoint/reappoint the following individuals to CDC **Michelle Burk, John Ragan, Kareem Evans, Jason Ash, Jaisen Rutledge, Jeff Watson, and Melissa Ned**. Councilmember **Bryan Washington** seconded the motion to appoint/reappoint the following individuals

to CDC Michelle Burk, John Ragan, Kareem Evans, Jason Ash, Jaisen Rutledge, Jeff Watson, and Melissa Ned. The motion carried 7-0.

Mayor Chacón asked for the appointments/reappointments for EDC.

Councilmember Ryan Gerfers made a motion to appoint/reappoint the following individuals to EDC, Mike Thompson, James Miller, Emarcus Bingham, Michael Crawford, Terrance Johnson, Patsy Sheehan, and Joshua Harrell. Councilmember Carolyn David-Graves seconded the motion to appoint/reappoint the following individuals to EDC, Mike Thompson, James Miller, Emarcus Bingham, Michael Crawford, Terrance Johnson, Patsy Sheehan, and Joshua Harrell. The motion carried 6-1.

Mayor Chacón asked for the appointments /reappointments for P&Z.

Councilmember Bryan Washington made a motion to appoint/reappoint the following individuals to the P&Z board Robin Forsyth, Chris Cooper, Ryan Shiflet, Nikki Krum, Maxine Ellis, Aaron Barnett, and Kyle Sutton. Councilmember Marlo Obera seconded the motion to appoint/reappoint the following individuals to the P&Z board Robin Forsyth, Chris Cooper, Ryan Shiflet, Nikki Krum, Maxine Ellis, Aaron Barnett, and Kyle Sutton. The motion carried 7-0.

Mayor Chacón asked for the appointments /reappointments for the Library Board. Councilmember Carolyn David-Graves made a motion to appoint/reappoint the following individuals to the Library board Sharon Eaves, Renee Aparicio, Sarah Strawinski, Janice Reed Rucker, Samantha Peters, Samia Yamin, and Millicent Poole. Mayor Pro Tempore Steve Deffibagh seconded the a appoint/reappoint to appoint the following individuals to the Library board Sharon

Eaves, Renee Aparicio, Sarah Strawinski, Janice Reed Rucker, Samantha Peters, Samia Yamin, and Millicent Poole. The motion carried 7-0.

Mayor **Chacón** then announced the twelfth item under the Regular Agenda: **(2024-014 Future Agenda Items)**: Possible action to approve request for items to be placed on a future.

- 1) Councilmember **Bryan Washington** requested a **Traffic study for Beauchamp.**
- 2) Councilmember **Bryan Washington** requested the possibility of adding a **turning signal on 4th Street and 380.**
- 3) Mayor Pro Tempore **Steven Deffibaugh** would like an **update on the streets in the Abbott Edition.**
- 4) Councilmember **Marlo Obera** would like an **update on Torrey Ave.**
- 5) Councilmember **Marlo Obera** received a **complaint regarding vegetation along Beauchamp.**
- 6) Councilmember **Marlo Obera** would like **City Staff** to consider a **compensation package for Mayor Chacon.**
- 7) Councilmember **Carolyn David-Graves** would like **city staff** to look into **campaign signs that are still out throughout the city.**

Mayor **Chacón** then announced the Report Agenda: Deputy City Manager Shawn

- 1) **Next City Council Meeting, Monday, January 22, 2024, @ 6:30 PM.**

Mayor **Chacón** then announced the City Council Report Agenda: Pursuant to Section 551.0415 of the Texas Government Code, the City Council may report on Items of Community Interest, including: (1) expressions of thanks, congratulations, or

condolence; (2) information regarding holiday schedules; (3) recognition of individuals; (4) reminders about upcoming City Council events; (5) information about community events; and (6) announcements involving an imminent threat to public health and safety.

1) Councilmember **Bryan Washington** would like to thank everyone who applied for boards.

Mayor **Chacón** asked for a motion of adjournment of the meeting.

Councilmember **Washington** made a motion to adjourn. Councilmember

Obera seconded the motion adjourn. The motion carried 7-0.

The meeting adjourned at 9:06 p.m.


Brianna Chacón, Mayor

ATTEST:

Amber Anderson, City Secretary



