

Minutes

The City of Princeton

City Council Meeting of March 28, 2022

The City Council of the City of Princeton, Texas, met in Regular Session on March 28, 2022, 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 Chacon, Councilmember Keven Underwood, Councilmember Bryan Washington, Councilmember David Kleiber, Councilmember Marlo Obera, and Mayor Pro-Tempore Steve Deffibaugh.

The following Councilmembers were absent: None

The following Staff Members were present: City Manager Derek Borg, City Secretary Amber Anderson, Director of Development Services Shawn Fort, Director of Parks & Rec Chase Bryant, EDC/CDC Coordinator Shawyna Walker, Fire Chief Tom Harvey, City Attorney David Overcash, Community Events Manager Stephanie O'Brien, Officer Matthews and Officer Rizzo.

Mayor **Chacon** called the City Council Meeting to order at 6:30 p.m.

Mayor **Chacon** called roll, present were Councilmembers **Obera, Underwood, Kleiber, Washington 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: Charlise Lee, Brandy Kusterbeck, John Kusterbeck, Jason Rutledge, Michelle Ray.

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 March 14, 2022, Regular City Council Meeting."; **Final Plat (Southgate)** "FP20191500 Discussion and possible action regarding a request from Cope Equities, LLC., Southgate Apartments LLC & Peoples Bank for final plat approval of a 9.752 acre tract of land in the John Snyder Survey, Abstract No. 865 City of Princeton, Collin County, Texas." Mayor Pro Tempore **Deffibaugh** made a motion to approve the **Consent Agenda**. Councilmember **Washington** seconded the motion to approve. The motion carried **5-0**.

Mayor **Chacon** then announced the first item under the Regular Agenda: **(2022-067 Award)** "Presentation by Chief Harvey to B Shift Fire station #1 : LT Solano, Eng Morrison, FF Hilse and C Shift Fire Station #1 : LT Cantrell, Eng Morrison, FF D. Carter, FF Reyes CPR Life Saving Award." No action taken

Mayor **Chacon** then announced the second item under the Regular Agenda: **(2022-068 North Texas Municipal Water District Board** "Discussion and possible action regarding the appointment of Larry Thompson and Jody Sutherland to the North Texas Municipal Water District Board." Mayor Pro Tempore **Deffibaugh** made a motion to appoint **Larry Thompson and Jody Sutherland**. Councilmember **Underwood** seconded the motion to approve. The motion carried **5-0**.

Mayor **Chacon** then announced the third item under the Regular Agenda: **(2022-069 Public Hearing (Sicily Megatel Homes)** “Public hearing regarding a request received from the Agricattle, LLC, M26 Farm LLC, and M23 Family LP for a rezoning of the property from Agricultural “AG” to “PD #28” Planned Development, Being a 313.72-acre tract of land situated in the John Russell Survey, Abstract No. 743, and the David Cherry Survey, Abstract No. 166, Collin County, Texas, being part of a 314.088-acre tract as conveyed to Sicily Laguna Azure LLC, and recorded in Instrument No. 20211015002108560 of the Official Public Records, Collin County, Texas, said 313.72-acre tract being more particularly described as follows: 313.72 acres (13,665,608 square feet) of land, more or less.”

Mayor **Chacon** opened the public hearing at 7:01 p.m.

Mayor **Chacon** closed the public hearing at 7:01 p.m.

Mayor **Chacon** then announced the fourth item under the Regular Agenda: **(2022-070 Public Hearing (QT Properties)** “Public hearing regarding a request received from the QT Properties, LLC, for a rezoning of the property from PD 2017-12-11-02 to “PD” Planned Development, BEING a tract of land situated in the H. Wright Survey, Abstract Number 957, City of Princeton, Collin County, Texas, being the part of the tract described in the deed to QT Properties, LLC, recorded in document number 20160901001163800, Official Public Records, Collin County, Texas, (O.P.R.C.C.T.), the subject tract being more particularly described as follows: 38.032 acres (1,656,665 square feet) of land, more or less.”

Mayor **Chacon** opened the public hearing at 7:02 p.m.

Mayor **Chacon** closed the public hearing at 7:03 p.m.

Mayor **Chacon** then announced the fifth item under the Regular Agenda (**2022-071 Parks and Recreation**) "Update and discussion regarding the status of Park facilities, Ballfields, and open spaces related to the City's growth presented by Chase Bryant and Kimley Horn." No action taken

Mayor **Chacon** then announced the sixth item under the Regular Agenda (**2022-072 Equity and Inclusion**) "Presentation and discussion regarding Equity and Inclusion as requested by Mayor Chacon. Presented by EDC/CDC Coordinator DeShawyna Walker." Mayor Pro-Tempore **Deffibaugh** made motion to submit RFP to find independent firm. Councilmember **Washington** seconded the motion. The motion carried 5-0.

Mayor **Chacon** then announced the seventh item under the Regular Agenda: (**2022-073 Ordinance No. 2022-03-28 (Arcadia Farms)**) "Discussion and possible action regarding an ordinance authorizing the issuance of the Special Assessment Revenue Bonds, Series 2022 (Arcadia Farms Public Improvement District Phase 5-7 Project); approving an indenture of trust, a bond purchase agreement, a continuing disclosure agreement; and other provisions in related to such bonds. Mayor Pro Tempore **Deffibaugh** made a motion to approve the Consent Agenda. Councilmember **Kleiber** seconded the motion to approve. The motion carried 5-0.

Mayor **Chacon** then announced the eight item under the Regular Agenda: (**2022-074 Resolution No. 2022-03-28-R (Southridge)**) "Discussion and possible action to consider a resolution accepting for filing a landowner petition requesting the creation of the Southridge Public Improvement District; calling a public hearing to consider the

creation of such public improvement district..” Councilmember **Underwood made a motion to approve**. Councilmember **Obera seconded the motion to approve**. The **motion carried 5-0**.

Mayor **Chacon** then announced the ninth item under the Regular Agenda: **(2022-075 Resolution No. 2022-03-28-R01 (Sicily)**. “Discussion and possible action to consider a resolution accepting for filing a landowner petition requesting the creation of the Sicily Public Improvement District; calling a public hearing to consider the creation of such public improvement district.” Councilmember **Obera made a motion to approve**. Mayor Pro-Tempore **Deffibaugh seconded the motion to approve**. The **motion carried 5-0**.

Mayor **Chacon** then announced the tenth item under the Regular Agenda: **(2022-076 Resolution No. 2022-03-28-R02 (Westridge)** “Discussion and possible action to consider a resolution accepting for filing a landowner petition requesting the creation of the Westridge Public Improvement District; calling a public hearing to consider the creation of such public improvement district.” Councilmember **Kleiber made a motion to approve**. Councilmember **Washington seconded the motion to approve**. The **motion carried 5-0**.

Mayor **Chacon** then announced the eleventh item under the Regular Agenda: **(2022-077 Resolution No 2022-03-28-R03 (2nd Street Reconstruction)** “Discussion and possible action regarding a resolution of the City Council of the City of Princeton, Texas, Finding that a public necessity exists for acquisition of right-of-way on, across, and under 0.956 acres of real property, more or less; authorizing the City Manager, Staff, Contractors, and the City's Attorney's to acquire said, real property, right-of-way, grading, drainage and temporary construction easements by and lawful means,

including but not limited to negotiations, and if necessary, proceeding in eminent domain, providing an effective date.” Mayor Pro-Tempore **Deffibaugh made a motion to approve**. Councilmember **Underwood seconded the motion to approve**. The **motion carried 5-0**.

Mayor **Chacon** then announced the twelfth item under the Regular Agenda: **(2022-078 Resolution No 2022-03-28-R04 (Yorkshire Drive)** “Discussion and possible action regarding a resolution of the City Council of the City of Princeton, Texas, finding that a public necessity exists for acquisition of right-of-way on, across, and under 1.171 acres of real property, more or less; authorizing the City Manager, Staff, Contractors, and the City’s attorneys to acquire said real property, right of way, grading, drainage and temporary construction easements by any lawful means, Including but not limited to negotiations, and if necessary proceedings in eminent domain; providing an effective date.” Mayor Pro-Tempore **Deffibaugh made a motion to approve**. Councilmember **Washington seconded the motion to approve**. The **motion carried 5-0**.

Mayor **Chacon** then announced the thirteenth item under the Regular Agenda: **(2022-079 Resolution No. 2022-03-28-R05 (FM 546/CR 400 Extension Phase 1)** “Discussion and possible action regarding Resolution No. 2022-03-28-R05 concerning the Collin County project for Phase 1 of the FM 546/CR 400 Extension.” Councilmember **Washington made a motion to approve**. Councilmember **Obera seconded the motion to approve**. The **motion carried 5-0**.

Mayor **Chacon** then announced the fourteenth item under the Regular Agenda: **(2022-080 Ordinance No. 2022-03-28-01 (Planned Development 14A)** “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 "PD14" Planned Development 14 to "PD 14A" Planned Development 14A, on a portion of the H. Wright Survey, Abstract No. 957; 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 **Washington seconded the motion to approve.** The motion carried **5-0.**

Mayor **Chacon** then announced the fifteenth item under the Regular Agenda: **(2022-081 Development Agreement (Garden Homes of Princeton)** "Discussion and possible action regarding a development agreement between the City of Princeton and Tex-Dal Partner, LLC specifying the terms for annexation and designating the land use requirements for a 12.22-acre tract of land in the David Cherry Survey, Abstract No.165, Collin County, Texas." Mayor Pro-Tempore **Deffibaugh made a motion to approve.** Councilmember **Washington seconded the motion to approve.** The motion carried **5-0.**

Mayor **Chacon** then announced the sixteenth item under the Regular Agenda: **(2022-082 Development Agreement (Winchester West)** "Discussion and possible action regarding a development agreement between the City of Princeton and D.R. Horton Texas, LTD., specifying the terms for the annexation and development of a 130.61-acre tract of land in the Hardin Wright Survey, Abstract No. 957, and William D. Thompson Survey, Abstract No. 892, Collin County, Texas." Councilmember **Underwood made a motion to approve.** Councilmember **Obera seconded the motion to approve.** The motion carried **5-0.**

Mayor **Chacon** then announced the seventeenth item under the Regular Agenda: **(2022-083 Special Event Regulations)** “Discussion with City staff regarding the City of Princeton’s regulations applicable to special events, staff procedures, and recent communications received regarding the enforcement of same. “No action taken

Mayor **Chacon** then announced the eighteenth item under the Regular Agenda: **(2022-084 Special Events)** “Discussion with, and direction to, City staff regarding potential amendments to the City’s special event regulations.” No action taken

Mayor **Chacon** then announced the nineteenth item under the Regular Agenda **2022-085 Future Agenda Items:** “Possible action to approve request for items to be placed on a future agenda and NOT for discussion of these requests.” Councilmember **Kleiber would like to have discussion with Chief Harvey regarding CPR class.** Councilmember **Obera would like to see financial options for closed captioning.** No action taken.

Mayor **Chacon** then announced Executive Session. Executive Session: Under terms of Chapter 551 of Texas Government Code the City Council may enter 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. (Tex. Gov’t Code §551.072.) Discuss or deliberate the purchase, exchange, lease, or value of real property. (Tex. Gov’t Code §551.087.) Discuss or deliberate Economic Development Negotiations: (1) To discuss or deliberate regarding commercial or financial information that the Board has received

from a business prospect that the Board seeks to have locate, stay, or expand in or near the territory of the City of Princeton and with which the Board is conducting economic development negotiations; or;

1) Additional Park land-Acquisition of approximately 90 acres

Mayor Chacon adjourned into Executive Session at 8:57 p.m.

Mayor Chacon reconvened into Regular Session at 9:22 p.m.

ACTION PERTAINING TO EXECUTIVE SESSION- Mayor Pro-Tempore **Deffibaugh** moved to authorize City Manager to finalize negotiations to acquire the Park land discussed in executive session to bring final terms for later approval.

Councilmember **Washington** seconded the motion for later approval. The motion carried 5-0.

Mayor **Chacon** then announced the Report Agenda: City Manager: **Derek Borg** spoke on the following items: 1) Next HRCC Meeting, Wednesday, April 6, 2022 @ 6:30 p.m. 2) Next Regular City Council Meeting, Monday, April 11, 2022 @ 6:30 p.m.

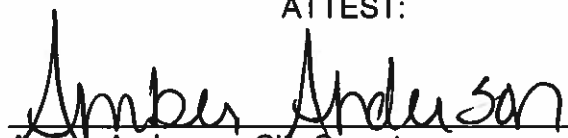
Mayor **Chacon** then announced the City Council reports about items of community interest regarding which no action will be taken: No items.

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

Councilmember **Obera** made a motion to adjourn. **Washington** seconded the motion to adjourn. The motion carried 5-0. The meeting adjourned at 9:24 p.m.


Brianna Chacon, Mayor



ATTEST:

Amber Anderson, City Secretary