

Minutes

The City of Princeton

City Council Meeting of May 8, 2023

The City Council of the City of Princeton, Texas, met in Regular Session on May 8, 2023, 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, Councilmember Marlo Obera, Councilmember David Kleiber, Councilmember Keven Underwood, and Councilmember Bryan Washington.

The following Councilmembers were absent: Mayor Pro Tempore Steven Deffibaugh

The following Staff Members were present: City Manager Derek Borg, City Attorney David Overcash, City Secretary Amber Anderson, Director of Development Services Shawn Fort, Director of Community Engagement Tenishea Turner, Director of Community Events Stephanie O'Brien, Director of Public Works Tommy Mapp, Interim Police Chief James Waters, Officer Rizzo, Officer Toler, and Officer Matthews.

Mayor **Chacón** called the City Council Meeting to order at 6:35 p.m.

Mayor **Chacón** called roll, present were Councilmembers: **Kleiber, Obera, Washington, and Underwood.**

**Moment of Silence.**

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: Dorinda Powell, John Campbell, Terry Gilmore, Jennifer Bates, Casey Piltz, Jessica Norman, Melissa Ned, Clinton Lowrance, Jaisen Rutledge, and Terrance Johnson.

Mayor **Chacón** announced Mayor's Comments: I want to go ahead and reflect on the event this weekend that the DFW did, we want to thank you so much for that. It was a huge success for our community, so thank you for your service Mr. Gilmore and thank you for what you have done, and thank you for continuing to serve your community. Also, I just want to share my most sincere condolences for the City of Allen, any parent this weekend, or any person who heard of the events that happened, that has to be the most terrifying call you could ever get. Please just stand in prayer and unity with that city and continue to pray for them.

Mayor **Chacón** 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 April 24, 2023, Regular City Council Meeting. **FP20210426 - Final Plat (Monticello Park Phase 3A)**: Discussion and possible action regarding a request from Arroyo Cap II-2, LLC for final plat approval for a property being a 55.86 acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas. **Financial Report (FY2022-23)**: Discussion and possible action regarding the FY 2022-2023 Financial Report as of the Six Months Ended March 31, 2023 (unaudited). **Resolution No. 2023-05-08-R02 (IPO#164 Flow Metering)**: Discussion and possible action regarding a resolution of the City of Princeton, Texas, authorizing individual project order #164 for the installation of eleven flow meters in the wastewater sewershed, authorizing the funding, and authorizing the City Manager to execute the agreements.

**Resignation (Community Development Corporation):** Discussion and possible action to accept the resignation from Jody Sutherland on the Community Development Corporation Place 6. Councilmember **Washington made a motion to approve the Consent Agenda.** Councilmember **Kleiber seconded the motion to approve.** The motion carried **4-0.**

Mayor **Chacón** then announced the first item under the Regular Agenda: **2023-076 Proclamation (National Public Works Week):** Proclamation honoring National Public Works Week, May 21-27, 2023. **No action taken.**

Mayor **Chacón** then announced the second item under the Regular Agenda: **2023-077 Recognition:** Citizens Appreciation Award on behalf of the Princeton Police Department, presented by Interim Chief Waters. **No action taken.**

Mayor **Chacón** then announced the third item under the Regular Agenda: **2023-078 Public Hearing (Fettouh Property Rezoning):** Conduct a public hearing regarding a request received from Osama Aboul Fettouh, for a rezoning of the property from Agricultural "AG to C-2" Commercial, Being a tract of land situated in the David Cherry, Abstract 166, Collin County, Texas being part of a called 97.419-acre tract of land described in a Warranty Deed with a Vendor's Lien from Marcel K. Jones et al, to T. Meredith Hard a/k/a Thomas Meredith Hard and wife, Nancy J. Hard as recorded in Volume 3537 at Page 97 of the Land Records of Collin County, Texas and being described as follows: 41.733 acres of land, more or less.

**Mayor Chacon opened the public hearing at 7:14 p.m.**

**Mayor Chacon closed the public hearing at 7:15 p.m.**

Mayor **Chacón** then announced the fourth item under the Regular Agenda: **2023-079 Ordinance No. 2023-05-08 (Fettouh Property Zoning):** Discussion and possible action regarding an ordinance of the City of Princeton amending comprehensive zoning

ordinance of the City of Princeton from Agricultural "AG to C-2" Commercial, on a portion of land situated in the David Cherry, Abstract 166, repealing all conflicting ordinances; providing a severability clause; providing for a penalty; and providing an effective date. Councilmember **Obera made a motion to approve**. Councilmember **Washington seconded the motion to approve**. The motion carried **4-0**.

Mayor **Chacón** then announced the fifth item under the Regular Agenda: **2023-080 Resolution 2023-05-08-R (patrol car purchases)**: Discussion and potential action on Resolution No. 2023-05-08-R, authorizing the City Manager to expedite the acquisition of additional and replacement vehicles for use by the City's police department. Councilmember **Underwood made a motion to approve**. Councilmember **Washington seconded the motion to approve**. The motion carried **4-0**.

Mayor **Chacón** then announced the sixth item under the Regular Agenda: **2023-081 July Spectacular Attendance Fee**: Discussion and possible action regarding the \$5.00 attendance fee for the July Spectacular to be held on July 1st. Councilmember **Obera made a motion to reject the attendance fee. However maintaining the \$10.00 for parking fee and \$5.00 kid zone fee**. Councilmember **Washington seconded the motion to approve the \$10.00 parking fee and \$5.00 kid zone fee**. The motion carried **3-1**. Councilmember **Underwood Opposed**.

Mayor **Chacón** then announced the seventh item under the Regular Agenda: **2023-082 Consulting Firm**: Discussion and staff direction regarding issuance of a request for proposals to engage a consulting firm to review personnel matters for the City, such as staffing levels, talent allocation, and workplace culture. Councilmember **Obera made a motion to have a work session on the consulting firm**.

Councilmember **Washington** seconded the motion to have a work session on the consulting firm. The motion carried 3-2. Councilmember **Kleiber** and **Underwood** opposed. With Mayor **Chacón** breaking the tie.

Mayor **Chacón** then announced the eighth item under the Regular Agenda: **2023-083 Widening 380**: Update and discussion on the widening of 380, requested by Mayor Pro Tempore **Deffibaugh**. **No action taken.**

Mayor **Chacón** then announced the ninth item under the Regular Agenda: **2023-084 2nd Street**: Update and discussion on 2nd street progress, requested by Mayor Pro Tempore **Deffibaugh**. **No action taken.**

Mayor **Chacón** then announced the tenth item under the Regular Agenda: **2023-085 Nuisance Law**: Update and discussion on the Nuisance laws outside city limits, requested by Councilmember **Kleiber**. **No action taken.**

Mayor **Chacón** then announced the eleventh item under the Regular Agenda: **2023-086 EDC Board**: Discussion and possible action regarding the appointment and/or reappointment to the Economic Development Corporation Board. Mayor **Chacón** appointed **Michael Crawford** to place 7. Councilmember **Underwood** made a motion to approve the appointment. Councilmember **Washington** seconded the motion to approve. The motion carried 3-1. Councilmember **Kleiber** opposed.

Mayor **Chacón** then announced the twelfth item under the Regular Agenda: **2023-087 CDC Board**: Discussion and possible action regarding the appointment and/or reappointment to the Community Development Corporation Board. Mayor **Chacón** appointed **Michelle Burk** to place 6. Councilmember **Obera** made a motion to approve the appointment. Councilmember **Washington** seconded the motion to

**approve. The motion carried 3-2. Councilmember Kleiber and Underwood opposed. With Mayor Chacón breaking the tie.**

Mayor **Chacón** then announced the thirteenth item under the Regular Agenda: **2023-088 City of Princeton FY22 Audit:** Discussion regarding the completion of the City of Princeton’s annual audit for the year ended September 30, 2022. The auditor has provided a statement and the audit will be completed prior to May 16th which will allow it to be available for presentation at the May 22nd Council meeting.

Councilmember **Obera made a motion to approve. Councilmember Washington seconded the motion to approve. The motion carried 4-0.**

Mayor **Chacón** then announced the fourteenth item under the Regular Agenda: **2023-089 Annexation and Development Agreement (BC2 Reality Tract):** Discussion and possible action regarding an Annexation & Development agreement on a 24.57 acre tract of land in the David Cherry Survey, Abstract No. 166, Collin County, Texas.

Councilmember **Washington made a motion to approve. Councilmember Obera seconded the motion to approve. The motion carried 3-1. Councilmember Underwood opposed.**

Mayor **Chacón** then announced the fifteenth item under the Regular Agenda: **2023-090 Incentive Agreement for New Economic Development (Princeton Landing):** Discussion and possible action regarding an incentive agreement for new economic development on a 20.56 acre tract of land in the David Cherry Survey, Abstract No. 166. City of Princeton, Collin County, Texas. Councilmember **Underwood made a motion to table until the next meeting. Councilmember Washington seconded the motion to table until the next meeting. The motion carried 4-0.**

Mayor **Chacón** then announced the sixteenth item under the Regular Agenda: **2023-091 Resolution No. 2023-05-08-R01 (American Rescue Plan Act)**: Consideration and potential action to approve Resolution No. 2023-05-08-R01, authorizing the dedication of Coronavirus State and Local Fiscal Recovery Funds towards the implementation of broadband infrastructure projects incorporated into the City of Princeton's Communications Master Plan. Councilmember **Washington** made a motion to approve. Councilmember **Obera** seconded the motion to approve. The motion carried 4-0.

Mayor **Chacón** then announced the seventeenth item under the Regular Agenda: **2023-092 Future Agenda Items**: Possible action to approve request for items to be placed on a future agenda and NOT for discussion of these requests.

1. Councilmember **Obera** would like the city to monitor the sound levels in response to the nuisance issues.
2. Councilmember **Kleiber** would like an update on **Boorman Lane**.
3. Councilmember **Washington** would like an update on the parks.
4. Councilmember **Underwood** would like an update on damaged equipment at the parks.

Mayor **Chacón** then announced Executive Session. **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 the following: Section 551.071 (2) Texas Government Code. Consultation with the City Attorney on a pending or contemplated litigation, a settlement offer, or 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 listed elsewhere within this agenda, and/or the subject matter listed below: Deliberate the offer of a financial or other incentive to a business prospect described by Tex. Gov't Code 551.087.

**1) Consulting Firm -receive legal advice.**

**Mayor Chacón adjourned into Executive Session at 7:41 p.m.**

**Mayor Chacón reconvened into Regular Session at 8:43 p.m.**

**Action pertaining to executive session- No action taken.**

Mayor Chacón then announced the Report Agenda: City Manager: **Derek Borg** spoke on the following items:

- 1) Next City Council Meeting, Monday, May 22, 2023, @ 6:30 PM.
- 2) Meal on Wheels-Mondays, Tuesdays, Wednesdays, and Fridays from 10:00 AM - 1:00 PM @ Steven and Judy Deffibaugh Community Center - 416 North 4th Street.
- 3) CPR/AED and Fire Safety Education Training Classes are held on the 3rd Thursday of each month from 6:00 PM - 9:00 PM @ the Steven and Judy Deffibaugh Community Center located at 416 N 4th Street.
- 4) Vendor applications for our July Spectacular are now open. The link can be found on the website or our FB page.
- 5) Our first Citizen Fire Academy started on April 13th and will run until May 18th.
- 6) Public Works Open House celebration May 2 th, 10 AM – 1 PM, at Princeton Public Works 225 E Monte Carlo Boulevard.
- 7) On 6/22/23 Movie in the park at the municipal center park. Free games and Kona Ice, and the movie will start around 8.



8) On 6/24/23 we will have the Beauchamp Blvd dedication @ 10 am at the new entrance of the park

Mayor **Chacón** then announced the City Council reports about items of community interest regarding which no action will be taken. Councilmember **Obera** would like to add on top of the prayers we already asked for those that were affected by the Allen incident, please pray for Mayor Pro Tempore **Deffibaugh's** mother who is ill.

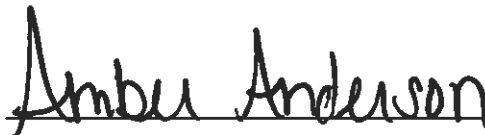
Mayor **Chacón** asked for a motion of adjournment of the meeting.

Councilmember **Washington** made a motion to adjourn. Councilmember **Obera** seconded the motion. The motion carried 4-0. The meeting adjourned at 9:36 p.m.



Brianna Chacón, Mayor

ATTEST:



Amber Anderson, City Secretary

