

Minutes

The City of Princeton

City Council Meeting of February 28, 2022

The City Council of the City of Princeton, Texas, met in Regular Session on February 14, 2022, at 6:30 p.m. in the City Council Chamber at City Hall, located at 123 W Princeton Dr. Princeton, Texas 75407.

The following Councilmembers were present: Mayor Brianna Chacon, Councilmember David Kleiber, Councilmember Marlo Obera, and Mayor Pro-Tempore Steve Deffibaugh.

The following Councilmembers were absent: Councilmember Keven Underwood and Councilmember Bryan Washington.

The following Staff Members were present: City Manager Derek Borg, City Secretary Amber Anderson, Director of Development Services Shawn Fort, Community Engagement Director Tenishea Turner, City Attorney David Overcash, and Officer Royalty and Officer Rizzo.

Mayor **Chacon** called the City Council Meeting to order at 6:32 p.m.

Mayor **Chacon** called roll, present were Councilmembers **Obera, Kleiber, and** Mayor Pro Tempore **Deffibaugh**.

Kelly Carr led the invocation.

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

Mayor **Chacon** then announced Citizen Appearance: The following is a list of Citizens that spoke in order under Citizens Appearance: Elam Vaiyapuri

Mayor **Chacon** announced Mayors Comments: None

Mayor **Chacon** announced the 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 request, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Items on the **Consent Agenda were: Minutes** "Discussion and possible action regarding the minutes of the February 14, 2022 Regular City Council Meeting; **Financial Report** "Discussion and possible action regarding the FY 2021-2022 Financial Report as of the Three Months Ended December 31, 2021 (unaudited)."; **Preliminary Plat (Princeton 251)** "PL20220255 - Discussion and possible action regarding a request from GRBK Edgewood LLC for preliminary plat approval of a 252.1987 acre tract of land situated in the Thomas A. Rhodes Survey, Abstract No.741, City of Princeton, Texas."; **Preliminary Plat (Southridge)** "PL20220254 - Discussion and possible action regarding a request from GRBK Edgewood LLC for preliminary plat approval of a 245.208 acre tract of land in the Thomas A. Rhodes Survey, Abstract No.741 and the David Cherry Survey, Abstract No. 166, City of Princeton, Texas." Mayor Pro Tempore **Deffibaugh made a motion to approve the Consent Agenda. Councilmember Underwood seconded the motion to approve. The motion carried 3-0.**

Mayor **Chacon** then announced the first item under the Regular Agenda :(**2022-042 Resolution No. 2022-02-28-R05 (Home Rule Charter Commission)** "Discussion and possible action on Resolution No. 2022-02-28-R05, correcting scrivener's errors in the roster of the Princeton Home Rule Charter Commission and selecting additional alternates." Mayor Pro Tempore **Deffibaugh made a motion to approve. Councilmember Obera seconded the motion to approve. The motion carried 3-0.**

Mayor **Chacon** then announced the second item under the Regular

Agenda: **(2022-043 Economic Development Corporation)** “Discussion and possible action regarding the appointment and/or recommendation from the Planning & Zoning Board to fill Place 6 on the Economic Development Corporation.” Mayor Pro Tempore **Deffibaugh made a motion to approve the appointment/recommendation.**

Councilmember **Obera seconded the motion to approve. The motion carried 3-0.**

Mayor **Chacon** then announced the third item under the Regular Agenda: **(2022-044 Ordinance No. 2022-02-28 (Fee Schedule)** “Discussion and possible action regarding the adoption of Ordinance No. 2022-02-28, amending the Princeton Municipal Code to add fees for the Princeton Community Center to the City’s Fee Schedule.”

Councilmember **Obera made a motion to approve. Mayor Pro Tempore Deffibaugh seconded the motion to approve. The motion carried 3-0.**

Mayor **Chacon** then announced the fourth item under the Regular Agenda: **(2022-045 Certificate for Ordinance (Fire Station #2)** “Discussion and possible action to consider an ordinance authorizing the issuance and sale of City of Princeton Limited Tax Note, Series 2022; levying an annual ad valorem tax and providing for the security for and payment of said note, and enacting other provisions relating to the subject Fire Station #2.” Mayor Pro-Tempore **Deffibaugh made a motion to approve.**

Councilmember **Kleiber seconded the motion to approve. The motion carried 3-0.**

Mayor **Chacon** then announced the fifth item under the Regular Agenda **(2022-046 Resolution No. 2022-02-28-R (Arcadia Farms PID Phases 5-7 Project)** “Resolution No. 2022-02-28-R, approving the form and authorizing the distribution of a preliminary limited offering memorandum for "City of Princeton, Texas, Special Assessment Revenue Bonds, Series 2022 (Arcadia Farms Public Improvement District Phases 5-7

Project).” Councilmember Kleiber made a motion to approve. Councilmember Obera seconded the motion to approve. The motion carried 3-0.

Mayor Chacon then announced the sixth item under the Regular Agenda **(2022-047 Resolution No. 2022-02-28-R01 (Teva Opioid Settlement)** “Discussion and possible action of Resolution No. 2022-02-28-R01, authorizing the City’s participation in joining with other Texas political subdivisions in a group settlement of litigation against Teva Pharmaceuticals, Ltd., Cephalon, Inc., Actavis Pharma, Inc., Watson Laboratories, Inc., and other related parties in association with the opioid crisis, and authorizing the Mayor to execute related documents.” Councilmember Obera made a motion to approve. Mayor Pro-Tempore Deffibaugh seconded the motion to approve. The motion carried 3-0.

Mayor Chacon then announced the seventh item under the Regular Agenda: **(2022-048 Development Agreement (Windmoor Development)** “Discussion and possible action regarding a development agreement between the City of Princeton and GRBK Edgewood LLC specifying the terms for annexation and development of a 427.0933 acre tract of land in the William D. Thompson Survey, Abstract No. 892, Collin County, Texas.” Councilmember Obera made a motion to approve. Mayor Pro-Tempore Deffibaugh seconded the motion to approve. The motion carried 3-0.

Mayor Chacon then announced the eighth item under the Regular Agenda: **(2022-049 PID Petition (Southridge)** “Discussion and possible action regarding a request from GRBK Edgewood, LLC and Meritage Homes of Texas, LLC for the acceptance of petition to establish Southridge Public Improvement District.” Mayor Pro-Tempore

Deffibaugh made a motion to approve. Councilmember Obera seconded the motion to approve. The motion carried 3-0.

Mayor **Chacon** then announced the ninth item under the Regular Agenda: **(2022-050 PID Petition (Princeton 251)**. “Discussion and possible action regarding a request from GRBK Edgewood, LLC for the acceptance of petition to establish Princeton 251 Public Improvement District.” Councilmember **Kleiber made a motion to approve.** Councilmember **Obera seconded the motion to approve. The motion carried 3-0.**

Mayor **Chacon** then announced the tenth item under the Regular Agenda: **(2022-051 Resolution No. 2022-2-28-R02 (North Boorman IPO Amendment)**. “Discussion and possible action regarding Resolution No. 2022-02-28-R02 a resolution of the City of Princeton, Texas, authorizing amendment #1 to individual project order #116 for the engineering and design of a section of Boorman Lane, authorizing additional funding, and authorizing the City Manager to execute the agreements.” Councilmember **Obera made a motion to approve. Councilmember Kleiber seconded the motion to approve. The motion carried 3-0.**

Mayor **Chacon** then announced the eleventh item under the Regular Agenda: **(2022-052 Public Hearing (Eastridge)** “Conduct Public Hearing regarding a request received from the GRBK EDGEWOOD, LLC, for a rezoning of property from Agricultural “AG” to “PD #23” Planned Development #23, Exhibit A-BEING a tract of land situated in the Thomas A. Rhodes Survey, Abstract Number 741, Collin County, Texas and being all that tract of land conveyed to FH Farm Venture, LLC according to the document filed of record in Instrument Number 20190129000080130, Official Public Record Collin County, Texas, (O.P.R.C.C.T.) also being all that tract of land conveyed to FH Farm

Venture, LLC according to the document filed of record in Instrument Number 20170918001249530, (O.P.R.C.C.T.) and being more particularly described as follows: Exhibit B-BEING a tract of land situated in the Thomas A. Rhodes Survey, Abstract Number 741, Collin County, Texas and being all that tract of land conveyed to James Albert Lacy according to the document filed of record in Volume 5211, Page 2277, Deed Record Collin County, Texas, (D.R.C.C.T.) and being more particularly described as follows: Exhibit C-BEING a tract of land situated in the T.A. RHODES SURVEY, ABSTRACT NO. 741, in the City of Princeton, Collin County, Texas, and being a portion of a tract of land as described in deed to William Virgil Tillery. III Living Trust & Julia Ann Tillery Living Trust recorded in County Clerk's Instrument No. 20150506000525110, Official Public Records. Collin County, Texas, and being more particularly described as follows: Exhibit D-BEING a tract of land situated in the David Cherry, Abstract Number 166, Collin County, Texas and being a portion of that tract of land conveyed to Griffin Legacy LP, according to the document filed of record in Document Number 20121205001547940. Official Public Records Collin County, Texas (O.P.R.C.C.T.) and being more particularly described as follows: 497.39 Acres of Land."

Mayor **Chacon** opened the public hearing at 7:19 p.m.

Mayor **Chacon** closed the public hearing at 7:19 p.m.

Mayor **Chacon** then announced the twelfth item under the Regular Agenda: **(2022-053 Ordinance No. 2022-02-02-01 (PD#23A)** "Discussion and possible action regarding an ordinance of the City of Princeton amending the comprehensive zoning ordinance number 2016-01-25-01 of the City of Princeton, from "PD 23", Planned

Development 23 to "PD23A" Planned Development 23A, on a 1,044.43 acre tract of land in the Rufus Sewall Survey, Abstract no. 873, David Cherry Survey, Abstract No. 166 and Thomas A. Rhodes Survey, Abstract No. 741; repealing all conflicting ordinances; providing a severability clause; providing for a penalty; and providing an effective date." Mayor Pro-Tempore **Deffibaugh made a motion to approve.**

Councilmember **Kleiber seconded the motion to approve. The motion carried 3-0.**

Mayor **Chacon** then announced the thirteenth item under the Regular Agenda: **(2022-054 Princeton Eastridge PID-Reimbursement Agreement)** "Discussion and possible action regarding a reimbursement agreement for Princeton Eastridge Public Improvement District." Councilmember **Obera made a motion to approve. Mayor Pro-Tempore Deffibaugh seconded the motion to approve. The motion carried 3-0.**

Mayor **Chacon** then announced the fourteenth item under the Regular Agenda: **(2022-055 Resolution No. 2022-02-28-R04 (Tickey Drive additional funding))** "Discussion and possible action regarding Resolution No. 2022-02-28-R03 a resolution of the City of Princeton, Texas, establishing additional funding for the Tickey Drive reconstruction project, and authorizing the City Manager to execute the agreements." Mayor Pro-Tempore **Deffibaugh made a motion to approve. Councilmember Kleiber seconded the motion to approve. The motion carried 3-0.**

Mayor **Chacon** then announced the fifteenth item under the Regular Agenda: **(2022-056 Resolution No. 2022-02-28-R03 (Caldwell Park Phase 1 Buildout))** "Discussion and possible action regarding Resolution No. 2022-02-28-R03 a resolution of the City of Princeton, Texas, authorizing individual project order#140R for the engineering and design of J.M. Caldwell Sr. Community Park Phase 1 Buildout, authorizing the funding,

and authorizing the City Manager to execute the agreements.” Mayor Pro-Tempore **Deffibaugh** made a motion to approve. Councilmember **Kleiber** seconded the motion to approve. The motion carried 3-0.

Mayor **Chacon** then announced the sixteenth item under the Regular Agenda: **(2022-057 Future Agenda Items)** “Possible action to approve request for items to be placed on a future agenda and NOT for discussion of these request.” None

Mayor **Chacon** then announced Executive Session. Executive Session: Under terms of Chapter 551 of Texas Government Code the City Council may enter into CLOSED SESSION or Executive Session to discuss the following: Section 551.071 (2) Texas Government Code. Consultation with the City 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 on any posted agenda items. None

ACTION PERTAINING TO EXECUTIVE SESSION

Mayor **Chacon** then announced the Report Agenda: City Manager: **Derek Borg** spoke on the following items: 1) Next HRCC Meeting, Wednesday, March 2, 20,22 @ 6:30 p.m. 2) Next Regular City Council Meeting, Monday, March 14, 2022, @ 6:30 p.m. 3) Update on the preparation of a study for equity and cultural inclusion.

Mayor **Chacon** then announced the City Council reports about items of community interest regarding which no action will be taken: Mayor Pro – Tempore **Deffibaugh** reminded everyone that **March 11, 2022, @ 11:00 a.m. will be The Grand Lodge of Texas Cornerstone Leveling Ceremony.**

Government Code. Consultation with the City 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 on any posted agenda items.

1) Kingsbridge Addition - litigation hold

Mayor Chacon adjourned into Executive Session at 7:30 p.m.

Mayor Chacon reconvened into Regular Session at 8:08 p.m.

ACTION PERTAINING TO EXECUTIVE SESSION-No action taken.

Mayor **Chacon** then announced the Report Agenda: City Manager: **Derek Borg** spoke on the following items: 1) Next HRCC Meeting, Wednesday, February 16, 2022 @ 6:30 p.m. 2) Next Regular City Council Meeting, Monday, August 9, 2021 @ 6:30 p.m.

Mayor **Chacon** then announced the City Council reports about items of community interest regarding which no action will be taken: No items.

Mayor Chacon asked for a motion of adjournment of the meeting.

Councilmember Washington made a motion to adjourn. Mayor Pro-Tempore

Deffibaugh seconded the motion to adjourn. The motion carried 4-0.

The meeting adjourned at 8:10 p.m.



Brianna Chacon, Mayor

ATTEST:



Amber Anderson, City Secretary

